

MARSHFIELD DEVELOPMENT REVIEW BOARD
Draft Minutes of May 10, 2007

Board Members present: James Arisman, Dina Bookmyer-Baker, Paul Brierre and Gary Wilson. Also attending: Zoning Administrator Bob Light, Town of Marshfield was Selectboard Member Laura Johnson, Richard Phillips, Sean Willey, Ivan Rus, Bruce Hayden and Deborah Tousignant.

At 7:15 p.m. the Board opened the hearing on applications from the Town of Marshfield related to the renovation of the covered bridge. The Town submitted the following applications: a Site Use Plan application, a Conditional Use application, and a zoning permit application for a variance.

Rich Phillips first noted that letters had been submitted on 3/20/07 on the conditional use criteria and on the project. He then presented the technical specifications of the project.

1) A parking area with 9 spaces for cars and turnaround capability for a camper or bus is proposed 300 feet east of the bridge – they won't use entrance by bridge, will construct a new entrance. AOT will issue curb cut permits. Rich noted that Twinfield School is interested in the project, so they expect field trips on school buses. AOT has agreed to location of parking lot – flood insurance maps show that it's out of floodway.

2) An ADA accessible path will be located from the parking lot to the bridge – a small stream will have to be crossed, so they propose a 30 x 36 arch culvert for the stream crossing. There will be plantings along path to bridge – a landscape architect is working with Brett Engstrom of the Marshfield Conservation Commission on native species for these plantings.

3) Build or repair the existing bridge – this will include taking down the old abutments to the water surface and then adding granite blocks. They will add 160 feet of rip rap along the banks of the Winooski.

Two options for restoring the bridge a) cut out rot, put in new wood and hold with a steel internal frame or b) take bridge apart and rebuild, but would still need steel to avoid future maintenance.

4) An ADA accessible path will be located from the bridge to a picnic pavilion. The path will pass through the floodway.

5) The pavilion will be located 50 to 60 feet back from the river bank, but it will be in the floodway (which is 150 feet wide). It will have no walls, and it will sit on four 10 inch by 10 inch posts (later in the meeting Rich agrees it may need six posts) that will be covered with wood. The pavilion will be built parallel to the

river flow. The roof will be the same design as the bridge. The pavilion will have four picnic tables and 2 charcoal boxes.

6) There will be a walking path from the pavilion back up to the old railroad bed. The walking path will cross the floodplain, a minor wetland and a more significant wetland up to sitting area with stones to sit on, and then up to the railroad bed. Youth Conservation Corps will build the trail. The wetlands will be crossed by elevated or floating walkways. They are still talking to the Army Corps of Engineers about whether they will need permits. Rich does not think they will.

7) The Town has a permit to move Eastern Pearl Mussels located near the bridge up stream – a state biologist (Mark Ferguson) will do the move.

8) Rich expects to have permits worked out in the next several weeks.

Bob Light noted that the DRB could only issue a letter of intent until local permits obtained.

Permits

Rich stated that the AOT permit was ready to go.

The Town has a permit to move the mussels.

Rich expects the State to sign off on crossing the wetlands.

A stream alteration permit application has been filed with the State, Rich says it is ready to be issued.

Rich noted he expects movement from the Floodplain Management Section of DEC's Water Quality Division (with respect to the stream alteration permit) 30 days from May 4th (by June 3rd).

Again discussing the pavilion, Rich noted it would be anchored into ground with concrete posts, and will have a "stay-mat" floor made of granite chips. He doesn't think the floor should wash away in a flood.

Laura Johnson presented the Town's case for the project. She noted Rich has worked hard and put in lots of hours and should be greatly applauded for his work. She also noted that his firm DeWolfe Engineering, has been generous with their time. Laura noted that the Select Board is 100% behind the project. She noted that Montpelier is interested and that Woodbury Toy people have donate resources to the project too. She said the Town has had nothing but good feedback from people in Marshfield, and she has not heard any opposition. She noted that moving the pavilion location back further from the river and into the field would not be ADA accessible or for small children.

Bob Light noted his support for the project but raised the following concerns.

- what level would the abutments be at? He noted that GMP could lower the river more and allow more work on the abutments. He recommended contacting Norm Dix on abutment material.
- noted that biggest obstacle is variance for the pavilion, wondered if it would set a precedent for building in the floodplain? He also noted the variance issue should not be taken lightly – that the Town forbids building in the floodway.
- noted that trails should be closed to traffic – Rich responded that the area and trails would be closed from 10:00 p.m. to 6:00 a.m.

James Arisman asked Rich what they would do if they did not get a variance, and Rich responded he wasn't sure it would be possible to have a pavilion. They don't want it near the bridge (would disrupt the view of the bridge), and if they move it up the knoll, Rich said that it would not be functional for families (too far to walk from the parking area). Rich suggests it's a municipal facility, like a water treatment plant, that is appropriate for conditional use. Rich noted it's unique, and that most people will not want to build a structure with no walls.

A concern was raised that the site will attract litter, and Rich agreed it would need maintenance.

Sean Willey voiced his concern that the bridge project might prompt the State to re-route Route 2 across his property since they won't be able to cut through the bridge site. He also noted that the State could not disturb the wetlands for the Route 2 project, but now Marshfield is proposing to do so.

Laura Johnson responded that the State has been proposing to alter Route 2 for 35 years, and she suggested it might be left the way it is. She also noted her position that the pavilion would not set a precedent because it's unlikely anyone would want to undertake a similar project.

The DRB viewed the maps brought in by Rich Phillips. He noted that there will be granite sitting wall along the path from the parking lot to the bridge, just before the bridge (on the Route 2 side of the Winooski).

Rich also noted they are still waiting for drawings for the pavilion from an architect in Stowe. He said that tree planting will help hold the river.

Following a review of the maps, the hearing was concluded at 8:40 p.m. The Board will issue a written decision.

At 8:45 pm the Board held a hearing on the subdivision application of Deborah Tousignant and Bruce Hayden for their home parcel along the bank of the Winooski River in Marshfield Village. Their plan would create 3 lots, and they

wish to build a new home on one of them. Bruce submitted a survey completed by Richard Bell showing the elevations on the property. He noted his position that anything above an elevation of 849 feet was not in the flood plain. Bob Light noted that if Bruce and Deborah submitted an application to build on proposed Lot 2, he might say it was not buildable, and that they would have to apply for a variance. James Arisman asked whether an approval of the subdivision with 2 lots would be acceptable. Bruce and Deborah responded that they would prefer the application be approved as submitted, but also indicated that 2 lots would be acceptable.

The hearing was concluded at 9:15 p.m. A written decision will be issued.

At 9:15 p.m., the Board then went into closed session to deliberate on several pending decisions.

At 11:00 pm Gary moved to adjourn the DRB meeting. Seconded by Paul, all in favor.

Respectfully submitted,

Paul Brierre