

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, January 17, 2008 • 7:00 p.m., Old School House Common

DRAFT

Alice Hafner Trust final subdivision hearing:

DRB Members present: Paul Brierre, Dina Bookmyer-Baker, Bruce Hayden, Chuck Bohn, and Vince Feeney. Also attending were Bob Light, ZA; and Charles Hafner, representing the applicant.

At 7:17p DRB acting chair, Paul opened the hearing, and swore in the parties. Paul outlined the history of the application: In July 2007 the Hafners applied for a subdivision. They renumbered the lots on the survey. Lot 3, with the existing dwelling (which is currently being used as a camp), will be sold as a lot with a single-family dwelling. Currently Alice (owner) intends to keep Lots 1 and 2; and no development is currently proposed.

The Application for Subdivision, received May 18, 2007, included a survey from 2006, and a subdivision plan prepared by Dwight Baker, dated December 18, 2007.

ZA re-capped the history of the septic requirement and the state's involvement. We handle it that you must mark the deed if the property hasn't been per-tested.

DRB reminded the Applicant that they will have 180 days to file their mylar after the DRB issues a decision.

At 7:32 Dina moved to close testimony, seconded by Bruce. Hearing closed.

Fredericks/Dumler boundary-line adjustment:

DRB Members present: Paul Brierre, Dina Bookmyer-Baker, Bruce Hayden, Chuck Bohn, and Vince Feeney. Also attending were Bob Light, ZA; and Pierre and Yolande Dumler, representing the applicant. Other parties present: Melissa Newland, Michael Wetherell (here for Francis Newland).

At 7:45 p.m. DRB acting chair, Paul Brierre opened the hearing, on the application from the Raymond and Jackie Fredericks related to a boundary line adjustment. All parties intending to testify were sworn in.

The Application for Subdivision, received received October 20, 2007, included a survey prepared by Dwight Baker.

Mr. Wetherell presented a note from Francis Newland, who could not attend in person, which was accepted into evidence.

Mr. Dumler summarized the history of the land dispute. Mr. Fredericks has agreed that the disputed strip of land is not his and the drawing should be corrected. Dwight Baker prepared the final drawing. The Dumlers prepared a quit claim, and informed the Fredericks on January 2, 2008. Mr. Dumler submitted a copy of the quit-claim deed to the DRB.

ZA asked how the mistake was made. A stake had disappeared into the ground, and subsequently the property line was believed to be at a fence that Mr. Dumler had put up, but that didn't encompass the entire property. Surveyor Mr. Baker examined the land marks and certified the mistake. (Previously, surveyor Bolan had done this in 1988.)

DRB would like to hear from Mr. Fredericks (who was not present) to ascertain that he approves of the boundary-line adjustment before closing the hearing.

At 8:07 Bruce moved to recess the hearing, seconded by Paul, all in favor. DRB will issue a decision within 45 days of closed hearing.

Deliberative session and Actions:

At 8:20 p.m. the DRB went into closed session to deliberate the pending applications.

At 8:50 p.m. DRB returned to the public meeting to take the following actions:

- Hafner subdivision—Motion to approve as presented with the condition that the camp on Lot 3 is labeled as a dwelling on the final recorded plan.
- Fredericks/Dumler boundary-line adjustment— Assuming that the proposal is OK with Mr. Fredericks, will close testimony. Motion to approve as presented with the standard condition to file the final plat within 180-days. Motion was seconded and all were in favor.

Paul moved to adjourn, seconded by Bruce, and all were in favor. The meeting was adjourned at 8:55 p.m.

Respectfully submitted,
Dina Bookmyer-Baker