

## MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, February 10, 2011 • 7:00 p.m., Old School House Common

DRAFT

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*Arnold and Linda Dexter, proposal for 2-lot subdivision at 2020 Vermont Route 232, Marshfield, VT, continued:*

DRB members present: Dina Bookmyer-Baker, Vince Feeney, Sandy Paritz, and Paul Brierre. Others present: Arnold and Linda Dexter (Applicants), and Bernard Chenette, P.E. (Applicant's engineer). (ZA Bob Light not present.)

At 7:15 p.m., with a quorum present, Vice-Chair Vince Feeney opened the hearing, introduced the DRB members, and explained the review process. (The abutters did not need to be notified again, as the hearing was continued from January 13.)

Applicants submitted a revised application to subdivide the 88.14± acre parcel into two parcels as follows:

- Lot 1: 15.98 acres and 937.81' frontage
- Lot 2: 72 acres and 350' frontage.

Applicants submitted a revised survey prepared by Richard W. Bell, dated January 14, 2011.

At January 13 hearing Applicants requested a waiver from surveying the larger parcel, which the DRB granted.

At January 13 hearing, DRB requested that the survey show the zoning district, which was shown on the revised plat.

DRB noted that a former parcel line was confusing and looked like it marked an existing parcel boundary or right of way. DRB doesn't want it to look like the line marks a separate lot.

At 7:35 p.m., Paul moved to close testimony; Sandy 2nd; all in favor, motion carried: 4-0. The DRB has 45 days to issue a written decision.

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*Christ Covenant Anglican Catholic Church, proposal to cover an existing walkway at the church and school at 167 Creamery Street:*

DRB members present: Paul Brierre, Dina Bookmyer-Baker, Vince Feeney, and Sandy Paritz. Others present: Father David Mulligan and Timothy Mulligan (Applicants); Thomas Maclay (83 Creamery Street), and Dwight Baker (99 English Cemetary Road, mail: P.O. Box 243). (ZA Bob Light not present.)

At 7:37 p.m., DRB Chair Paul Brierre opened the hearing by reading the warning: Christ Covenant Anglican Church, proposal to cover an existing walkway for the church and school at 167 Creamery Street. All parties intending to testify were sworn in. Applicants stated that they served proper notice to the abutters.

Application for zoning permit and site plan review included the following:

—site map showing proposed 10x52 porch roof, 1523' from right boundary, 627' to rear boundary, 141' to GMP line, 116' to GMP right of way (it is not the closest structure to the front (Creamery Street) or left (Maclay) boundaries).

—elevation drawing of the North view

—note to see parking map submit with previous application (parking review not necessary as roof over outside unenclosed porch/walkway does not increase seating)

Applicant: The State advised Applicant to grade to the entrance to avoid having to put in handicapped access ramp. So they graded some, but instead of piling up dirt right up to the building, they also extended the deck out to meet the grade. Now would like to cover it to make it safer rear road and extend the protection of the building from the weather.

How tall? 7-11' slope of roof. Existing doors. Walk-way made out of pressure-treated deck wood.

Comments from IPs: Is a safety consideration.

Applicant: We had a 5' wide sidewalk that wasn't covered. We noticed that when two people were talking there not enough room to walk around them without stepping off the walk. With a walkway 10' wide, there will be enough room to walk around two people who are talking. Also, it will be nice to be able to get out of the weather. Old folks with canes and walkers will use it and appreciate being dry.

At 7:50 p.m. Paul moved to close the hearing; 2nd by Vince; all in favor, motion carried: 4-0. DRB will issue a written decision within 45 days.

7:50 Public comment: regarding access to lots, access must be navigable by emergency vehicles. Will DRB require this?

At 8:06 p.m. DRB went into closed session to deliberate the applications.

At 8:25 p.m. DRB came out of deliberative session.

Dexter: Condition: Re-label and mark with different format the “match line” indicated on the survey. Paul moved to approve with condition stated; Vince 2nd; all were in favor. Motion passed: 4-0. (Sandy will write the decision.)

Church: Paul moved to approve as submitted, application to construct a roof to cover an existing walkway. Vince 2nd, all in favor, motion passed: 4-0. (Dina will write the decision.)

At 8:30 p.m. Paul moved to adjourn the DRB meeting. Sandy seconded. All were in favor. The meeting was adjourned.

Respectfully submitted,  
Dina Bookmyer-Baker