

## MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, June 4, 2009 • 7:00 p.m., Old School House Common

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### *Christopher and Laurie Martin, 2-lot subdivision*

Present: DRB members: Dina Bookmyer-Baker, Bruce Hayden, Vince Feeney, and Chuck Bohn. Zoning Administrator: Bob Light. Applicants: Christopher and Laurie Martin. Other parties: Andrew and Ryan Tibbitts; Mary Ann Klimas arrived later.

At 7:15 p.m., Vince, vice-chair, opened the hearing on the 2-lot subdivision review for Christopher and Laurie Martin. The DRB members introduced themselves. Mr. Martin and Mr. Light were sworn in.

The members of the DRB reviewed the application, which included the following documents:

- a Subdivision permit application, received March 26, 2009
- an amended application, initialed and signed by Chris Martin April 2, 2009
- a survey of the proposed subdivision, for Stanley and Joanne Martin, prepared September 2008.

Bob summarized the application history and Chris and Laurie described their proposal and answered questions from the Board. They are subdividing off a small lot containing their dwelling, as they did not want to go through site plan review (required for more than one dwelling on a single lot) with the DRB. Also, the state septic requirements change for more than one dwelling on a single lot. The original house, which is 55' from the road, is an existing non-complying structure. It is no longer being used as a dwelling, but has been used for storage, and will continue to be used as an accessory building.

There being no further testimony, at 7:22, Vince made a motion to close testimony and all were in favor. The DRB will issue a written decision within 45 days and Applicants will have 180 days to submit the final plat for approval.

The Board went into closed session to deliberate this application.

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### *Janet Nielsen, 2-lot subdivision/boundary-line adjustment with James Arisman*

Present—DRB members: Dina Bookmyer-Baker, Bruce Hayden, Vince Feeney, and Chuck Bohn. Zoning Administrator: Bob Light. Applicants: Janet Nielsen and Doug Malneti. Co-applicant: James Arisman. Other parties: Bob Minsenburger and Dorothy Wallace.

At 7:46 p.m., Vince, vice-chair, opened the hearing on the 2-lot subdivision/BLA review for Janet Nielson and

James Arisman. The DRB members introduced themselves. All parties were sworn in.

The members of the DRB reviewed the application, which included the following documents:

- a subdivision permit application, stamped received by the Town Clerk's office May 1, 2009
- an amended application, signed by James Arisman as co-applicant
- a survey of the proposed subdivision for J. Nielsen and J. & S. Arisman, prepared April 2008 by Sunwise Surveying.

Bob summarized the application history and commented that he sees no problem with the project as a lot-line adjustment. Janet and James described the proposal and answered questions from the Board. They propose to split the lot between them into two and combine one part with Applicant's abutting parcel and the other part with Co-applicant's abutting parcel. The resulting parcels will conform to the district regulations.

There being no further testimony, at 7:55, Vince made a motion to close testimony, seconded by Bruce, and all were in favor. The DRB will issue a written decision within 45 days, and Applicants will have 180 days to submit the final plat for approval.

The Board went into closed session to deliberate this application.

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### *Gail Evans-Africa, 2-lot subdivision*

Present—DRB members: Dina Bookmyer-Baker, Bruce Hayden, Vince Feeney, and Chuck Bohn. Zoning Administrator: Bob Light. Applicant: Gail Evans-Africa. Other parties: George Africa, and members of the Peacham Pond Land Trust, LLC: Richard Carpenter, Al Blaise, David Van Schagen, and Maurice Fortier.

At 8:15 p.m., Vince, vice-chair, opened the hearing on the 2-lot subdivision review for Gail Evans-Africa. The DRB members introduced themselves. All parties were sworn in.

The members of the DRB reviewed the application, which included the following documents:

- A Subdivision permit application received by the Town Clerk's office on May 13, 2009.
- A site and subdivision plan prepared for Gail Africa and Gary Evans by Chase & Chase, dated May 6, 2009.

Bob stated that the application is well-prepared and straight forward.

Applicant explained that her mother has passed on and she and her brother, Gary, propose to subdivide off a 2-acre parcel with an existing dwelling, to sell it. They have a buyer. Chase & Chase surveyed the road frontage, which is 304 feet.

Applicant added notations to the site plan indicating the setback distances from the structures to the lot lines. The dwelling is marked as approximately 123' to the road centerline, 60' to the westerly property line, and 90' to the rear property line. The shed is marked as approximately 179' to the road centerline, 150' to the easterly property line, and 70' to the rear property line.

A question was raised about the odd sliver of Lot 1 between Lot 2 and the neighboring parcel. The Subdivision Regulations discourage lots with irregular shapes.

Applicant explained that the sliver of property between Lot 2 and the existing parcel that Gail and George currently own is how it worked out when they defined the boundary along an existing row of apple trees, which made a natural boundary between the parcels, and they then circumscribed two acres around the dwelling. Another reason for the sliver is, should the larger parcel (Lot 1) be developed, that strip of frontage would provide the safest access to the Peacham Pond Road. The road is the widest there, the access point would have good site distance, and it is dry.

Bob noted that they might have to relocate the secondary septic site, if that development would occur. Applicant responds that right now she has no plans to develop the larger parcel (Lot 1).

The representative for Peacham Pond Land Trust stated that they have no objection whatsoever to this proposed subdivision.

George mentions by-the-way that Gail did a lot of research to get the proper addresses for all of the abutters, as many of the residents have moved or died.

At 8:30, Vince made a motion to close testimony, which was seconded, and all were in favor. The DRB will issue a written decision within 45 days, and Applicants will have 180 days to submit the final plat for approval.

At 8:31 p.m. the Board went into closed session to deliberate this application. At 8:40 the Board came out of deliberative session.

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*James and Laurie Colgan, 2-lot subdivision*

Present—DRB members: Dina Bookmyer-Baker, Bruce Hayden, Vince Feeney, and Chuck Bohn. Zoning Administrator: Bob Light. Applicant: Laurie Colgan. Applicant's surveyor: Lisa Ginett, from Sunwise Surveying. No other parties attended.

At 8:45 p.m., Vince, vice-chair, opened the hearing on the 2-lot subdivision review for James and Laurie Colgan. The DRB members introduced themselves. All parties were sworn in.

The members of the DRB reviewed the application, which included the following documents:

- a Subdivision permit application, received May 15, 2009
- a survey of the proposed subdivision, for James and Laurie Colgan, prepared May 2009 by Sunwise Surveying.

Bob summarized the application history and Laurie described the proposal and answered questions from the Board. The existing dwelling on Lot 1 meets all applicable setbacks. The 20' ROW shown to follow the south-easterly boundary line of proposed Lot 1 shall be revised to 50' wide. The status of the old road shown on the north-westerly boundary of the frontage for proposed Lot 2 is marked as unknown. As near as the surveyor can tell, the road-like path peters out and does not go through the property. An intact stone wall defines many of the property boundaries. Currently, no development is proposed for Lot 2. Applicants would appreciate a timely decision, as another purchase depends on this subdivision approval.

There being no further testimony, at 9:00 p.m., Bruce made a motion to close testimony, which was seconded, and all were in favor. The DRB will issue a written decision within 45 days, and Applicants will have 180 days to submit the final plat for approval.

At 9:05 p.m. the Board then went into closed session to deliberate the application. At 9:20 p.m. the Board came out of deliberative session.

At 9:20 p.m. Bruce moved to adjourn the DRB meeting, which was seconded by Vince, and all were in favor. The meeting was adjourned.

Respectfully submitted,  
Dina Bookmyer-Baker