

Marshfield Development Review Board

Minutes

Thursday, May 12, 2016, 7:00 p.m., Old Schoolhouse Common

Present: DRB Members, James Arisman, Les Snow, and Gary Leach. Not Present: Jenny Warshow and Michael Schumacher. Visitor: Will Fitzpatrick.

At 7:00 p.m., James Arisman, presiding for the DRB, called the meeting to order. The DRB met on this date under the provisions of Section 2010 of the Town of Marshfield Subdivision Regulations, which provide for an Informal Information Meeting between potential subdivision applicants and the DRB to discuss the application process and general requirements for submission of information and documentation to the DRB. Will Fitzpatrick requested this meeting with the DRB.

Under Section 2010, at such an informational meeting, no testimony or exhibits are received, no findings of fact are made, and no rights accrue of any kind to any party. The purpose of such a meeting is to facilitate the subdivision application process by allowing applicants to ask questions and receive procedural information and clarification prior to submitting a formal application.

Will Fitzpatrick holds a parcel of land in Marshfield. Mr. Fitzpatrick stated that is considering possible subdivision of the present lot on Laird Pond Road to yield two lots. Mr. Fitzpatrick showed the DRB members in attendance with copy of a map with entries indicating approximate distances and the location of structures and boundaries, as well as two alternative possible subdivision layouts.

Mr. Fitzpatrick stated that he is concerned that it is likely that the parcel he wishes to subdivide may have a few feet short of the total road frontage that would be required under the subdivision regulations to permit the parcel to be subdivided. Mr. Fitzpatrick indicated that he saw a subdivision with a 50-foot right of way as a possible solution but he indicated that he regarded this particular subdivision as less desirable than a roughly straight-line division of the parcel, an approach that would result in two lots that would be more regular in shape.

The DRB members discussed the application process with Mr. Fitzpatrick and answered questions regarding procedure, the timing of steps in the subdivision review process, and the applicable Town regulations. The DRB members urged Mr. Fitzpatrick to consider the possibility of seeking to purchase or otherwise obtain from an adjoining neighbor a small purchase of land that would increase his total road frontage prior to a public hearing on his subdivision application.

Mr. Fitzpatrick was not under oath, no testimony was provided by him, and no exhibits were entered into the record. The DRB made no findings of facts or decisions in this informal meeting, as is consistent with the purposes of a Section 210 informational meeting. DRB Member James Arisman agreed to review further Mr. Fitzpatrick's possible subdivision plans and to communicate with him by telephone at a later date regarding the matter.

The meeting was adjourned at approximately 7:25 p.m.

Minutes By: James S. Arisman, DRB Member

The foregoing is a true copy of the Minutes of the May 12, 2016 Meeting of the Marshfield, VT DRB. By
_____/S/_____, James S. Arisman, Member
