

Town of Plainfield
Development Review Board (DRB)
Minutes of Meeting held on January 14, 2015

Final Minutes Approved on: February 11, 2015

Present:

Janice Walrafen, Chair

Absent Rob Bridges

Neil Hogan

Sarah Albert, Clerk

(Quorum of DRB in attendance)

Also Present:

Karen Storey – Zoning Administrator (ZA)
Mary Lane – Administrative Assistant
Scott Stewart – Interested Party

6:52 P.M. Meeting Called to Order by Chair Walrafen.
Agenda Item #1 – 6:54 P.M. – Review/Adjust Agenda,
Review and Adopt December 10, 2014 Minutes.

- Z.A. Storey suggests the Decisions have to be approved before the minutes, because the minutes refer to the Decisions' contents. DRB members agree. No other changes made to agenda.

Agenda Item #2 – 7:00 P.M. – Tamarack Hollow Farm: Mike Betit and Amanda Andrews. Review and Adopt DRB findings for 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.

- DRB members review draft of Findings, Decisions and Conditions. DRB member Hogan makes a **MOTION** to approve draft of Findings, Decisions, and Conditions of Tamarack Hollow Farm: Mike Betit and Amanda Andrews, dated November 13, 2013. Clerk Albert seconds and motion passes unanimously.

Agenda Item #3 – 7:10 P.M. – R.L. Vallee ZPA 2014-17 and 2014-CU. Review and Adopt DRB Findings for +/- 1835 square feet general retail space with an attached two-family dwelling.

- DRB members review draft of Findings for R.L. Vallee retail space and 2 family dwelling. They also review a letter from Jon Anderson, attorney for R.L. Vallee, who writes, "although the conditions are acceptable, the decision contains some findings that we believe are not correct..."

- DRB members review each finding as follows:

Finding 5: includes information about exterior and interior lighting. Mr. Anderson states they did not propose changing interior lighting.

Finding 8: states the property boundary to the East, according to property owner Scott Stewart, is not correct on the site plan. DRB requests the site plan include the actual measurements. Mr. Anderson's letter states the site plan submitted was, "only as accurate as we could estimate without doing a survey".

Finding 14: states the DRB would like the attorneys Anderson and Grayck, come to a mutual agreement prior to the next hearing date, about clarifying the location of the shared right of way. Mr. Anderson's letter states, "...we did not negotiate such an agreement."

Finding 17: states snow from Maplefield's property (another property owned by R.L. Vallee) is brought to this property and stockpiled near the Eastern boundary line, shared with Scott Stewart and his partner Jill Bessette, who reports this causes problems. The Applicant reports this was the result of a miscommunication and the snow will be removed offsite to a state-approved location. Mr. Anderson states in his letter there was no agreement to remove the existing snow pile.

Finding 22: states the Applicant agrees to amend the zoning application to say that, **Yes**, access is by ROW; originally this was marked as **NO**, and the representative of the applicant amended this during the hearing. Mr. Anderson reports in his letter, it is not clear which boxes to check. He writes, "we own the fee (sic) interest in one access and a row interest in the other."

Finding 28B refers to the standards from Section 2.6 Commercial Site Plan Review, whether the use was appropriate to district and not detrimental to others in that district or to neighboring properties: and states attorney Grayck questioned the location of the shared ROW and his concern that this project may interfere with how Black Bear Biodiesel uses the parking spaces in front of their building. The DRB requested the applicant work out an agreement with Black Bear Biodiesel about the common ROW on both properties, but this did not happen. Also stated is conditions will be put on the permit to address concerns of the owners of the eastern abutting property. Mr. Anderson's response was, "we understand that you do not intend this discussion to alter right of way rights as they may exist now except insofar as the parties agree to do so."

- DRB members and Z.A. Storey discuss these issues and decide further information needs to be gathered to properly address some of them. Another meeting is scheduled for Monday, January 26th at 6:45 PM, location TBD.

Agenda Item #4 – 8:10 P.M. -- Other Business

Health Center: Z.A. Storey reports the Health Center has not fulfilled the DRB's request to bring in a revised site plan. Chair Walrafen will write a letter to their representative, requesting they do so.

8:15 P.M. Meeting Adjourned.

- DRB member Hogan makes a **MOTION** to adjourn the meeting. Clerk Albert seconds the motion and it passes unanimously.

Respectfully Submitted,
Mary Lane, Administrative Assistant