

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Monday, September 24, 2007 • 7:00 p.m., Old School House Common

DRAFT

Parker Nichols—Information Request

DRB Members present: Bruce Hayden, Jean Matthew (alternate member) and Rich Baker (alternate member). Also attending was Parker Nichols.

Parker Nichols requested information regarding a parcel of land he was considering purchasing for construction of a storage building. The parcel currently has a duplex which is within the 100-year flood zone. Rich Baker showed Parker the parcel on the GIS mapping and showed the location of the 100-year flood zone. The possible need for a state wastewater permit and state public safety permit were discussed. Parker thanked the Board for their assistance.

Fitch Subdivision—Final Review:

DRB Members present: Bruce Hayden, Jean Matthew (alternate member) and Rich Baker (alternate member). Also attending were Gregory and Lucille Fitch.

At 7:20 p.m. DRB Acting Chair, Rich Baker, opened the hearing on the application from Lucille Fitch regarding a three-lot subdivision on Hollister Hill Road. The application included the following documents:

- An Application for Subdivision, received August 1, 2007
- A proposed recorded plan dated 9/20/07 prepared by Dufresne & Associates, PC.

Rich Baker led a discussion of the five subdivision standards. The applicant presented an updated proposed recorded plan which was slightly amended from the sketch plan submittal. All lots were found to have the required frontage and sizes. Bruce stated he was familiar with the parcel and did not see any reason the lots could not be used as configured.

The applicant testified that curb cut permits had been obtained for the proposed driveways to Lots A and B. A discussion took place regarding the need for the recorded plan to have bearings and distances for the proposed driveway easement on Lot A.

The applicant testified that a state wastewater permit was obtained. The Board told the applicant that the town no longer has jurisdiction over wastewater and that it would not be part of the review. A discussion took place regarding the need for the recorded plan to

have bearings and distances for the proposed utility easement on Lot B.

The applicant testified that the only disturbed areas would be for construction of a house and driveways. The applicant was reminded that a Vermont General Construction permit is required if over one acre is disturbed. The applicant stated that there would probably be less than one acre disturbed.

The proposed driveways and house sites were found to be accessible by fire equipment.

At 8:00 p.m. testimony was closed.

Deliberations and Actions:

At 8:05 p.m. the DRB went into closed session to deliberate the pending application.

At approximately 8:15 p.m. DRB returned to the public meeting to take the following action: Regarding the Fitch application for subdivision—Motion to approve as presented with the condition that the recorded plan shall show the bearings and distances for the driveway easement on Lot A and the utility easement on Lot B, and include the standard condition for subdivisions that the final plan must be filed within 180 days of the decision. Motion was seconded and all were in favor.

Rich moved to adjourn, Bruce seconded, all in favor. The meeting was adjourned at 8:20 p.m.

Respectfully submitted,
Richard Baker, Acting Clerk