

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, September 13, 2012 • 7:00 p.m., Old School House Common

DRB members present: Paul Brierre (Chair), Dina Bookmyer-Baker, Vince Feeney, and Bruce Hayden. DRB member absent: James Arisman. Also present: Bob Light (Zoning Administrator), Barbara Burkhalter (recording secretary), Roy Marble, Jon Anderson, Will Walters (*The Hardwick Gazette*), Marilyn Davis, Sue Morris, John Morris, Chris Galipeau, Otto Hansen, Joseph Moore, Judith Sargent, and Sarah Albert.

Application by Cynthia Barnett to subdivide a 7.7 acre parcel on Route 2 into two lots, 2.6 acres and 5.1 acres

At 7:16 p.m., with a quorum present, Paul opened the hearing and read the warning. All parties intending to testify were sworn in. Roy Marble, Cynthia Barnett's representative, provided copies of letters sent to adjoining landowners.

- State subdivision permit was issued October 17, 1995, but Ms. Barnett did not decide to market this/these lots until after the Town of Marshfield adopted zoning in 2007.
- Revised State wastewater permit, dated July 17, 2012, for the current two lot project being proposed
- Lot 1: 260' road frontage, Lot 2: 280' road frontage
- Letter of intent for State permit for curb cut
- Access will be across from Beaver Meadow Road, with a 50' shared right of way
- 100 year flood zone shown on engineering plan
- Shared well on Lot 1 with reservoir
- Tank and leach field for Lot 1 is partially on Lot 2
- Tank and leach field for Lot 2 is completely on Lot 2
- Potential building sites determined by engineer shown are shown on the plan
- Both lots meet requirement for set-back (65' from center of road)
- Final survey to show boundaries
- The property is not a wooded area
- Power to be provided by underground electrical

At 7:38 p.m. Paul moved to recess, Vince seconded the motion, all were in favor (4-0).

Application for site plan review, conditional use approval and subdivision from R.L. Vallee at the property known as Tim's Convenience Center. Applicant seeks to remove the existing canopy and gas pumps and construct a larger canopy with additional pumps in a new location, and add parking.

At 7:39 p.m., with a quorum present, Paul opened the hearing. All parties intending to testify were sworn in. Applicant notified the abutters.

- Tim's Convenience last received zoning approval in 1999. Since the zoning regulations have changed (from building size to impervious surface) since then it is now considered a pre-existing non-conforming structure, because its lot coverage is over the maximum percentage allowed (20%). The acquisition of two parcels will not increase the amount of non-conformance. The proposed project with the boundary line changes and site improvements reduces the existing lot coverage from 69% to 54%.
- Proposed project involves a boundary adjustment between The Housing Foundation, Inc. and R.L. Vallee, Inc., where 0.4 acres will be transferred from THFI to R.L. Vallee, Inc. (land to be purchased after approval of project and before construction, e.g. Purchase and Sales Agreement subject to permit approval)
- R.L. Vallee, Inc. is also proposing to relocate the existing pump islands and canopy from the front of the building to the NE side of the building
- Existing access and parking will be reconfigured to provide a more efficient and safer configuration with delineated parking spaces
- R.L. Vallee, Inc. is also proposing to reconfigure the internal layout and improve the aesthetics of the outside of the building. There will not be any changes to the footprint of the building or change in elevation of the structure.
- Highway access permit for curb cut has been applied for
- Plan meets requirements for set-back (65' from center of road) (incorrectly shown as 45' in the project description)

- Existing 30' right of way shown on Lot E1 (town requires 50')
- Property is located in the Village Residential Zoning District and uses the sewer and water systems of the Town of Plainfield
- Portions of slope are greater than the allowed 15%
- Pavement will be extended and retaining wall (anticipated to be 6' tall) put in (photos of examples of the proposed retaining wall submitted to DRB)
- No State wastewater permit applied for (no proposed changes to current water usage)
- No additional water allocation needed from Town of Plainfield
- Act 250 permit not required
- No proposed changes to signage
- Doubling amount of pumps (one pump will have diesel)
- No plans to have the pumps open 24 hours/day (for credit card gasoline purchases)
- Increase of traffic will be small and people will no longer be backed up waiting in line for an available gas pump
- Main concern is safety entering and leaving the site
- Tim's Convenience is currently out of compliance with the signs and flags out front (grass island with asphalt curb), and the Town of Marshfield would like that area to be a "no sign zone"
- Downcast LED lighting and foot candles will be used (will NOT be on 24 hours/day)
- Hours of operation will stay the same (5 am to midnight)
- Height of proposed pump canopy (R.L. Vallee to inform DRB)
- No plans to change snowmobile access
- There will be a small increase to the number of employees
- Existing canopy is 800 square feet; proposed canopy is 2,236 square feet, which is a less than 23% increase of the existing building on site, which comprises 6,226 square feet
- Canopy is considered an accessory structure

Comments from townspeople:

- Concern about corporate presence in the town
- A pump canopy had been denied in the past in the Town of Marshfield
- Convenience store not in keeping with the buildings on Route 2 that are on the historical register
- Concern about an increase of traffic and vehicles idling at the pumps
- Encourage R.L. Vallee to allow future owner of The Red Store to operate (competition increases business)

DRB site-visit scheduled for 6 pm on September 20, 2012 (meet at Tim's Convenience).

At 9:15 p.m. Paul moved to recess, Vince seconded the motion, all were in favor (4-0).

The DRB members reviewed and approved the minutes of meeting dated July 12, 2012.

At 9:30 p.m. Paul made a motion for the DRB to enter closed session to deliberate the pending applications, Vince seconded the motion, all were in favor. The DRB entered deliberative session.

At 10:20 p.m. Vince moved to adjourn deliberative session, Dina seconded the motion, all were in favor. DRB returned from deliberate session.

At 10:25 p.m. Paul moved to adjourn the meeting, Bruce seconded the motion, all were in favor. The meeting was adjourned.

Respectfully submitted,
Barbara S. Burkhalter

Final
Approved October 11, 2012