

MARSHFIELD DEVELOPMENT REVIEW BOARD
Approved Minutes of June 7, 2007

Board Members present: Jim Barlow, Dina Bookmyer-Baker, Paul Brierre and Gary Wilson. Also attending: Zoning Administrator Bob Light, Brian Carter, Tom Carter, Siobhan Smith and Charles Hafner.

At 7:00 p.m. the Board went into executive session.

At 7:40 p.m., the Board commenced a preliminary hearing on a conditional use application submitted by Brian Carter to build an addition of approximately 1700 square feet onto an existing commercial structure. As an initial matter, a hearing was scheduled for July 5, 2007. Bob Light raised a question regarding the use of a portion of the Carter's building. Bob indicated that several years ago the Carters had applied to add on to their structure to make space for a race car. The purpose of the addition was therefore for personal accessory use rather than commercial. The Carters had since indicated that the space is not being used for their business. Bob advised that the Carters should include a change of use request with respect to this previous addition, and that they should provide their neighbors with notice of this change, as well as notice of the conditional use application. Mr. Carter indicated he would do so. The Preliminary Hearing was concluded at 7:55 p.m.

At 8:00 p.m., the Board commenced a preliminary hearing on an application by Key Bank National Association, Trustee for a minor subdivision. Siobhan Smith attended the hearing of behalf of the applicant. A hearing on the sketch plan was scheduled for July 5, 2007 at 8:00 p.m. Bob Light informed her that notice needs to be provided to the neighbors, and she needs to post 3 Blue Z signs in a visible location, one on Eaton Cemetery Road, one on Jake Martin Road and one on Hollister Hill Rd. The preliminary hearing was concluded at 8:20 p.m.

At 8:20 p.m., the Board commenced a preliminary hearing on an application by the Alice M. Hafner Trust for a minor subdivision. Charles Hafner attended the hearing on behalf of the applicant. A hearing on the sketch plan was scheduled for July 5, 2007 at 8:45 p.m. Mr. Hafner indicated that the applicant wants to subdivide a parcel of approximately 25 acres into three lots: one lot of approximately 5 acres with an existing seasonal camp, and two lots of approximately 10 acres. Bob Light raised a concern as to whether the two 10-acre lots would meet percolation test standards. He also informed Mr. Hafner he would need to post a Blue Z and that notice of the application needs to be provided to neighbor, probably including the State of Vermont and the Town of Peacham since the property abuts Groton State Forest. The preliminary hearing was concluded at 8:35 p.m.

At 8:35 the Board went into executive session. At 9:15, Gary moved to adjourn the DRB meeting. Seconded by Paul, all in favor.

Respectfully submitted,
Paul Brierre