

MARSHFIELD DEVELOPMENT REVIEW BOARD

Approved Meeting Minutes • Thursday, November 11, 2010 • 7:00 p.m., Old School House Common

Christ Covenant Anglican Catholic Church, proposal to renovate and expand an existing schoolhouse at 167 Creamery Street:

DRB members present: Paul Brierre, Dina Bookmyer-Baker, and Sandy Paritz. Also present: Bob Light, Zoning Administrator; David Mulligan (Applicant), Timothy Mulligan, and David Spooner.

At 7:26 p.m., with a quorum present, DRB Chair Paul Brierre opened the hearing to review *Christ Covenant Anglican Catholic Church, proposal to renovate and expand an existing schoolhouse at 167 Creamery Street.*

Paul introduced the DRB members and summarized the review process. All parties intending to testify were sworn in. Father Mulligan testified that he had posted the property in accordance with the hearing notice procedures and had notified the abutters.

This hearing was recessed from October 14 due to a flaw in the warning.

The application included the following:

- a zoning permit application to renovate the schoolhouse, submitted on August 13, 2010
- a letter from the ZA, requiring site plan and conditional use approval, dated August 24, 2010
- applications for site plan and conditional use review, submitted on August 25, 2010
- a narrative addressing the conditional use criteria
- a hand-drawn site plan of Christ Covenant Church, not to scale
- a full-size surveyor-drawn site plan of Christ Covenant Church, dated May 2007, of a proposed new church and parking.

ZA Bob summarized the application history and noted that a school is a permitted use in the Village Residential district. He also noted that the applicants asked if they could start putting in the floor for the addition while the weather is favorable, and Bob gave permission to do so on the condition that if the project were not approved, then the applicants would restore the building to its previous state.

Applicants David and Timothy described the proposal and answered questions from the Board. The building was an old house that was renovated into a schoolhouse. The church has had a school in this building for some 30-years. The proposal is to remove two existing small classrooms (of 200 square-feet combined) and replace them with a one-story addition of 22' x 28' (616 square-

feet) to create two larger classrooms for the school. The net increase is 416 square-feet.

The current schoolhouse has five classrooms serving 55 students in grades 1-12, plus the library. The school's student population is not growing, but the number of students in each grade level changes (e.g., the 2nd-4th grades are together in one classroom). The proposal will provide two larger classrooms in which to hold classes and expand the curriculum to better serve the students.

Looking at the site plan, there is a small portion marked, "Exist." This is the area that will be replaced with the addition, which will be set back from each corner by two-feet, so that the existing corners of the building will not change. The outside will be finished to match what is currently on the building.

The board reviewed the applicable standards in conditional use and site plan review. The proposal does not include utilizing new renewable energy resources, but the applicants intend to replace the incandescent light bulbs in the schoolhouse with energy-efficient bulbs. The board mentions that new construction must meet energy-efficiency standards, as required by the state.

This property has an existing Act-250 permit, which the applicants will need to amend.

There being no further testimony or questions, at 7:55 p.m., Paul made a motion to close testimony, which was seconded by Sandy. All were in favor (3-0), and testimony was closed. The DRB will deliberate in closed session and issue a written decision within 45 days.

At 8:00 the DRB went into closed session to deliberate the application.

At 8:15 the DRB came out of deliberative session. Paul made a motion to issue site plan approval for the proposal as submitted, which was seconded by Sandy. There was no discussion and all were in favor. The motion carried, 3-0.

The Board reviewed the McAdams decision. The decision was approved by all present. Dina will send it out.

At 8:20 p.m. Paul moved to adjourn the DRB meeting. Sandy seconded. All were in favor. The meeting was adjourned.

Respectfully submitted,
Dina Bookmyer-Baker