

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, March 22, 2012 • 7:00 p.m., Old School House Common

DRB members present: Paul Brierre, Bruce Hayden and Vince Feeney. DRB members absent: Sandra Paritz and Dina Bookmyer-Baker.

Also present: Bob Light (Zoning Administrator), Arthur Gilman, Anne Winchester, Robert Haverick, Amy Lohman, and Barbara Burkhalter (recording secretary).

The DRB members reviewed and approved the minutes of meeting dated February 9, 2012.

Alice and Ted Armen (applicant/landowners) and David Healy of Drew Mountain Association (co-landowners), proposed three-lot subdivision at 995 Bailey Pond Road

At 7:15 p.m., with a quorum present, Paul Brierre opened the hearing to review Alice and Ted Armen's proposed three-lot subdivision at 995 Bailey Pond Road, and swore in Bob Light, Arthur Gilman, Anne Winchester, Robert Haverick, and Amy Lohman.

Anne Winchester, speaking on the Armen's behalf, confirmed that notices of hearing were mailed to all adjoining landowners. She gave a brief history of the Drew Mountain Association and explained that the purpose of the association is to manage and conserve the land. The land is held in common by five families. Alice and Ted Armen were advised by their attorney to apply for a subdivision in order to take their two lots out in fee simple. They have no plans to build at this time, but if they ever did it would be on Lot 3.

The community leech field, which is located north of Lot 3, was sized for multiple houses, and would be shared by any future adjoining land owners.

Bob noted that the road frontage and size of Lot 1 were incorrect on the revised application, dated February 23rd, and Anne corrected them.

Bob asked who would be responsible if the dam were to fail. Anne replied that the Drew Mountain Association is responsible for the dam.

Paul asked Amy (an adjoining landowner) if she had any questions or concerns and she said that she was only concerned about future development and was happy to hear that the association is conserving the land.

Vince asked what zoning district the land to be subdivided falls in and Bob checked on the zoning map and confirmed that Lots 2 and 3 are in the forest and conservation district.

Paul suggested to Anne that she get a finalized survey (per Note 1 on said survey) for the plat.

Anne requested a waiver to have the entire property surveyed.

Arthur Gilman (representative of the Village of Marshfield) noted that the emergency water supply for the Village is near Lot 2 and that any future development on Lot 3 would be okay as it is on the other side of the brook. He also stated that the septic system is not grandfathered in and would have to be replaced with one that meets the standards.

At 8:04 p.m. Paul moved to close the open session, Vince seconded the motion, all were in favor (3-0) and the DRB entered deliberative session to discuss the Armen subdivision.

Following decision per Vince Feeney's Findings of Fact and Conclusions of Law dated April 13, 2012:

"The subdivision is approved with the following conditions:

1. Within 180 days of the date of this decision, the Applicant shall record the final plat with the Town of Marshfield Land Records (24 V.S.A. §4463b). Said plat shall conform to the requirements of Vermont state law for the filing of plats.
2. The final plat as filed shall reflect the lot numbers as indicated in the Application (not those used in the Hannah drawing of October 2010), and shall not include the disclaimer in Note 2 of the Hannah drawing of October 2010.

Voting in favor: Bruce Hayden, Vince Feeney and Paul Brierre; Voting to deny: None; Voting to abstain: None; Absent: Dina Bookmyer-Baker. The decision carries 3-0."

Respectfully submitted,
Barbara S. Burkhalter