

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Wednesday, November 4, 2009 • 7:00 p.m., Old School House Common

DRAFT

Alfred and Betty O'Rourke/Parker Nichols, Site Plan/Conditional Use review

DRB members present: Dina Bookmyer-Baker, Bruce Hayden, Chuck Bohn, and Rich Baker, serving as an alternate. Others present: Bob Light, Zoning Administrator, and Parker Nichols, the Applicant. No other parties attended.

At 7:20 p.m., Rich, acting Chair, opened the hearing on the Site Plan/Conditional Use for Parker Nichols. Rich introduced the review procedure. All parties were sworn in. Parker testified that he had notified the abutters and posted the property.

Parker summarized the project: It is a 4500 square foot lumber storage-and-processing building. He has an existing curb-cut from the AOT. There are two lots, but they are treated as separate. This project is proposed for Lot 2 of 2.88± acres. Water and septic has been permitted. The project meets town criteria for location (permitted use with SP/CU review). The traffic flow will be wholesale traffic by nature. Even if business picks up, at most it will generate single-digit tractor-trailer traffic per week. For limited retail business, customers will come by appointment only, and traffic will not exceed one per day, or more likely, one per week. The building will be closed on three sides and 16' tall to the eave line. He is making every effort to make it look like a finished building. He will finish it with wood. Parker shows the Board conceptual drawings. The landscaping will be a mixture of hard- and soft-wood trees, a minimum of ¾" diameter trunk and no less than 6' tall. The noise will be no louder than a tractor-trailer truck. (Marshfield does not have a noise ordinance.) The hours of operation will typically be from 7:00 a.m. to 6:00 p.m., Monday through Friday. However, he would like the freedom to occasionally work outside of those hours when it is urgent.

Parker clarified for the Board that he is proposing this building instead of the building that was approved in August. However, when spring arrives, based on the business climate, he might choose to build the first one instead. He understands that a Boundary Line Adjustment must be applied for and approved before he can pursue the first project. He does not intend, and is not proposing, to put both buildings on the lot. He will obtain a permit for one or the other.

The approval will include a condition that it is for this building, exclusive of the other building, but not both.

Bob noted that the 10'x10'x20' tall dust-collection silo indicated on the site map was not indicated on the zoning permit application. Parker explained that he is planning to move the silo inside the building due to EPA standards to locate it outside. The generator building is attached to the main structure.

The approval will include a condition that the silo will not be outside.

The Board reviewed the proposed project against the appropriate standards. Section 245 Conditional Uses, General Standards:

1. The capacity of existing or planned community facilities: Little impact.
2. The character of the area: Parker described the colors of the building and stated that he liked the look of the Blacksmith shop. The building will be made out of wood, not metal, and he intends to finish it in natural colors, like cream-colored siding and red shutters. He plans 4' metal wainscoting at the bottom that he plans to finish in a reddish rust color. He presented perspective drawings of the proposed building. He intends to make it architecturally pleasing.
3. Traffic: Parker intends to add a gravel spur as needed to accommodate the turning radius of the tractor-trailers. Rich brought some technical information on the subject that he gave to Parker.
4. Bylaws: The southerly border (left property line on the site plan) setback should be 40', not 65', as this is another side, not the front of the building.
5. Capability of the land: Little demand on the land.
6. Renewable energy: None proposed.
7. Town plan: The project meets the town plan goals of promoting business and entrepreneurship.

Section 245 Conditional Uses, Specific Standards:

1. Dust and noise: The dust collector will be inside and will not impact the neighbors. Dust will not be outside. The dust collector makes noise. The motor blower will be inside the building. The planers will be in an enclosed space. The generator will be the power source. Its 10'x15' space will be insulated and enclosed to minimize noise. Dense landscaping will help, but not right away. The approval will include a condition that the machines that make noise (generator, planer, dust-collection

motor) must be located in an enclosed area, that the noise level will not exceed 80 decibels, and that the machine operating hours will be limited to 7 a.m. to 6 p.m. Monday through Friday; 9 a.m. to 1 p.m. Saturday; and no hours on Sunday. Before the C.O. can be issued, a noise-level test will be conducted at the property line with the machines running. If the noise exceeds the standard, then the Applicant must take measures to comply. Parker is planning to use a dual-type planing machine. He will design the building to accommodate additional insulation, if needed. Regarding odor, there will be only the pleasant odor of drying wood. The business does not involve finishing, solvents, or fumes.

2. Open space: Adequate. No extra requirements.

3. Landscaping: The approval will include a condition that the landscaping plan include 17 trees, 6' tall, clustered on the ends, with hardwoods along the building, as shown on the amended site plan and that trees will be re-planted if they die, are blown over, eaten by wildlife, or otherwise destroyed or removed. A reasonable time will be given to re-plant them.

4. Vehicular circulation: See the traffic discussion under item (3) above. There are no setbacks for the driveway. There is more than adequate parking provided. Minimal grading will occur. The contour lines are 1' apart. The grading will be done following best practices.

5. Water: No requirements.

6. Lot size: Adequate. No requirements.

7. Signs and lights: Parker will not put up a lighted sign. All lights will be on motion-sensors. He will not put up a street light. Applicant intends to have a light over the porch, which will be downward lit. All lighting will be directed downward and facing the parking lot (facing away from the current residential neighbors).

Section 251 Site Plan Approval:

1. Compatibility between the proposed use and existing uses: Compatible. No conditions.

2. Safety of vehicular and pedestrian circulation: Addressed above. There is adequate parking located close to the building. Pedestrian circulation is minimal.

3. Adequacy of circulation: The business has no loading dock. There is adequate parking close to the building. There is room for vehicles and tractor-trailers to turn around. Circulation and parking is adequate.

4. Adequacy of landscaping: Applicant proposed to plant trees as shown on the site plan. The approval will require the proposed landscaping. The building is

proposed be a color compatible with either the natural or built environment. No night time spotlights are proposed. Motion sensitive lights are necessary for security. No lighted sign and no sign on the roof (as per Section 350 Signs) is allowed.

5. Protection of renewable energy: The proposed project does not threaten renewable energy resources.

The approval will include a general condition that the Applicant will do what he said he will do.

There being no further testimony, at 8:30 p.m., Rich made a motion to close testimony, which was seconded, and all were in favor. The DRB will issue a written decision within 45 days.

At 8:31 the Board went into closed session to deliberate this application. At 9:00 the Board came out of deliberative session. Bruce made a motion to approve the application with the conditions discussed, Dina seconded, and all were in favor. The motion carried, 4-0.

Other business:

The DRB discussed the following:

Sketch review: We make no amendments to our recommendation to the MPC (the revision was initiated by this DRB) based on Tom's letter. Unanimous.

Meeting night: The DRB members present are willing to meet on the 2nd and 4th Thursdays, if the MPC were willing to meet on the 1st and 3rd Thursdays to accommodate Dina's schedule. Rich will talk to the MPC next week. Currently we don't have an Applicant on the DRB agenda for the 1st Thursday in December.

DRB Secretary: Dina must resign as DRB secretary, so we need to find a new secretary.

Staff in general: Discussion relative to the secretary position, writing decisions, assisting applicants, how town money could best be spent, and residents served by staffing the P&Z process. We should talk to the PC about budgeting and submit our thoughts to them and the SB.

At 9:30 p.m. Rich moved to adjourn the DRB meeting, which was seconded by Bruce, and all were in favor. The meeting was adjourned.

Respectfully submitted,
Dina Bookmyer-Baker