

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, January 13, 2011 • 7:00 p.m., Old School House Common

DRAFT

Christ Covenant Anglican Catholic Church, proposal to expand the existing church fellowship hall at 167 Creamery Street, continued:

DRB members present: Paul Brierre, Dina Bookmyer-Baker, Vince Feeney, and Sandy Paritz. Also present: Bob Light, Zoning Administrator; and David and Timothy Mulligan (Applicants).

At 7:20 p.m., with a quorum present, DRB Chair Paul Brierre opened the hearing to review Christ Covenant Anglican Church, proposal to expand the existing church fellowship hall at 167 Creamery Street, continued from 12/9/10.

Paul read the warning of the continued hearing. All parties intending to testify were sworn in. The abutters did not need to be notified again, as the hearing was continued.

Hearing continued from December 9, for additional information.

Applicants submitted the following:

- parking plan
- seating figures
- elevation drawings

The parking plan showed adequate off-street parking spaces for the current seating and proposed expansion.

There being no further testimony or questions, at 7:38 p.m., Paul made a motion to close testimony, which was seconded by Sandy. All were in favor (4-0). The DRB will issue a written decision within 45 days.

Scott and Jessica Hook, proposal for 2-lot subdivision of property belonging to Arlene Lareau at 288 Taylor Farm Road.

DRB members present: Paul Brierre, Dina Bookmyer-Baker, Vince Feeney, and Sandy Paritz. Also present: Bob Light, Zoning Administrator; Scott and Jessica Hook (Applicants); and Arlene Lareau (Landowner).

Zoning Administrator notes that the application states the location as Plainfield, but it should be Marshfield.

At 7:50 p.m. Paul Brierre opened the hearing to review Scott and Jessica Hook's proposal for a 2-lot subdivision of property belonging to Arlene Lareau at 288 Taylor Farm Road.

The application included the following:

- application for subdivision
- list of the adjoining neighbors
- survey of the entire 9.26 parcel done by Chase and Chase Surveyors, dated 12/8/10.

In the mid-1990s Scott and Jessica Hook believed that Ms. Lareau had subdivided her 9.26 acre parcel into two lots, one of 4.19 acres and one of 5.07 acres. They built a home on the 4.19 acre parcel. When they tried to sell their home, they learned that a final plat of the subdivision had not been filed, and thus no legal subdivision had taken place.

The parcel is in the Agricultural and Rural Residential District. The proposed lots meet the district requirements for size and frontage. The existing structures meet the setback requirements. Both lots have water, waste-water systems, and power.

At 8:01 p.m. Paul moved to close testimony, Vince 2nd, all were in favor (4-0).

Arnold and Linda Dexter, proposal for 2-lot subdivision at 2020 Vermont Route 232.

DRB members present: Paul Brierre, Dina Bookmyer-Baker, Vince Feeney, and Sandy Paritz. Also present: Bob Light, Zoning Administrator; Arnold and Linda Dexter (Applicants); and Bernard Chenette, P.E. (Applicant's engineer).

At 8:15 p.m. Paul opened the hearing, introduced members, and explained the process. Applicants testified that they served proper notice to the abutters.

Application included:

- application for subdivision
- subdivision of lands survey by Richard W. Bell, dated November 30, 2010.

ZA Bob Light noted that the subdivision created two lots, one of which is 72-acres, which requires 350' of frontage (See S. 420, Agriculture and Rural Residential District: Minimum lot frontage, Lots greater than 10 acres: 350 feet.)

Applicants request a waiver of surveying the larger parcel. DRB requests Applicants to mark the zoning district on the final plat and correct the road frontage.

At 8:29 p.m. Paul moved to continue the hearing to February 10 @ 7:15; Sandy 2nd; all in favor, motion carried: 4-0.

At 8:35 p.m. DRB went into closed session to deliberate the waiver request.

At 8:38 p.m. DRB came out of deliberative session, invited Applicants to return, and re-convened public hearing. Dina moved to grant waiver request from surveying larger parcel; Sandy 2nd; all were in favor, motion carried: 4-0.

At 8:50 p.m. DRB went into closed session to deliberate remaining applications.

At 9:51 p.m. DRB came out of deliberative session.

Paul moved to approve Hook/Lareau subdivision as presented; Sandy 2nd; all were in favor, motion carried: 4-0. (Vince will write the decision.)

Church: Paul move to approve the Site Plan review for the Church; Dina 2nd; all in favor, motion carried: 4-0. (Dina will write the decision.)

At 9:58 p.m. the meeting adjourned.

Respectfully submitted,
Dina Bookmyer-Baker