

Town of Plainfield
Development Review Board (DRB)
Minutes of Meeting held on April 9, 2014

Final Minutes Approved on: May 14, 2014

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

Will Colgan – Guest, Health Center Hearing, representing the Health Center

Charlie Cogbill – Guest, Health Center Hearing, land abutter

Linda Bartlett – Guest, Health Center Hearing, representing the Health Center

6:52 P.M. – Meeting called to order by Acting Chair Bridges.

Agenda Item #1 – 6: 54 P.M. – Review Agenda/Approve Minutes.

- The agenda was reviewed with no changes being made.
- Board member Hogan makes a **motion** to approve the minutes of 2/12/14 with corrections made. Clerk Albert seconds, and the motion passes unanimously.

Agenda Item #2 – 7:00 P.M. – Variance Hearing Health Center for Health Center Sign.

All interested parties for this hearing are sworn in by Acting Chair Bridges. Mr. Cogbill reported that he conscientiously cannot swear, so did not want that word to be used. The word "affirm" is used in the statement.

- Long discussion ensues because the original topic of the meeting, which is that Z.A. Storey asked the Health Center to come to the meeting requesting a variance for the sign because the new sign exceeds the rural residential regulation of being under 6 sq feet, becomes complicated when the subjects of the lighting of the sign, and the shrubbery are also brought up, as well as the parking lot lighting and the landscaping design. There is further complication when Charlie Cogbill, (land abutter) comes to the meeting and points out that the 2007, 20011, and Act 250 site plans show inconsistent information.

- Z.A. Storey asks the DRB members how to proceed, as the sign does not show up on any of the site plans. Clerk Albert suggests that she does not believe a variance is the best way to approach this, as it does not comply with the state requirements for a variance. Also, she believes there is a law that states because of being oversized it needed a variance at the time, but has been allowed to stand for over 15 years so cannot issue a violation now since the new sign is not larger. Both Z.A. Storey and Clerk Albert agree that a permit is needed for the new sign, but because it does not show up on any site plans, Z.A. Storey is not clear how to issue a permit. The DRB members wonder if the recent replacement of the signs at Goddard or the Co-op would be similar to this, but Z.A. Storey reports there are differences.

- The discussion changes to the lighting of the sign that was mentioned on a site plan, but was changed with no plan submitted for that change. The lighting in the parking lot and the shrubbery and landscape design are also discussed, however the topic is refocused back to the sign and Ms. Bartlett who represents the Health Center reports she was not prepared to talk about the lighting and landscaping.

- The topic returns to how to address the sign. Z.A. Storey states that she was able to treat the fence and the shrubbery around the transformer as a

minor site plan revision, but because the sign is not on any site plan, and because it is larger than what is allowed in a Rural Residential District, it cannot be addressed in the same way.

- DRB member Hogan asks if the Health Center needs to create a new site plan with all the changes. Z.A. Storey states she is concerned that this is going to cost the Health Center money to file another application and hire the Engineers and Landscape Architects, and warns that this is going to take time to complete. The DRB members are all in agreement, they want to make sure this is all cleaned up and will be corrected so this will not happen in the future. They state that because there was the original plans, then the building expansion in 2007, the addition of the annex in 2011, and another construction plan, as well as the Act 250 plan, that having one plan with everything listed will be what is needed.

- Discussion ensues over how to best complete this revision. Acting Chair Bridges sums this up by saying that what was intended on being a simple matter of the sign, has grown to be much more complicated. The DRB members and guests discuss what is needed and how to proceed. Acting Chair Bridges asks Clerk Albert to be specific with what is needed so in years to come they will know how to comply.

- Z.A. Storey reminds the DRB members that they need to decline the variance. DRB member Hogan makes a **motion** to deny the variance request. Clerk Albert seconds the motion, and it passes unanimously.

- DRB member Hogan makes a **motion** that the Health Center proceeds with the combination of plans from 2007 and 2011 for an amendment. The information on that plan should include: the sign location, the fence location, any updated lighting plan to include the sign lighting, the landscaping of the current trees and shrubs and any proposed modifications to the original landscaping plan, and will be coordinated with the town plantings, and screen the parking lot from Rt 2. Clerk Albert seconds the motion.

- Discussion ensues about what "screening" means. It is determined that screening does not mean you cannot see the parking lot from the road, just that it breaks up the view. Clerk Albert mentions that the lighting on the sign should not shine past the sign. Ms. Bartlett suggests the DRB members go look at this at night. Z.A. Storey and others decide that a site visit would be good. Acting Chair Bridges calls for a vote, and the motion passes unanimously.

Agenda Item # 2 – 8:05 P.M — Unified Regulations

- Acting Chair Bridges suggests since Irene Nagle emailed the updated regulations a few hours prior to the meeting, that everyone look at them and email any questions/suggestions to Irene and include everyone in the loop, including Will Colgan.

Agenda Item # 3 – 8:15 P.M. – Second Wind LLC/Black Bear Biodiesel

- Chair Janice Walrafen emailed the DRB members in her absence, that the Town Attorney James Jamele wrote her a letter asking that the DRB meet with Second Wind and R.L Vallee. The DRB members agree that this case was heard at the DRB, and is now in the Environmental Court. The DRB does not want to take any action on this.

Meeting Adjourned at 9:00 P.M.

- Clerk Albert makes a **motion** to adjourn, DRB member Hogan seconds the motion. Motion passes unanimously.

Respectfully Submitted

Mary Lane
Administrative Assistant