

Town of Plainfield
Development Review Board (DRB)
Minutes of Meeting held on January 26, 2015

Final Minutes Approved on: February 11, 2015

Present:

____x_____ Janice Walrafen, Chair

____x_____ Rob Bridges

____x_____ Neil Hogan

____x_____ Sarah Albert, Clerk

(Full DRB in attendance)

Also Present:

Karen Storey – Zoning Administrator (ZA)

Mary Lane – Administrative Assistant

David Grayck – Attorney, for abutting property owner, Black Bear Biodiesel

Jon Anderson – Attorney, for R.L. Vallee

6:50 P.M. – Meeting Called to Order by Chair Walrafen

Agenda Item #1 – 6:52 P.M. – Review/Adjust Agenda

- Z.A. Storey requests an agenda amendment, to add "Park & Ride". No other adjustments made.

Agenda Item #2 – 6:55 P.M. – R.L. Vallee ZPA 2014-17 and 2014-17CU. Review and Adopt DRB Findings for +/- 1835 square feet general retail space with an attached two-family dwelling

- Jon Anderson, attorney representing R. L. Vallee, and the attorney representing the property owners to the West, Black Bear Biodiesel (BBB), David Grayck, come to the meeting to discuss with the DRB members the amendments made at the DRB meeting on January 14, 2015, to the DRB's "Application for R.L. Vallee Commercial Site Plan Review & Conditional Use Hearing" (Decision). They also discuss additional changes suggested by both attorneys

- Clerk Albert reads changes made at the January 14, 2015 DRB meeting to Findings numbers 5 and 22, in the Decision, as requested by Attorney Anderson in an email dated January 14, 2015 (5:11 P.M.). Chair Walrafen adds an additional change made to Decision and Conditions #7. Attorney Anderson states he accepts these changes.

- Attorney Gracyk states he has suggested changes to the Findings and Conditions. After discussion, changes are made to #7 in the Findings, and #3 in the Decision and Conditions, and are approved by both attorneys.

- Discussion turns to additional suggested changes sent to Z.A. Storey by Jon Anderson's office staff, in an email dated January 26, 2015 (4:41 P.M.). (hard copies available at the meeting). Approved changes were made to Findings numbers 8, 9, 14 and 17. Changes were made and approved to numbers 3 and 5 under Decisions and Conditions.

- Member Bridges **MOVES** to approve the "Application for R.L. Vallee Commercial Site Plan Review & Conditional Use Hearing". Member Hogan seconds, and the motion passes unanimously.

Agenda Item #3 – 7:33 P.M. – Review and Adopt Minutes from December 10, 2014

- DRB members review and make changes to the minutes. Member Bridges **MOVES** to adopt the December 10, 2014 minutes as amended. Member Hogan seconds and the motion passes unanimously.

Additional Item – 7:40 P.M. – Park & Ride

- Z.A. Storey reports the Town of Plainfield wants to revamp the park & ride shelter, and add solar panels on the roof of the structure. She asks the DRB members if a new site plan needs to be submitted, and then she can decide if it is a major or minor revision. The DRB members agree this is the best approach.

7:45 P.M. -- Meeting Adjourned

- Member Hogan **MOVES** to adjourn the meeting. Member Bridges seconds, and the motion passes unanimously.

Respectfully Submitted,
Mary Lane, Administrative Assistant