

Town of Plainfield
Development Review Board (DRB)
Minutes of Meeting held on December 18, 2014
18 High Street, Plainfield Town Hall Opera House (PTHOH)

Final Minutes Approved on: January 26, 2015

Present:

Janice Walrafen, Chair

Rob Bridges

Neil Hogan

Sarah Albert, Clerk

Also Present:

Karen Storey – Zoning Administrator (ZA)

6:45 P.M. Meeting Called to Order by Chair Walrafen

- Minutes of November 12, 2014 were reviewed and approved
- **DRB decision 2014-20 Town Hall fence:** Email received from David Strong regarding fence; it will be cedar hedge instead of wooden fence but there will still be a gate in the location shown on site map. Draft decision on Town Hall fence adopted, 3-0. Sarah needs copy of fence photos to attach to the decision, even though the fence itself is being replaced by a hedge.
- Discussion of DRB budget for next fiscal year and report for the Town Report.

Agenda Item #2 – 7:00 P.M. – Tamarack Hollow Farm: Mike Betit and Amanda Andrews, ZPA 2014-11 and 2014-22, Major Subdivision Revision to ZPA 2013-21 DRB finding, decision and conditions dated November 13,2013 for access and waivers

Signed in as interested parties: Amanda Andrews, Alice Merrill, Mike Betit, Philip Moros

The DRB votes to amend subdivision decision DRB-2013-21 to allow use of a farm road located within Lot 2 to access the dwelling on that lot and to continue waiving the unfulfilled subdivision requirements for stormwater management, erosion control, and driveway design under the following conditions:

1. Owners of Lot 2 are engaged in farming and accepted agricultural practices as determined by the VT Agency of Agriculture.
2. Owners agree to notify the town if they cease to engage in agriculture and if they plan to transfer ownership of the property.
3. Cessation of agricultural operation or change of ownership will require new owner(s) to fulfill the waived subdivision requirements unless they sign and submit an affidavit that they are engaged in farming and accepted agricultural practices according to the V Agency of Agriculture.

Voting in favor: Janice Walrafen, Rob Bridges, and Sarah Albert.

The decision carries 3–0.

Agenda Item #3 – 7:30 P.M. – R.L. Vallee Commercial Site Plan Review and Conditional Use Hearing: General Retail Space.

This is a continuance of October 8, 2014 and November 12, 2014 for +/-1835 square feet general retail space with an attached two-family dwelling

Signed in as interested parties: Marcy Shaffer Halé, David Halé, Jill Bessette, Dena Cox, Scott Stewart, Josh Pitts, Claire Dumas, Liz Pettit, Scott Emery, Ryan Horvath, Ellen Selkowitz, Fred Woogmaster, Charles Cogbill, Tim Phillips, Paula Emery, Alice Merrill, Bram Towbin, Mary Lane, Plainfield Water/Wastewater Commission, Otto Hanson, R.L. Vallee, Inc., Chris Galipeau, R.L. Vallee, Engineer, Jon Anderson, R.L. Vallee, Attorney, David Grayck, Black Bear Biodiesel, Attorney

The DRB voted to approve the commercial site plan for two apartments and a retail operation at this location subject to the following conditions:

1. No structural changes to the exterior of the building except the addition of a handicapped access ramp.
2. No changes in outdoor lighting locations; any replacement fixtures shall be downward-facing and energy efficient, and in compliance with Section 2.6 (e) of the Zoning Regulations.
3. The ±22 ft. bi-directional travel lane in front of the building between the rear of the parking spaces and the sidewalk shall be kept open and unobstructed for vehicle access, until a change in configuration may be permitted by the DRB.
4. No snow shall be brought to the property from offsite and excess snow shall not be stockpiled on the site. Excess snow shall be removed offsite in accordance with state regulations.
5. No obstructions shall be permanently placed or maintained along any boundary with the easterly neighbor except as shown on the site plan.

6. The tenant for the retail space shall obtain a Conditional Use permit before occupying the premises.
7. All applicable state and local permits and compliances (wastewater, fire & safety, Vermont Commercial Building Energy Standards, etc.) will be obtained by applicant and recorded with the town.
8. Any changes to the above conditions or to the exterior lighting, trash storage, parking and traffic circulation as described in the findings and updated site plan will necessitate an amendment to the commercial site plan by the DRB.

Also, The DRB recommends strongly that the applicant work with adjacent landowners to minimize the impact of stormwater coming from the property and to control its deliverance to the Winooski River.

Voting in favor: Janice Walrafen, Rob Bridges, and Sarah Albert.
The decision carried 3–0.

Agenda Item #4 –Other business

Present: Jim Malloy, Black Bear Biodiesel

On 9/11/13, the DRB had approved a conditional use permit for a retail commercial business consisting of a distribution center for biodiesel for Black Bear Biodiesel, but one of the decision's conditions stated that although the footprint for the canopy location was approved, the DRB would still need to approve the design of the canopy. DRB reviewed and approved the design.

Voting to approve: Janice Walrafen, Rob Bridges, and Sarah Albert.

Respectfully Submitted,
Sarah Albert, DRB Clerk