

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, September 17, 2009 • 6:30 p.m., Old School House Common

DRAFT

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

Present: DRB members: Paul Brierre, Dina Bookmyer-Baker, Chuck Bohn, Vince Feeney, and Bruce Hayden. Zoning Administrator: Bob Light. Applicant: Parker Nichols. Other parties: Jamie K. Fontana and Tammy Kroll.

At 6:35 p.m., Paul opened the hearing on the Site Plan/Conditional Use for Parker Nichols. Paul introduced the DRB members and summarized the process. All parties planning to testify were sworn in.

Parker stated that he might not proceed with the boundary line adjustment (BLA) (required in the August 2009 decision) right now, as it is not needed for this building. He might apply for it next year, if needed. This project will probably be done in two phases. Parker hasn't purchased the property yet, has a closing next week.

The silo and generator location are indicated on the new site plan, in pen.

Bob points out that there is a discrepancy on the size of the building. The application states 3600 square-feet, but the map shows a 4500 square-foot building. DRB comments that the size of the building is not on the warning, and that this is not the final meeting, so we can give suggestions to Parker regarding what is required for the next step. Applicant states that it is a large building and that the discrepancy is a difference of 10' wider and 4' longer. The increased size doesn't change the intended use or the traffic.

Regarding the colors of the building, Applicant likes the look of the Blacksmith shop. He intends natural colors, like cream-colored siding and red shutters. It will be made out of wood, not metal. He plans 4' metal wainscoting at the bottom, maybe a reddish rust color. He presented perspective drawings of the proposed building. He intends to make it architecturally pleasing.

The drawings are of the pole-barn, which is a warehouse for lumber storage. However, he wants to retain the right to put machinery in this building, in addition to storing lumber, as needed. This building is unheated. He will do processing in there. The machinery (planing machinery) will require the silo and generator.

ZA noted that Parker took out an application for this building on 8/17/09, which Bob processed and referred to the DRB on 8/26. Parker applied for Site Plan on 7/31 and submitted Conditional Use application on 8/31/09.

What is indicated on the map: Pole Barn 144' x 30', and Warehouse storage and planing mill building. There are a number of discrepancies—the acreage is wrong, the square footage is wrong, hasn't adjusted the setbacks for the revised building size. Must show the location of the room that is intended to house the machinery, and identify the noise muffling measures taken.

What about noise in this building? Applicant hasn't thought about this, but won't be working late or starting early. He hasn't addressed how he will muffle the noise in an unheated building that doesn't have insulation (to muffle the noise). The neighbors express concern about the level of noise, especially from the machines, like the planer, generator, and compressor.

What about water? As long as he provides hand sanitizer, this satisfies the requirement. Do not have full-time workers, nor will they be there the whole day.

The decision could include conditions to define the hours and days of operation, and a limit on the level of noise at the property line.

At 7:40 Paul moved to close testimony, which was seconded and all will in favor. DRB will defer deliberative session to 9/21/09.

Respectfully submitted,
Dina Bookmyer-Baker