

## MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, April 8, 2010 • 7:00 p.m., Old School House Common

DRAFT

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### *Richard and Dianne Lashoones, boundary-line adjustment with Green Mountain Power*

DRB members present: Paul Brierre, Dina Bookmyer-Baker, and Bruce Hayden. Also present: Bob Light, Zoning Administrator; Richard Lashoones, the Applicant; Charlie Pughe representing co-applicant GMP, and Diane McCarthy, attorney for the Applicants. Others present: Will Walters, reporting for *The Hardwick Gazette*, did not participate in the hearing.

At 7:15 p.m., with a quorum present, DRB Chair Paul Brierre opened the hearing to review the Lashoones/GMP subdivision/boundary-line adjustment. Paul introduced the DRB members and summarized the review process. All parties intending to testify were sworn in. Ms. McCarthy testified that she had notified the abutters (one was returned), and had submitted proof to the DRB. Mr. Lashoones stated that he had posted the property in accordance with the hearing notice procedures.

ZA pointed out that the road frontage figures for the resulting lots were not marked on the application.

Ms. McCarthy noted that the road frontage has not changed on either lot, as the lot-line adjustment is in the rear portion of the parcels, and that the frontage figures were indicated on the survey/site plan submitted with the application.

The members of the DRB reviewed the application and site plan. The application included the following documents:

- an application for subdivision, submitted on (date). *(Paul, my copy is not marked with the date, but the file copy should be.)*
- a site map and survey of survey of the property line adjustment between properties of Richard & Dianne Lashoones and Green Mountain Power Corp., U.S. Route 2, Marshfield Vermont, prepared by Sunwise Surveying, dated March 2010.
- a tax map showing the extent of the Green Mountain Power parcel.

The application requested that the DRB waive the following submission requirements: 1) For the plan to show contours, utilities, water/sewer lines, facilities, or other details, except as depicted on the plan submitted. 2) For a full survey of GMP's existing adjacent lot, as GMP's ownership pre-existed zoning and subdivision regulations, and as there is no previous survey for this 26-acre lot, obtaining a survey would be a large undertaking, and as the proposed lot-line adjustment

only affects a portion of the easterly boundary, and as the Lashoones parcel has been fully surveyed including the new boundary line, and as no new development is proposed.

The DRB members clarified the new boundaries as indicated on the map and the owners of the abutting parcels. No new roads, structures, or other development is proposed on the acreage being transferred.

There being no further testimony or questions, at 7:30 p.m., Paul made a motion to close testimony, which was seconded by Bruce. All were in favor. The DRB will issue a written decision within 45 days.

At 7:50 the DRB went into closed session to deliberate this application.

At 8:00 the DRB came out of deliberative session. Bruce made a motion to grant both waivers as requested. Paul seconded. All were in favor. Bruce made a motion to grant the subdivision/boundary-line adjustment as proposed. Paul seconded. All were in favor. The motion carried, 3-0. (Paul will write the decision.)

At 8:10 p.m. Paul moved to adjourn the DRB meeting. Bruce seconded. All were in favor. The meeting was adjourned.

Respectfully submitted,  
Dina Bookmyer-Baker