

## MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, April 26, 2012 • 7:00 p.m., Old School House Common

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DRB members present: Paul Brierre, James Arisman, Dina Bookmyer-Baker, and Vince Feeney. DRB member absent: Bruce Hayden.

Also present: Bob Light (Zoning Administrator), Fr. David Mulligan, Bruce Markwell, Timothy Mulligan, Tom Maclay, and Barbara Burkhalter (recording secretary).

### *Christ Covenant Anglican Catholic Church, proposal to construct a new church at 167 Creamery Street*

At 7:23 p.m., with a quorum present, Paul Brierre opened the hearing to review the Christ Covenant Anglican Catholic Church proposal to construct a new church at 167 Creamery Street. All parties intending to testify were sworn in. Applicants notified the abutters and posted the property as required.

Fr. Mulligan thanked the DRB members for scheduling the meeting and gave a brief history of the church building project. The process began about seven years ago when they applied for and received a permit for the first project, but it was too big, there was not enough money and there were code issues. The second project plan was to remodel the existing building. They spoke to someone from the Department of Labor and Industry who said that the plan sounded okay, the church received the permit from the town, but when it came down to it they were told they could not do it (by the Department of Labor and Industry). The third (currently proposed) project is a much smaller, plain, simpler building, but on the same plot of ground as the first planned building, so they hope the DRB will take that into consideration when they make their decision. The Department of Labor and Industry told them they would need an architect's stamp on the project and Fr. Mulligan was concerned because of the price involved, but Kim Morrow and Bob Lord from E.F. Wall and an engineer from DeWolfe Engineering offered to work for a reduced rate or donate their time.

Bob asked how many of the 22.4 acres of property were across the road and Fr. Mulligan said that none of the property is. Bob stated that on page 37 of the Zoning Regulations of the Town of Marshfield that the maximum lot coverage is 20% of the entire parcel, and said that it would be good to know and put on record the square footage for all buildings and uses. Fr. Mulligan put a call into the civil engineer, Dan Mulligan of Grenier Engineering, who later called back and reported that just over 2 acres of the lot would be covered (buildings, cemetery, road-ways). Bob also asked if they had contacted the Village about the additional hook-up for the sewer, and Fr. Mulligan said that the Wastewater Permit they already had might still be valid.

Vince asked what will happen with the existing church and fellowship hall and Fr. Mulligan said that the building would be used for class-rooms and a library. The Zoning Regulations say that for places of public assembly one parking space is required for every five seats; where there are no seats, one parking space shall be provided for every two hundred square feet of floor space. Fr. Mulligan said that there would be seating for 299 and Bruce stated that there was more parking planned (83 spaces) than is needed (60), that Lot 6 (21 spaces) was extra and will be put in if they have enough money to do so in the future. Dina asked if all the seats were on one floor and Fr. Mulligan said yes, all the seats will be on the second floor and there will be no seats on the first floor (fellowship hall). The DRB asked for a copy of the letter of intent that was given to the Department of Labor and Industry. Fr. Mulligan does not have a copy of the letter (which he wrote at the office of the Department of Labor and Industry), but gave testimony that no two buildings would be used concurrently, and the DRB agreed that his verbal testimony was sufficient. Bob asked if there were any offices and Fr. Mulligan said that there are no offices planned in the proposed building, but that there is a school office in the existing school building. Bob stated that if Lot 6 was put in then everything would be covered and that if Lot 6 is part of the approved plan then it would have to be put in in order for him to issue a Certificate of Occupancy. Timothy explained that Lot 6 is already graded off, as it is currently a basketball court and can be used for parking, but they want to improve it eventually.

The grading plan was gone over and it was noted that ½ of the building was in a 15% slope area. Timothy explained that they would be cutting into the slope, the building would be fitted into the slope and that the Lot 5 handicap parking would be level with the second level of the proposed church building.

Dina noted that the proposed building is no greater than 42' high (regulation maximum height is 45'). She asked if a steeple was going to be built, and Fr. Mulligan said the height requirements restricted the construction of a steeple. Dina said that the Zoning Regulations for the Town of Marshfield were revised two years ago and that church steeples are exempt from the maximum building height requirement.

Dina had questions about the lights indicated on the plan (how tall, how bright, are they down-ward cast, times that they will be on) and Timothy gave her documentation concerning the lighting plans. Bruce stated that the lights are on a wish-list of things that will be installed at the end of the project if they can be afforded. She noted that there are Class III wetlands on the map, but that they are exempt (flagged by Peter Spear of Natural Resources Consulting Services). She asked if the site was going to be re-graded to change the drainage and they pointed out the storm drains on the plan.

There is not enough water pressure in the Marshfield water system to get water up the hill for a sprinkler system and Bruce said that they are negotiating with the Department of Labor and Industry concerning a sprinkler system and they're hoping that they will allow for a partial sprinkler system.

Paul asked if there is adequate access for fire trucks and emergency vehicles and Tom Maclay said that there is.

At 8:35 p.m. Paul moved to close the open session, Dina seconded the motion, all were in favor (4-0).

Bob went over several things concerning the following cases to bring the DRB up-to-date: Bickford, Mahan and Hayward, Nichols, and Tim's Convenience.

At 9:30 p.m. the DRB went into closed session to deliberate the pending application.

At 10:25 p.m. Paul moved to adjourn the DRB meeting, seconded by Vince, and all were in favor. The meeting was adjourned.

Respectfully submitted,  
Barbara S. Burkhalter

*Final*  
*Approved 06/28/12*