

## MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, July 9, 2009 • 7:00 p.m., Old School House Common

DRAFT

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*Parker Nichols, site plan/conditional use—continued:*

DRB members present: Vince Feeney, Chuck Bohn, and Dina Bookmyer-Baker. Parker Nichols, the applicant, was also present. (Zoning Administrator, Bob Light, was not present.)

At 7:15 p.m., Vince, Acting Chair, opened the hearing on the Site Plan/Conditional Use review for Parker Nichols. All parties planning to testify were sworn in.

During the course of the hearing, the DRB reviewed the applications for Site Plan and Conditional Use review, dated June 16, 2009, which included the following documents:

- a site plan drawing dated June 23, 2009 (reviewed at 7/2/09 hearing);
- a three-page narrative addressing the suitability of the project, dated June 18, 2009 (reviewed at 7/2/09 hearing);
- a new site plan drawing, dated July 7, 2009 (submitted tonight);
- a floor plan for the proposed structure and elevations, dated May 28, 2009 (submitted tonight).

Regarding showing the Bickfords as an abutter on the site plan, the Bickfords are actually not an abutter to the parcels that Parker will own, but are an abutter to the parcel that the O'Rourke's own.

The shed for the 3-phase generator will be 8'x20' and will be located behind the main building. The fuel tank is integrated and will be inside the building. There will be no buried tank.

To dampen the noise, the inside of the shed will be lined with closed-cell foam, in addition to a secondary muffler. That is proposed to quiet it down to 60 decibels, from 90. (Applicant states that a tractor-trailer is 80 decibels.)

Regarding the generator fumes, is a steady drive, so one plume of smoke escapes at the start, when turned on. At the most it will run 4 hours/day, if production were to increase to 100%, but now (to start) would be surprised if it runs 4 hours/week.

Regarding outside storage (hiding the lumber stacks), Applicant proposes to stack the lumber behind the building, and will plant trees. The stack will be no greater than 10-12' high, and will not crest the main building.

Regarding the location, size, and noise level of the sawdust silo, it will be 10' square by 20' tall. Applicant

did not have an accurate reading for the decibel level, but has listened to one of a comparable size, and it's not as noisy as the generator or an 18-wheeler. The silo uses an electric motor. It is a pipe that sucks out the dust. The pipe to the silo is 8" in diameter and will convey only sawdust and wood shavings, not dense chip, like a wood-chipper would make. It is not a fine dust either, not like sanding dust, but more like small-animal (hamster) bedding.

The revised site plan showed the proposed parking and outside storage areas. For the size of this building, need to provide a minimum of 5 spaces, and the site plan showed 7 parking spaces. The finished surface will be crushed stone, stay-matt with 3/4" stone on top.

Applicant has the permit to widen the driveway and increase the turning radius. Applicant met with the (AOT) road foreman regarding the driveway access onto Route 2. AOT has fully endorsed the plan with a curb cut of 40' for the driveway with a 30' radius on each side, which equals 100'. They don't recommend making driveway openings any longer than needed because motorists will use it as a pull-off. The O'Rourke's agreed to close one of their driveways when Parker opens the new one. Applicant worked out the specifications with the road crew today. The finished surface of the driveway will be crushed stone, stay-matt with 3/4" stone on top. The contours on the site plan are 1'. The steepness of the grade is 8' rise from Route 2 to the crest of the last green line.

The proposed trees to be planted are indicated on the site plan. Applicant drove down Route 2 and looked at the views and sited the trees to hide the building. Applicant proposed trees that are between 6'-8' tall, with a minimum trunk diameter of 1/2" to 3/4".

The building will be 361-feet from Route 2 via the driveway, and 313' "as the crow flies." Applicant looked into many placement scenarios for the building, and decided that this location looks best relative to observing it from the road. Applicant intends to paint the building dark green or brown, but probably green to compliment the evergreens. (This is rather than barn red as proposed before.)

Regarding the hours of operation, Applicant is agreeable to limit the hours to not extend past 7 p.m. He doesn't like to work late, but might like the option to work late since the business is across the street (from his home). Applicant agreed to set normal business hours from 7 a.m. to 6 p.m.

Applicant does not have firm plans for Lot 3, but at this time thinks that he will probably sell it for a residence.

There being no further testimony, at 8:04, Vince moved to close testimony, and all were in favor. The DRB will issue a written decision within 45 days.

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*Deliberative session and Actions:*

At 8:08 p.m. the DRB went into closed session to deliberate the pending application.

At 8:35 p.m. DRB returned to the public meeting to take the following actions:

- Nichols site plan/conditional use—Motion: Vince, to approve with the following conditions:
  - (1) The final operations will include an enclosed dust collector as indicated on the site plan;
  - (2) The normal hours of operation will be 7a-6p;
  - (3) The generator must be enclosed and muffled to a db level no greater than 80;
  - (4) No spot lights on all night, but motion lights OK;
  - (5) Color of building should complement the character of the area;
  - (6) Trees shall be planted as indicated to lessen the visibility of the project from Route 2;
  - (7) A boundary-line adjustment is required between lots 2 and 3 to meet the rear setback requirement, before construction can begin;
  - (8) One sign on the property to designate the name of the business.

Second: Chuck. All in favor, motion passed 3-0.

At 8:40 p.m. Chuck moved to adjourn, was seconded by Vince, and all were in favor. The meeting was adjourned.

Respectfully submitted,  
Dina Bookmyer-Baker