

MARSHFIELD DEVELOPMENT REVIEW BOARD
Draft Minutes of June 5, 2008

Christiansen 5-lot subdivision

DRB Members present: Paul Brierre, Dina Bookmyer-Baker, Bruce Hayden, Chuck Bohn, and Vince Feeney. Also attending were Bob Light, Zoning Administrator; Alan Christiansen, the Applicant; and John Stork, a non-abutting neighbor.

At 7:15 p.m., Paul opened the hearing on the 5-lot subdivision for Alan Christiansen. All parties were sworn in.

The application included the following documents:

- an application for subdivision
- a survey of the proposed 5-lot subdivision.

Bob notes that this will be classified as a major subdivision, as it is four or more lots. Bob asked the Applicant if has had the perk tests done on the proposed parcels? Alan responds no, that he is not planning to develop the lots at this time.

There is discussion about the roads and the access to the lots. The Applicant states they they did not set the iron rods, but will set three for Lot-2, plus two per curve, and he wants to adjust the path of the right of way to go between the two buildings. The right of way will serve proposed Lots 1, 2, 3, and 4. Lot 5 has adequate road frontage. He will not set any pins now, not until he sells a lot. We suggest that he make his application complete with information regarding access.

John Stark, a non-abutting neighbor, gave testimony that Alan is a wonderful neighbor, and couldn't ask for a better neighbor.

Vince notes that the lot sizes on the application are different from the drawing. Bob notes that the parcel lies partly within the Rural Residential district and partly within the Forestry and Conservation District.

We will make the following recommendations in our decision:

- Amend the application to correct the lot sizes.
- Include the list of the abutters who were notified.
- For the existing structures, show the distances from the right of way and property lines: front, sides, and rear.
- Correct the location of the right of way.

Testimony was closed at 8:00 p.m. The DRB has 45 days to issue a decision. We plan to hold a final hearing on July 10 at 7:15pm.

Deliberations

At 8:05 p.m. the DRB went into closed session to deliberate. At 8:45 p.m. Vince moved to adjourn the DRB meeting, seconded by Chuck, all were in favor. The meeting was adjourned.

Respectfully submitted,
Dina Bookmyer-Baker