

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, June 28, 2012 • 7:00 p.m., Old School House Common

DRB members present: Paul Brierre (Chair), Dina Bookmyer-Baker and Vince Feeney. DRB members absent: James Arisman and Bruce Hayden.

Also present: Christopher Martin, Jane Vanslette, Julie Bickford, Allen Banbury, and Barbara Burkhalter (recording secretary).

Proposal by Stanley and Joanne Martin to build a walkway between two existing commercial buildings at 471 Hollister Hill Road

At 7:18 p.m., with a quorum present, Paul opened the hearing and read the warning: "Proposal by Stanley and Joanne Martin to build a walkway between two existing commercial buildings at 471 Hollister Hill Road." All parties intending to testify were sworn in. Applicants notified the abutters and posted the property as required.

The applicants' representative, Chris Martin, explained that the project is to build a breezeway between two existing buildings for customer convenience and said that nothing new had been added to the application since the project was approved in 2004.

Comments:

- Adding a walkway is not increasing square footage, so does not affect parking space requirements
- High efficiency exterior lighting will be used
- Height of breezeway roofline will be lower than the existing buildings
- Breezeway will be set on a slab and the exterior will match the existing buildings

At 7:39 p.m. the meeting was recessed.

Proposal by Winterset, Inc. to dispose of 2000 cubic yards of stumps, brush and rock on property owned by Charles Bickford at 4720 US Route 2

At 7:41 p.m., with a quorum present, Paul opened the hearing and read the warning: "Proposal by Winterset, Inc. to dispose of 2,000 cubic yards of stumps, brush and rock on property owned by Charles Bickford at 4720 US Route 2." All parties intending to testify were sworn in. Applicants notified the abutters and posted the property as required.

Comments:

- Section 366 of the Zoning Regulations states: "The removal or placement of more than 1,000 yards of loam, soil, rock, stone, gravel, sand, cinders or other materials for the purpose of altering land contours must have site plan review and approval by the Development Review Board under Sections 250 and 251 of this Ordinance"
- Original Act 250 approval was issued in 1993, and many amendments have been issued since then
- Winterset applied (letter dated March 30, 2012) to the Agency of Natural Resources (ANR) for approval
- ANR approval letter, dated April 12, 2012, was forwarded to the Town Offices and the Town Clerk brought it to the Selectboard and stated that the ANR had never forwarded copies of approvals to the Town before
- The Selectboard forwarded the ANR approval letter to the Zoning Administrator, who sent a letter, dated April 26, 2012, to Bickford's Quarry notifying them of the zoning regulation concerning their application (stated above) and that they had to get proper approval of the project from the DRB
- Section 140 of the Zoning Regulations (Existing Permits/Relation to State Law) states: "Except where these Regulations specifically provide to the contrary, it is not intended to repeal, annul, or in any way to impair any

permits previously issued. However, if any bylaw is enacted with respect to any land development subject to regulation under State statute, the more stringent or restrictive regulation applicable shall apply.”

- Bickford’s Quarry would like a decision for long-term expected use, so that Julie doesn’t have to keep coming back to the DRB every time the Town receives such a letter from the ANR, but providing status updates (e.g. every five years)
- The DRB will make a decision on this and do more research into the matter
- Pictures of the area to be reclaimed were shown, area is not visible from the road
- Traffic will not be affected
- After the fill is brought in the area will be covered with top soil and will be seeded and mulched

At 8:34 p.m. Paul moved to recess, Vince seconded the motion, all were in favor (3-0).

The DRB members reviewed, submitted corrections and approved the minutes of meeting dated April 26, 2012.

At 8:42 p.m. Paul made a motion for the DRB to enter closed session to deliberate the pending applications, Vince 2nd, all were in favor. The DRB entered deliberative session.

At 9:20 p.m. Vince moved to adjourn deliberative session, seconded by Dina, all were in favor.

Other business: Dina is resigning as Clerk. No DRB member present volunteered for the post. Discussion: Clerk duties.

At 9:30 p.m. Vince moved to adjourn the DRB meeting, seconded by Paul, all in favor. The meeting was adjourned.

Respectfully submitted,
Barbara S. Burkhalter

Final
Approved 07/12/12