

Town of Plainfield, Vermont
Development Review Board Meeting
January 13, 2021
Approved Minutes

PRESENT: Janice Walrafen (DRB Chair), Sarah Albert (DRB Clerk), Alice Sky (DRB Member), James Volz (DRB Member), Karen Storey (Zoning Administrator), Cindy Wyckoff (Minutes Recorder), Ben Davis-Noe (Property Owner, 50 High Street), Timothy Morris (Country Club of Barre/Thomas Mancini Boundary Line Adjustment Discussion), Fred Flint (Country Club of Barre/Thomas Mancini Boundary Line Adjustment Discussion), Andy Robinson (Country Club of Barre/Thomas Mancini Boundary Line Adjustment Discussion), Jan Waterman (Country Club of Barre/Thomas Mancini Boundary Line Adjustment Discussion), Becky Atchinson (Country Club of Barre/Thomas Mancini Boundary Line Adjustment Discussion), and Carrie Mancini (Country Club of Barre/Thomas Mancini Boundary Line Adjustment Discussion).

NOTE: Due to the ongoing COVID-19 pandemic, the DRB convened its meeting remotely via Zoom.

Janice Walrafen called the meeting to order at 7:13pm.

AGENDA

- Call Meeting to Order
- Review Agenda; Make any Adjustments
- Hearing 2020-22 BLA Country Club of Barre, LLC and Thomas Mancini Boundary Line Adjustment. Subdivision Regulation Section 130(C). Transferring 10+/- Acres of Land from Country Club to Mancini. No Development Planned.
- Review and Approve Decision 2020-19 CU Bristol Holdings 5, LLC Ben Davis-Noe for Multi-Dwelling Unit and Historic Site Review for Property Located at 50 High Street
- Review and Adopt Meeting Minutes from December 9, 2020
- Adjourn

HEARING 2020-22 BLA COUNTRY CLUB OF BARRE, LLC AND THOMAS MANCINI BOUNDARY LINE ADJUSTMENT. SUBDIVISION REGULATION SECTION 130(C). TRANSFERRING 10+/- ACRES OF LAND FROM COUNTRY CLUB TO MANCINI. NO DEVELOPMENT PLANNED.

- Walrafen administered an evidence affirmation oath, to which all hearing participants affirmed.
- Walrafen asked if any of the DRB members had any questions or concerns regarding the application, to which the DRB members each responded negatively. Property abutter Jan Waterman asked if it was known what Thomas Mancini plans to do with the property. Walrafen responded that Mancini intends to keep the property as forestland and that there are no plans to develop it. Carrie Mancini, daughter-in-law of Thomas Mancini, added that she believes it is for the land-use, current use program. Sarah Albert added that it was her understanding that the Barre Country Club approached Thomas Mancini and that this is not part of any long-term plan Mancini had in acquiring the property. **Albert made a motion to approve the boundary line adjustment between the Barre**

Country Club and Thomas Mancini. Alice Sky seconded the motion. The motion was approved unanimously. Walrafen stated that she will sign the permit and bring it to the Town Offices.

REVIEW AND APPROVE DECISION 2020-19 CU BRISTOL HOLDINGS 5, LLC BEN DAVIS-NOE FOR MULTI-DWELLING UNIT AND HISTORIC SITE REVIEW FOR PROPERTY LOCATED AT 50 HIGH STREET

- Regarding the draft written decision, property owner Ben Davis-Noe noted that he did not recall there being a condition discussed at the hearing that prohibited more than one car to be parked between the house and the garage at the back of the building. James Volz stated that his concern was not limiting the parking spaces between the house and garage to only one vehicle, but that if any surface applications are used, they be permeable. Albert noted her discomfort with making a change in the decision without the involvement of an adjacent property owner, Sean Lee, who had voiced several concerns at last month's hearing. Sky suggested removing that specific condition from the decision. Albert asked if a revised parking plan had been submitted by Davis-Noe after the hearing last month, to which Davis-Noe responded that doing that was not his understanding. Sky again suggested amending the decision. Albert responded that it was not right to amend the decision without the presence of Sean Lee. Discussion ensued regarding how to make the recording available to others so as to determine if the motion had been transcribed accurately, including obtaining the Zoom recording that Sasha Thayer had made of the hearing. Walrafen agreed to request the recording from Thayer and have it posted to the DRB page of the Town website so that it would be accessible to all. If Thayer no longer has the recording for posting, Albert will copy the voice recording made by the minutes recorder onto her computer for review. **Walrafen made a motion to table approval of both the decision and the 12/9/20 meeting minutes until the 2/10/21 DRB meeting. Volz seconded the motion. The motion was approved unanimously.**

REVIEW AND ADOPT MEETING MINUTES OF DECEMBER 9, 2020

- Due to questions regarding the accuracy of the motion as written in the minutes of 12/9/20, approval was tabled until the voice recording of the meeting could be reviewed.

OTHER BUSINESS

- Walrafen reported that she had submitted the DRB's report for the Town Report as well as participated in DRB budget meetings with the Select Board.
- Volz explained that the State Legislature is about to pass a bill that will allow towns to move their annual Town Meetings to a later date. Plainfield would like to move its Town Meeting to 4/6/21. Voters will cast votes via Australian balloting with no in-person gathering. The Select Board would like to schedule several Zoom meetings to receive feedback from residents regarding issues that may arise at Town Meeting.

ADJOURN

- **Walrafen made a motion to adjourn at 8:04pm. Volz seconded the motion. The motion was approved unanimously.**

Respectfully submitted by Cindy Wyckoff