

**Town of Plainfield
Development Review Board (DRB)
Minutes of Meeting held on June 10, 2015**

Final Minutes Approved on: _____

Present:

Janice Walrafen, Chair
 Rob Bridges
____ Neil Hogan
 Sarah Albert, Clerk

Also Present:

Karen Storey – Zoning Administrator (ZA)
Will Colgan – Health Center board
Dan Kitchen
Karen Bouffard

7:00 P.M. -- Meeting Called to Order by Chair Walrafen

Review Agenda make any adjustments; Will Colgan is present and Dan Kitchen hasn't arrived yet, so the Health Center update is moved up.

7:02 P.M. – Health Center update

The Friends of the Winooski had approached Will Colgan with a proposal for using land between the parking lot and Rt. 2 to mitigate water coming onto Health Center property from the highway; the Health Center was opposed to this suggestion. Now there is an alternate proposal to use part of the field to the west (currently horse pasture). The Health Center has contacted a new landscaper who will be talking with Linda Bartlett about the landscaping around the parking lot. Linda has the unified document ready and will submit it later this month.

7:10 P.M. –Daniel Kitchen ZPA 201504, Minor Subdivision Final Plat Hearing

Dan Kitchen is present regarding a proposed 2-lot subdivision of his land on Fowler Rd.: Lot 1 is 10.5 acres, Lot 2 is 5 acres.

Lot 2 was subdivided from Denis Fowler's land on 11/10/2008 and subsequently merged w/ the Kitchen property (which had been subdivided from Fowler's land on 12/17/05 as an exempt subdivision).

Applicant has submitted a written request for waivers from the following requirements:

Article IV Section 440 (A), (B) Site Drainage, Stormwater Management and Erosion Control: Lots 1 and 2: no specific development proposed at this time;

Section 460 (A), (B) Access Roads and Driveways: Lot 2 no specific development proposed at this time; Section 470(A), (B) Lot 2 no specific development proposed at this time;

Section 480 Utilities (A), (B), (C): Lot 2 no specific development proposed at this time.

Janice notes that the application is missing a road access permit.

Janice reviews the requirements for final plat approval and we find that the final plat is missing: elevations, driveway location, utilities location, utility lines, topo lines, names of abutters and stormwater plans. There also needs to be a place for town approval with room for signatures. The DRB also asked that a reference to this DRB decision be noted on the plat.

Sarah read Section 410 (H) 2 from the subdivision regulations "Lots with irregular shapes (curves,

jogs, flag-shaped, etc.) should not be created unless warranted by conditions of topography or natural features.” She noted that during the original subdivision of this lot in 2008, planning commission members had objected to its irregular shape and approved it only because it was being merged with the Kitchen parcel.

Rob & Janice remarked that they found, during the site visit last month, that the parcel lines conformed to the topography of the site.

Sarah objected to a waiver from the wastewater requirements because of the small size and odd shape of the lot, stating that there was a possibility that a wastewater system wouldn't be feasible on the lot, rendering it undevelopable.

Applicant stated that lot could still be used for forestry or agriculture and that it was up to the buyer to beware of potential problems.

The question as to whether a wastewater permit is required by the state before subdivision was resolved by a VT DEC fact sheet: a new lot may be created without a wastewater permit providing that the specific *Notice of Permit Requirements* language is inserted in the deed filed in the town land records. Included in this language is the warning that “Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.”

Rob made a motion to approve the Kitchen subdivision under the condition that the previously noted omissions (elevations, driveway location, utilities location, utility lines, topo lines, names of abutters, stormwater plans, place for signatures), reference to the DRB decision and all waivers be noted on the final plat, including language that all conditions for which waivers were requested must be completed and submitted to the zoning administrator before the lot is developed.

Discussion: Sarah said that she didn't agree with giving waivers unless conditions were extraordinary even though waivers have been given in the past. Her concern is that a future buyer of the lot would return to request a variance because of the size and odd shape of the lot. The applicant agreed that in consideration of the shape of the lot being created, no variances for setback requirements would be granted by the town to him or to future owners.

Karen will send a letter to Dan detailing what needs to be added to plat.

Approved 3-0

8:25 P.M. – Karen Bouffard, informational discussion of Change of use process for property; partial conversion of residence to professional offices

Karen would like to convert part of the building which is her residence to be used as professional offices; she wants to be able to rent it out and still be able to live in part of the building. The Village district allows multiple uses in a structure but the Rural Residential district doesn't. Karen proposed that she rent out part of the building as a Cottage Industry. DRB members weren't sure that this situation would qualify as a cottage industry. Karen will consider further.

9:00 P.M. – – Approve minutes from 5/13/15:

Minutes were approved, 3-0.

Meeting adjourned – 9:05 P.M.

Respectively submitted by Sarah Albert