

Town of Plainfield
Development Review Board (DRB)
Minutes of Meeting held on August 14, 2013

Final Minutes Approved on: _____

Present:

___(absent)___ Janice Walrafen, Chair

___X___ Rob Bridges

___X___ Neil Hogan

___X___ Sarah Albert, Clerk

(Quorum of DRB in attendance)

Also Present:

Karen Storey – Zoning Administrator (ZA)

Mary Lane – Administrative Assistant

Signed in for Black Bear Biodiesel/Second Wind LLC: Continuation of July 10, 2013 hearing:

Peter Young, Gary Graves

Arriving later in meeting for Sketch plan review for a 3 lot subdivision at 3134 Country Club Road:

Steve Pappas

6:45 P.M. – Meeting called to order by DRB member Bridges

Agenda Item #1 – 6:47 P.M. Review agenda/make adjustments. Approval of the minutes of 7/10/13 meeting.

- ZA Storey adds 3 items to the agenda: Town Hall; Second building on a lot; and Center School.
- DRB member Bridges makes a spelling correction to the minutes. Board members discuss items in the minutes about the operation of the Biodeisel project but make no further changes to the minutes. DRB member Hogan makes a **motion** to accept the minutes as amended. Clerk Albert seconds. The motion passes unanimously.

(Discussion about upcoming meeting on August 28th at 6:45PM; and general discussion while waiting for 7 P.M.)

Agenda Item #2 – 7:00 P.M. Continuation of July 10, 2013 Hearing. Commercial site plan review and conditional use application. Light industry for distribution of pure biodiesel, and food trucks and carts.

- Peter Young representing Black Bear Biodiesel (BBB) requests a continuance to the next meeting on September 11, 2013 because issues with a neighbor caused them to seek additional professional advise, and they want to allow time for everyone to get their strategy together. The neighbor, R. L. Valle, told Mr. Young they would contest any infringement of the right of way and flow of traffic over “the dotted line”.
- Gary Graves, neighbor and former owner of the building now occupied by BBB reports he comes to the meeting to support Mr. Young. He provides a historical perspective on the property lines and the agreements that set them in place. He reports on the various locations of the pumps over the years since the 1930s. Mr. Young states that he has been given photographs that show the location of the pumps since the 50s. Clerk Albert suggests the Town Listers may have more information. DRB member Bridges talks about adverse possession.
- Clerk Albert questions the food trucks, and believes this should be addressed separately because it is different than the biodiesel business. DRB member Bridges explains there was a lengthy discussion about this at the meeting. ZA Storey reports that food trucks are not mentioned anywhere in the Zoning Regulations, however because the overview of having these on the same property, and with traffic flow being the main concern, she decided to put them

on the same permit. DRB member Hogan suggests that this discussion end and be continued at the next meeting when everyone will be present, and all the information will be available. Clerk Albert agrees, but continues with her concern saying that it could be difficult for people reading the announcements in the newspaper to understand that food trucks will be present, and the brick and mortar restaurants in the area need to be aware of the food trucks. DRB member Hogan makes a **motion** to continue the commercial site plan review and conditional use application for light industry distribution of pure biodiesel and food trucks and carts to the next meeting scheduled for September 11, 2013. Clerk Albert seconds. The motion passes unanimously.

- ZA Storey reports this does not need to be warned, but she will post it to the public bulletin boards, and if there is another hearing scheduled, to the newspaper. Everyone agrees.

- Gary Graves mentions that he does not believe that the brick and mortar businesses need to be warned about the food trucks. He compares this to the Farmer's Market. Clerk Albert responds this is not a fair comparison since it is only there for a couple hours on Friday afternoon. DRB member Hogan suggests that this be discussed at the next meeting.

(While waiting for the next agenda item to begin at 8:00 PM, DRB Member Bridges suggests ZA Storey discuss her agenda additions.)

- ZA Storey asks the DRB members how to proceed with the possible sale of the former Center School building. She cannot locate any permits establishing use as an educational facility, although it has always been this and not a residence. She found some permits for things like adding a porch. She wonders if this would then require a change of use permit. DRB members wonder if any permits do exist, they would not be valid, since the building has been empty for over a year. Clerk Albert reports that a non-conforming use permit will extinguish after a year, but ZA Storey reports this is considered a non-conforming lot. Clerk Albert suggests that the new owner begin a paper trail by getting a change of use permit, this would also help them with a future sale of the property. ZA Storey agrees.

- ZA Storey asks for opinions about a request to build a second house on Rick Pope's property. The DRB members discuss the request to discover if this can be considered an accessory building, using past requests as examples. The DRB members suggest the land may have to be subdivided. ZA Storey will gain further clarification from the property owner to determine if the second house can be considered an accessory building.

- ZA Storey reports the restoration of the Old Town Hall should require a historic sight review. The current wording on the application avoids this by calling what she believes to be a foundation, a retaining wall. Recently, paperwork was received, requesting a permit for the replacement of a ramp on

the East side of the building. This could trigger a historic sight review, unless it is a ramp for people with disabilities and complies with ADA. If this is the case, it would be exempt. DRB member Hogan suggests she leave it as a retaining wall. In the future, if they want a permit to build upon it, a historic sight review would be triggered at that time.

Agenda Item #3 – 8:00 P.M. Steve Pappas: Sketch Plan Review for a 3 lot subdivision at 3134 Country Club Road.

- Steve Pappas brings in a map that shows the proposed subdivided 9, 15, and 20, acre lots. His house sits on the nine acre lot. He would like to sell the other two as potential building lots. They are currently used as agriculture, and could possibly remain as such, but the acreage is limited. A neighbor may purchase the combined lots to be used for agriculture. Clerk Albert suggests a site visit be done. ZA Storey asks the DRB members to decide if this is a major or minor subdivision. The wastewater plan has been done, and Mr. Pappas is ready for the final decision. The site visit and hearing will be warned for September 11, 2013. Clerk Albert makes a **motion** to call this a minor subdivision. DRB member Bridges seconds. Motion approved unanimously. DRB members instruct Mr. Pappas on what needs to be completed for the Final Platt Hearing, such as: storm water and erosion control, a letter from Pat Martin, the Fire Chief written on letterhead; and an Access Permit from the Road Commissioner.

Meeting adjourned at 8:38 P.M.

- DRB member Hogan moves to adjourn the meeting. Clerk Albert seconds. Motion passes unanimously.

Respectfully Submitted,
Mary Lane, DRB Administrative Assistant