

**Town of Plainfield**  
**Development Review Board Meeting**  
**October 12, 2016**  
**Approved Minutes**

**PRESENT:** Neil Hogan (Development Review Board Member), Janice Walrafen (Development Review Board Chair), Rob Bridges (Development Review Board Member), Karen Storey (Zoning Administrator), Cindy Wyckoff (Minutes Recorder), Donna Hutchins (Hearing Participant for Boundary Line Adjustment Permit Application), George Springston (Hearing Participant for Boundary Line Adjustment Permit Application), Mary Rose Paul (Hearing Participant for Boundary Line Adjustment Permit Application), Dale Bartlett (Hearing Participant for Boundary Line Adjustment Permit Application), Heather Grant (Hearing Participant for Black Bear Biodiesel Permit Application Amendment), Jim Malloy (Hearing Participant for Black Bear Biodiesel Permit Application Amendment), and Willy Pacheco (Hearing Participant for Black Bear Biodiesel Permit Application Amendment).

**Janice Walrafen called the meeting to order at 6:45pm.**

**AGENDA**

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| 6:45pm | Call meeting to order<br>Review agenda make any adjustments  |
| 7:00pm | Public Hearing: Donna Hutchins, George Springston, and Mary Rose Paul Zoning Permit Application 2016-27 for property located at 131 East Hill Road. Boundary Line Adjustment: transferring 4.43 acres from 131 East Hill Road to 81 East Hill Road.  |
| 7:30pm | Public Hearing: Black Bear Biodiesel Zoning Permit Application (ZPA) 2016- 31 CU Amendment to ZPA 2013-17 remand for property located at 252 High Street. Addition of a Trash, Recycling, and Compost Drop Service on Saturdays. Drop open from 8am to 12pm. No Trash, recycling, or compost left on site. |
| 8:30pm | Review and approve DRB meeting minutes from September 14, 2016   |
| 8:45pm | Discuss and schedule potential site visits for November meeting  |
| 9:00pm | Adjourn  |

Two items were added to the agenda: The Goddard College situation and the makeup of the Development Review Board after Rob Bridges and Neil Hogan leave on 3/31/17.

**MINUTES**

- **Neil Hogan made a motion to adopt the minutes from the 9/14/16 meeting as drafted. Rob Bridges seconded the motion. The motion was approved unanimously.**

## **DISCUSS AND SCHEDULE POTENTIAL SITE VISITS FOR NOVEMBER MEETING**

- Discussion centered on scheduling dates and times for two cottage industry event venue site visits. The site visit for Patrick Tibbetts at the end of Maxfield Road was scheduled for 10/26/16 at 5pm and the site visit for Dan Dolan and Rebecca Armell at 375 Bartlett Road was scheduled for 11/2/16 at 5pm.

## **PUBLIC HEARING: DONNA HUTCHINS, GEORGE SPRINGSTON, AND MARY ROSE PAUL ZONING PERMIT APPLICATION 2016-27 FOR PROPERTY LOCATED AT 131 EAST HILL ROAD. BOUNDARY LINE ADJUSTMENT: TRANSFERRING 4.43 ACRES FROM 131 EAST HILL ROAD TO 81 EAST HILL ROAD.**

- Walrafen read aloud an evidence affirmation oath, to which all public hearing participants affirmed.
- Zoning Administrator Karen Storey summarized the zoning permit application request for the boundary line adjustment. George Springston presented a map of the area, noting the locations of all the property abutters and indicating both the current and proposed property lines. Referring to Boundary Line Adjustments under Article V: Subdivision Review Procedures in the Town of Plainfield Zoning Regulations, Walrafen read through the conditions with all DRB members in agreement that the requested boundary line adjustment meets each of the conditions. Abutter Dale Bartlett stated that his barbed wire fence was actually six inches off from the property line. He noted that the fence had been taken down in three different places, to which Springston acknowledged was his doing with permission from Donna Hutchins, neither realizing that it was actually Bartlett's fence. When asked what he would like to see happen, Bartlett stated that he would like it to be agreed upon that the fence belongs to him. Springston and Mary Rose Paul readily agreed and confirmed that they would help Bartlett fix the fence. Two people present offered to donate barbed wire to Bartlett. **Bridges made a motion to approve the boundary line adjustment as requested with the stipulation that the barbed wire fence belongs to Dale Bartlett to do with whatever he would like. Hogan seconded the motion. The motion was approved unanimously.** Walrafen noted that a final Mylar plat would need to be submitted to the Town within six months after the appeal period closes. Storey stated that the decision made tonight would be approved at the 11/9/16 meeting after which a 30-day appeal period would begin with another 15-day appeal period beginning after that for the Zoning Administrator to grant the permit. Storey added that only the four people present at the hearing tonight can appeal.

## **PUBLIC HEARING: BLACK BEAR BIODIESEL ZONING PERMIT APPLICATION (ZPA) 2016- 31 CU AMENDMENT TO ZPA 2013-17 REMAND FOR PROPERTY LOCATED AT 252 HIGH STREET. ADDITION OF A TRASH, RECYCLING, AND COMPOST DROP SERVICE ON SATURDAYS. DROP OPEN FROM 8AM TO 12PM. NO TRASH, RECYCLING, OR COMPOST LEFT ON SITE.**

- Walrafen read aloud an evidence affirmation oath, to which all public hearing participants affirmed.
- Storey summarized the zoning permit application amendment for Black Bear Biodiesel to add a trash, recycling, and composting drop on its property on Saturday mornings. Bridges reviewed what had been discussed at last month's informational meeting. Walrafen read through both the general standards and specific standards for particular uses in Section 8.6.1 Standards for the Review of Conditional Uses in the Town of Plainfield Zoning Regulations. There was agreement among the Development Review Board members and the neighbor present that all of the conditions have been met with no objections. **Bridges made a motion to accept the application for the addition of a trash, recycling, and compost drop service on Saturdays on the site as specified. Hogan seconded**

**the motion. The motion was approved unanimously.** Walrafen noted that the appeal period is the same as for the previous hearing: The decision made tonight will be approved at the 11/9/16 meeting after which a 30-day appeal period will begin with another 15-day appeal period beginning after that for the Zoning Administrator to grant the permit. Only the three people present at the hearing tonight can appeal. It was noted that after the decision was approved at the 11/9/16 meeting, the trash operation could move to Black Bear Biodiesel; however, if the decision is appealed after that, the operation would have to move back to its current operation site at the Park and Ride.

#### **GODDARD COLLEGE SITUATION**

- Walrafen noted the receipt of a letter forwarded by the Plainfield Town Clerk from the Environmental Court regarding neighbors' concerns about the possibility of blasting as part of the construction of Goddard's woodchip heating plant. The letter is a courtesy copy with no action required by the Development Review Board.

#### **MAKEUP OF THE DEVELOPMENT REVIEW BOARD**

- With both Bridges and Hogan leaving the Development Review Board effective 3/31/17, there is a need to find volunteers to fill their positions. Discussion followed on the possibility of the Select Board helping to identify residents who might be interested and the challenge in finding people who are willing to serve on local boards. The minimum number of members for the Development Review Board to function is three.

**The meeting adjourned at 8:45pm on a motion by Bridges. Hogan seconded the motion. The motion was approved unanimously.**

Respectfully submitted by Cindy Wyckoff