

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, September 22, 2011 • 7:00 p.m., Old School House Common

DRAFT

Sainz/Duke 2-lot subdivision, Lower Depot Road:

DRB members present: Vince Feeney (Acting Chair), Dina Bookmyer-Baker, and Sandy Paritz. Also present: Bob Light (ZA); Joshua and Catherine Sainz and Dwight Duke (Applicants); Jay Southgate, Doris Dufresne, Josh Stewart and Hillary Ryan.

At 7:10 p.m., with a quorum present, DRB Vice-Chair Vince Feeney opened the hearing to review Joshua and Catherine Sainz (applicants) and Dwight and Linda Duke (landowners), proposed two-lot subdivision at 42 Sass Avenue and Lower Depot Road.

Vince gave the oath to all parties intending to testify. The Applicants testified they had posted the property and notified the abutters as required. Applicants submitted the certificate of service and register receipts from the notice.

The subdivision application included the following:
—a photocopy of the tax map showing the existing property and the abutting properties
—a survey done by Sunwise Surveying, dated August 2011, showing the boundaries and a ROW on the one proposed lot (23.27 acres) on which the Applicants plan to restore an existing dwelling
—a request for a waiver from the subdivision regulations requirement to survey all parcels (request to not survey proposed Lot 2, of 151.73± acres, on which no development is proposed).
—a list of the adjoining landowners

ZA: Sainz plan to rebuild the house and add on to it. The proposal seems straight-forward and is reasonable. Relief from the survey requirement is usually waived, thinks it's an appropriate request.

Applicant: Had another house in Marshfield, ran into financial problems,

Josh Stewart: commented on the survey.

Jay Southgate, Southgate steeple, Joshua Sainz' employer, spoke on Joshua's behalf: Joshua has worked for him for 16 years; he is awesome, and Marshfield will be lucky to have him as a resident.

Doris Dufresne: spoke that they are in favor.

Applicant: House will be accessed via the right of way, which is established and has been used for logging.

Renovations to the house are underway: Have stabilized the floor, removed the roof, now has three walls, plus a framed-in wall in the front, has a septic system that was just put in, but no final application, (are looking to Bob for some information). Catherine phoned the state water/wastewater department, spoke to someone there who said that because the septic system was put in before 1997, it is grandfathered (clean slate). They have excavated it for inspection and it is sound. They sent the paperwork to the Barre office regarding septic systems.

ZA notes that the width of the right-of-way must be 50' wide to serve as a right of way for the Duke parcel. Can also use the right of way for the logging trucks. Duke states that they will no longer use the log landing on this parcel.

ZA can issue the building permit after the subdivision is approved and finalized. He will wait until he gets the required permits.

DRB decides to rule on the survey requirement request so that the Applicants know what they must include on their survey.

DRB went into deliberative session at 7:45p and came out of deliberate session at 7:55p. Sandy moved to waive the survey requirement for the larger parcel. Dina 2nd. All were in favor. Motion passed 3-0.

At 8 pm DRB went into deliberative session.

At 8:10 pm DRB returned from deliberative session.

Vince move to approve the 2-lot subdivision with the following conditions:

- 1) any right of way must be at least 50' wide and not infringe on the septic system.
- 2) the survey shall show lots as 1 and 2 as designated on the subdivision application.
- 3) the survey shall Indicate acreage for lot 1 (as is shown for lot 2) of 23.27 acres. Sandy 2nd. All in favor; motion passed 3-0.

At 8:15 pm Sandy moved to close the hearing, Vince 2nd. All in favor; meeting adjourned. (Vince will write the decision.)

*Respectfully submitted,
Dina Bookmyer-Baker*