

Town of Plainfield  
Development Review Board Meeting  
June 13, 2018  
Draft Minutes

PRESENT: Janice Walrafen (Development Review Board Chair), Elaine Parker (Development Review Board Member), Jim Volz (Development Review Board Member), Karen Storey (Zoning Administrator), David Capaccioli (applicant for variance), Charlie Cogbill (member of the public)

**Chair Janice Walrafen called the meeting to order at 6:50pm.**

**AGENDA**

- 6:50 Call Meeting to Order
- 6:50 Held Continued Hearing on David and Liza Capaccioli  
ZPA 2018-02 V Variance for Setback Requirements in Forest and Agricultural  
Lands
- 7:20 Review and Adopt Minutes of May 16, 2018
- 7:30 Review and approve Decision on Gregory Light's ZPA 2018-09 CU Section 3.7:  
Fence over 4 feet within setback
- 7:50 Review and discussion of draft Zoning Regulations
- 8:00 Heard comments from member of the public

**Continue Hearing on Capaccioli Variance**

Chair Walrafen began the DRB meeting at 6:50 pm. The Board held a continued public hearing on the Capaccioli request for a variance. At the hearing Mr. Capaccioli presented a new configuration of his request for a variance. After a brief discussion **Jim Volz moved for approval of the new proposal which was seconded by Elaine Parker. The motion was approved unanimously.**

**Review and approve minutes of May 16, 2018**

After reviewing the minutes, **Elaine Parker moved to approve the minutes of May 16, 2018, as written. Jim Volz seconded the motion. The motion was approved unanimously.**

## **Review and approve Greg Light request for variance**

The Board reviewed the draft decision on the Greg Light request for a variance. Chair Walrafen identified an issue with finding 2. After a discussion it was decided that finding 2 should be revised and new language was agreed to. The new finding 2 will read as follows:

Mr. Light seeks a permit to build a fence on the northeast side of his lot to run 100 feet along the Lee, Betman, and Mink property lines and for 24 feet along the back side of his house and would be 8 feet tall.

**Jim Volz moved to approve the decision as revised. Elaine Parker seconded the motion. The motion was approved unanimously.**

## **Review and discussion of draft Zoning Regulations**

The Board decided to put off discussion of the draft Zoning Regulations until a later date.

## **Comments from a member of the public**

Charlie Cogbill, a member of the public, asked to address the DRB. He identified two issues he wanted to comment on. First, he expressed concern that change of use was granted by the Zoning Administrator without referral to the DRB and without a public hearing. He expressed a particular concern with a house next door to him which Spruce Mountain Inn owns and which they changed from a single unit to two units. He thought this change ought to have been brought to the DRB and there should have been a public hearing. Karen Storey, the Zoning Administrator, explained why it was handled the way it was and that the procedure she used is consistent with the law. He urged us to rethink our procedure regarding this type of variance to have it referred to the DRB and to have a public hearing. His second issue was to request that the Health Center on Route 2 be ordered to file a comprehensive site plan before July 1, 2018, which was required in the decision approving the Health Center's application. The DRB decided that the Zoning Administrator should send a letter to the Health Center making such a request.

## **Adjourn**

The meeting adjourned at 8:40 on a motion by Elaine Parker which was seconded by Jim Volz. The motion was approved unanimously.