

## MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, December 9, 2010 • 7:00 p.m., Old School House Common

DRAFT

*Christ Covenant Anglican Catholic Church, proposal to expand the existing church fellowship hall at 167 Creamery Street:*

DRB members present: Paul Brierre, Dina Bookmyer-Baker, Vince Feeney, and Bruce Hayden. Also present: Bob Light, Zoning Administrator; and David and Timothy Mulligan (Applicants). Will Walters, reporting for *The Hardwick Gazette*, did not participate in the hearing.

At 7:22 p.m., with a quorum present, DRB Chair Paul Brierre opened the hearing to review Christ Covenant Anglican Church, proposal to expand the existing church fellowship hall at 167 Creamery Street.

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

The application included the following:  
—the zoning permit application, submitted October 22, 2010  
—applications for Site Plan and Conditional Use review, received October 27, 2010  
—a narrative describing the project  
—a hand-drawn site plan of Christ Covenant Church, showing the existing and proposed structures and the distances from the structures to the property lines  
—elevation drawings of the East, South, and North view, and a perspective view.

ZA Bob Light expressed concern about the population and expansion, which could create parking problems. Also suggests that the Applicant follow-up with getting the necessary Act 250 permits.

The Applicants described the proposal: The project is to add three wings. Including the basement makes three floors. Currently have approximately 240 congregation members. It would be nice if the number of members continues to grow. The congregation meets twice a week—on Sunday morning and Wednesday evening. A parking problem would be theirs before it bothered anyone else. If the membership grew to 500 people, they would hold 2 services a day, like the Roman Catholic Church. They have discussed the church expanding to other places, such as Watertown, NY and Bangor, Maine. They do not plan to go on and on ad-infinitum, building bigger buildings. Applicants are aware that they are on a small street. Regarding Act-250, they have called;

talked to woman, but Edward Stanak (the District 5 Environmental Commission Coordinator) is on vacation.

The Applicant thought it odd that the ZA would paint it as a negative that the church would grow.

Bob clarified that his concern about increasing the capacity of the church was relative to the impact on the neighborhood.

Applicant: The addition is to provide room for their existing population. They are encouraged to expand if they can for fire safety. They would like to provide more pew space, not empty pews, but more space because the population is growing and occupying more space. Babies that used to sit on laps have grown and can't sit on laps any more. The magic number is 300—over that and additional regulations for sprinklers, elevators, etc. will apply. They do not intend to grow that big at this location.

The top floor is the church. The ground floor is the fellowship hall for activities, such as the live nativity performance in December. In the underground floor, about half is for storage and the other half is for the buying club. The women run a non-profit in bulk buying for church members. The basement would be expanded as well, not for more shelf space, but for more room to move the freezers around, etc.

Parking: Board member Vince runs/walks down Creamery Street, by the church, frequently. He has noticed that cars are parked on the side of the road, now, (before the expansion) so it seems like the facilities are already bursting at the seams. It would be good to provide adequate parking for the increase in number of seats. Applicants feel that the impact of the church has been minimal overall, but admit that on Sundays, at the time of services, there are 3 or 4 cars parked on the shoulder now.

DRB: The parking plan must show adequate off-street parking so that no cars are parked along the road at the time of services.

Looking at the site plan, proposed Addition #1 will be 32x10 by 3 floors tall; proposed Addition #2 will be 32x10 by 2 floors (frost ledge on the ground); and proposed Addition #3 will be 25x12 by 2 floors (frost ledge on the ground). The existing church is 3 floors.

Seating: Have 170 seats now, but are fitting 220 people in there. The Fellowship Hall holds 170 people. The School holds 55, or maybe 60 students.

Have 43 parking spaces now, which is enough for 215 seats. (See Section 340 Off-Road Parking and Loading Space Requirements, Places of Public Assembly: One parking space for every five seats.)

The DRB requests a site plan that shows the parking plan and the total square footage of the existing church and the proposed expansion. Also they request figures for the current and proposed number of seats.

Motion: Bookmyer-Baker: To continue the hearing to January 13, 2011 @ 7:15 p.m. to give Applicant time to gather the additional information requested; 2nd: Brierre; all in favor. Motion carried, 4-0.

At 8:20 p.m. Paul moved to adjourn the DRB meeting. Vince seconded. All were in favor (4-0). The meeting was adjourned.

Respectfully submitted,  
Dina Bookmyer-Baker