

Town of Plainfield
Development Review Board Meeting
September 14, 2016
Approved Minutes

PRESENT: Neil Hogan (Development Review Board Member), Rob Bridges (Development Review Board Member), Sarah Albert (Development Review Board Member), Karen Storey (Zoning Administrator), Cindy Wyckoff (Minutes Recorder), Dawn Fancher (Winooski Valley Co-op), Bob Fancher (Winooski Valley Co-op), Jeannine DeWald (Winooski Valley Co-op), Heather Grant (Paul's Trash), Sean Luster (Paul's Trash).

6:45pm Site Visit at 153 Main Street, Winooski Valley Co-op Market

Rob Bridges called the meeting to order at 7:15pm.

AGENDA

6:45pm Site Visit at **153 Main Street, Winooski Valley Co-op Market**

7:00pm **Hearing and Historic Site Review at Plainfield Municipal Building, 149 Main Street.**
Winooski Valley Cooperative Market Zoning Permit Application 2016-05 Variance and ZPA 2016-05 Historic Site Plan Review for a 33' by 20' One-Story Addition.

Variance from Section 4.4 Building Side and Rear Yard Minimum Setbacks.

Section 3.15 Historic Sites and Building Preservation Site Plan Review in Accordance with 24 V.S.A § 4414 (1) (F).

8:00pm Heather Grant for **Paul's Trash Removal** Would Like to Have Trash Removal Service at Black Bear Biodiesel.

8:15pm **Zoning Administrator Update**

- Health Center Site Plan
- October Meeting Potential Hearings

8:30pm **Review and Approve Minutes**
Review and Adopt Town of Plainfield Decision for Town Forest

9:00pm **Adjourn**

HEARING AND HISTORIC SITE REVIEW AT PLAINFIELD MUNICIPAL BUILDING, 149 MAIN STREET
Winooski Valley Cooperative Market Zoning Permit Application 2016-05 Variance and ZPA 2016-05 Historic Site Plan Review for a 33' by 20' One-Story Addition.

Variance from Section 4.4 Building Side and Rear Yard Minimum Setbacks.

Section 3.15 Historic Sites and Building Preservation Site Plan Review in Accordance with 24 V.S.A § 4414 (1) (F).

- Prior to beginning the site review, Bridges read an evidence affirmation oath, to which public hearing participants affirmed.
- Bridges asked hearing participants to review the plans and drawings for the expansion. Based on findings from the site visit, Bob Fancher modified the dimensions of the proposed building addition from 20' by 33' to 18' 4" by 30' 6". It was noted that the setback distance on the back side of the proposed addition to the fence was 10' and would not require a variance, and the distance from the center of the border tree on Town property to the proposed addition measured diagonally at 6'.
- Bridges read aloud the Standards of Site Plan Review for Commercial Use in Plainfield's Zoning Regulation, stating that the use appeared to be within the guidelines.
- Neil Hogan read aloud the Variance and Appeals in the Zoning Regulations and a brief discussion followed on the point of hardship. Bob Fancher described the Co-op's cramped conditions in terms of office, storage, and retail space and the need to offer a broader line of products to better serve its customers, noting that the proposed addition would be the final opportunity for expansion. It was deemed that the expansion was an economic necessity to continue and thrive the business and that a hardship would be created for the community if the business needed to move, leaving a derelict building and no place for Plainfield residents to shop. No further points regarding Variance and Appeals were deemed to apply.
- Hogan read aloud the zoning provisions under Nonconforming Uses, Structures, Lots & Parcels. All points were deemed non-applicable with the exception of increasing the non-compliance of a nonconforming structure. It was noted that the addition would result in a greater percentage of the building being situated in the setback, therefore increasing the degree of non-compliance. Sarah Albert noted her objection to taking down a healthy tree if the addition can be built in such a way to avoid its removal. Albert also stated the need to clarify whether the width of the Friends of the Winooski's right-of-way is stipulated in the deed at a specific number of feet or indeterminate, the need to notify the Friends of the Winooski about the planned expansion, and the type of foundation proposed for the new addition. It was decided that a continuance of the hearing was necessary to gather information on the width of the right-of-way as specified in the deed, notify the Friends of the Winooski about the planned expansion, and obtain the tree warden's assessment of how close to the tree you can dig a foundation without causing it harm. **Bridges made a motion to continue discussion on the variance issue at the 11/9/16 meeting at 7pm. Albert seconded the motion. The motion was approved unanimously.** The Co-op will send out a second letter to abutters to notify them of the continuance, including a registered letter to the Friends of the Winooski.
- Bridges read aloud the Historic Sites and Building Preservation Site Plan Review provisions. Bob Fancher stated that the Co-op's intention is to preserve the architectural style of the building wherever possible. He noted the possible departure from the composition of historical materials, e.g., replaced siding on the existing building and new siding on the addition would probably be made of cement fiber for durability purposes, but look similar to the current wooden clapboards. Windows on the second floor in the Community Center will be replaced and there will be windows in the new addition. In both cases, six-over-six, wooden-look windows will be used to maintain the historical look, but be double paned and made of modern materials to provide for greater energy efficiency. The new door would also be made of modern materials for security and energy efficiency. Bob Fancher stated two possible variations: the handicapped-accessible ramp would not look historic, which Albert noted did not have to comply with the historic look; and the molding around the windows and roofline. An attempt will be made to match the molding to the extent

possible, but the high cost of custom wood work might make matching it exactly cost prohibitive. A brief discussion ensued on the choice of building color with the agreement that any of the colors used for buildings of that type and period—white, or the current blue color—would be acceptable. **Hogan made a motion to accept the Historic Review. Albert seconded the motion. The motion was approved unanimously.** Albert asked if there might be a minor property line adjustment with the cemetery, which the Zoning Administrator Karen Storey agreed could be explored.

HEATHER GRANT FOR PAUL’S TRASH REMOVAL WOULD LIKE TO HAVE TRASH REMOVAL SERVICE AT BLACK BEAR BIODIESEL

- Storey noted that Black Bear Biodiesel, the applicant for property-owner Second Wind, has requested approval of a trash and recycling business to operate on Saturday mornings at its location on Route 2. Heather Grant provided background on her family’s business, started in 1993 in East Montpelier, and the company’s desire to expand into Plainfield to replace Cookson’s trash-collecting service that is no longer in operation. Grant noted the sizes of the two trailers that would be employed—an 8’ by 12’ dump trailer and a 7’ by 10’ recycling trailer—both of which would be removed from the property after the hours of operation each Saturday. The flow of traffic would come in through the right-of-way on the right of the Black Bear Biodiesel building and circle around to the trailers located at the back left of the building by the stones. In terms of the other businesses that occasionally set up on the property, the rental agreement between Black Bear Biodiesel and Paul’s Trash would give the latter priority during its hours of operation. Grant stated that plans were to begin operations at the site on 10/1/16, however, if approval was not granted by the Development Review Board by then, the operation would be set up at the Park and Ride until such time that it was. The issue was raised regarding the use of the right-of-way with the adjacent R.L. Valle property in terms of increasing traffic. It was deemed that a public hearing was necessary and could be scheduled for 7pm at the 10/12/16 meeting. Storey explained the permitting procedure in terms of timing, noting that any appeals would lengthen the process. It was suggested that Grant talk with Select Board chair Bram Towbin to obtain official approval for Paul’s Trash to begin interim operations at the Park and Ride.

MINUTES

- After reviewing the minutes from the 7/13/16 meeting, **Hogan made a motion to accept the minutes from the 7/13/16 meeting as written. Bridges seconded the motion. The motion was approved unanimously.**

REVIEW AND ADOPT TOWN OF PLAINFIELD DECISION FOR TOWN FOREST

- After a brief discussion on the size of the signs at the Town Forest, **Hogan made a motion to adopt the Town of Plainfield decision for a variance to allow for two signs at the Town Forest. Bridges seconded the motion. The motion was approved unanimously.**

ZONING ADMINISTRATOR UPDATE

- Storey noted the agenda items for the 10/12/16 meeting as follows: Paul’s Trash; a boundary line adjustment for George Springston, Rose Paul, and Donna Hutchins; a permit application by Patrick Tibbetts for a conditional-use cottage industry event barn, along with a site visit (which members

decided to instead schedule for the 11/9/16 meeting); and a variance request by Louis Scott and Cindy Scott for building a garage, which will include a site visit.

- Storey reported that she will meet with the lawyer and engineer from the Health Center to get an official and accurate site plan.

The meeting adjourned at 8:50pm on a motion by Hogan. Albert seconded the motion. The motion was approved unanimously.

Respectfully submitted by Cindy Wyckoff