

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, December 13, 2012 • 7:00 p.m., Old School House Common

DRB members present: Paul Brierre (Chair), Dina Bookmyer-Baker, Vince Feeney, and James Arisman. DRB member absent: Bruce Hayden. Also present: Bob Light (Zoning Administrator), Barbara Burkhalter (recording secretary), William Howe, Leslie How, Amber Tegue, Jordan Howe, Ryan Tibbitts, and Roy Marble.

Application by William and Leslie Howe for site plan review for a second single-family dwelling on their 50-acre parcel at 89 Uncle's Way:

At 7:15 p.m., with a quorum present, Paul opened the hearing. All parties intending to testify were sworn in and it was confirmed that notice had been sent to adjoining landowners. James Arisman recused himself from the hearing, as he is a neighbor.

Jordan Howe described the project as a 20'x20' two-story structure. Bob explained that the project meets all the requirements (setbacks, etc.) and is permitted with a site plan review approval from the DRB, since the property is in the Agricultural and Rural Residential District, according to Section 420, item 16 (Second or third dwelling per lot with site plan review).

Comments from DRB:

- Will there be outdoor lighting? Jordan said that will be at least one outdoor light.
- If the Howe's wanted to subdivide in the future, is the placement of the second home going to cause any problems? No, the structures are at least 80' apart.
- No mylar is required, because this is not a subdivision, but a sketch was submitted to the DRB.
- Any slopes greater than 15%? Bob performed an on-site inspection on October, 23, 2012, and there are no slope issues.
- How wide is the proposed driveway? One lane.
- There is 500' of road frontage, so no subdivision can be created in the future.

At 7:35 p.m., there being no further testimony or questions, Paul moved to recess. The DRB will issue a written decision within 45 days.

Application by Cynthia Barnett to subdivide a 12.2 acre parcel on Route 2 into 2 lots, 2.6 acres and 9.6 acres, continued from September 13, 2012:

At 7:38 p.m., with a quorum present, Paul opened the hearing. All parties intending to testify were sworn in and it was confirmed that notice had been sent to the neighbors.

A survey has been performed and the only change is that more land has been identified for Lot #2 (it is actually 9.6 acres, not 5.1) and the map shows that there was an old road across the property to a stone bridge abutment at the Winooski River.

Comments from DRB:

- The survey indicates the property line goes to the center of the river
- One curb cut is permitted (there will be a right of way from Lot #2 to Lot #1) and will be across from Beaver Meadow Road (per the State)

A full set of plans and Mylar were submitted to the DRB.

At 7:48 p.m., there being no further testimony or questions, Paul moved to recess. The DRB will issue a written decision within 45 days.

It was stated that if a member of the DRB is not able to attend a meeting, that a member of the Planning Commission is supposed to fill in.

The DRB members reviewed and approved the minutes of meeting dated October 11, 2012.

Respectfully submitted,
Barbara S. Burkhalter

Final
Approved June 13, 2013