

Town of Plainfield
Development Review Board Meeting
June 8, 2016
Approved Minutes

PRESENT: Neil Hogan (Development Review Board Member), Janice Walrafen (Development Review Board Chair), Rob Bridges (Development Review Board Member), Karen Storey (Zoning Administrator), Cindy Wyckoff (Minutes Recorder), and Charles Cogbill (Resident).

Janice Walrafen called the meeting to order at 6:47pm.

AGENDA

- 6:45pm Call Meeting to Order; Review Agenda, Make any Adjustments
- 6:50pm Review and Adopt Minutes of 5/11/16
- 7:00pm Review and Approve Decisions from 5/11/16 Development Review Board Hearings
 - Permit Application No. 201516CUV. Decision on the Application of: Town of Plainfield RE: Variance and Conditional Use for Bus Shelter
 - Permit Application No. 201607. Decision on the Application of: Town of Plainfield RE: Historic Site Plan Review for an Addition to the Town Hall
 - Permit Application No. 201613. Decision on the Application of: Donald Cain RE: Historic Site Plan Review for Moving a Structure
- 9:00pm Adjourn

Zoning Administrator Karen Storey added Discussion of a Zoning Permit to the agenda. Walrafen added Discussion on Process of Replacing Resigning Development Review Board Members.

REVIEW AND ADOPT MINUTES OF 5/11/16 DEVELOPMENT REVIEW BOARD MEETING

- After review of the minutes from the 5/11/16 meeting, Rob Bridges noted one needed correction. **Bridges made a motion to accept the minutes of the 5/11/16 Development Review Board meeting as amended. Neil Hogan seconded the motion. The motion was approved unanimously.**

REVIEW AND APPROVE DECISIONS FROM 5/11/16 DEVELOPMENT REVIEW BOARD HEARINGS

- Permit Application No. 201516CUV. Decision on the Application of Town of Plainfield RE: Variance and Conditional Use for Bus Shelter. After Walrafen noted a minor date correction needed in Finding #12, **Bridges made a motion to accept the Findings and Decisions regarding the Town of Plainfield's application for Variance and Conditional Use for Bus Shelter as amended. Hogan seconded the motion. The motion was approved unanimously.**
- Permit Application No. 201607. Decision on the Application of Town of Plainfield RE: Historic Site Plan Review for an Addition to the Town Hall. **Bridges made a motion to accept the Findings and**

Decisions regarding the Town of Plainfield's application for Historic Site Plan Review for an Addition to the Town Hall as drafted. Hogan seconded the motion. The motion was approved unanimously.

- Permit Application No. 201613. Decision on the Application of Donald Cain RE: Historic Site Plan Review for Moving a Structure. **Bridges made a motion to accept the Findings and Decisions regarding Donald Cain's application for Historic Site Plan Review for Moving a Structure as drafted. Hogan seconded the motion. The motion was approved unanimously.**

DISCUSSION OF A ZONING PERMIT

- Storey noted that due to the current zoning regulation stating that only one sign may be posted on a property, the Town of Plainfield's Conservation Commission will need to come in for a variance in its permit application for two proposed signs, one at each parking area, at the Town Forest. Storey will notify the Conservation Commission and include the topic in the agenda for the next meeting.

DISCUSSION ON PROCESS OF REPLACING RESIGNING DEVELOPMENT REVIEW BOARD MEMBERS

- Noting that Bridges and Hogan will be resigning from the Development Review Board when their terms expire in March of 2017, Walrafen raised the issue and discussion followed of how and when to begin recruiting for new members.

UPCOMING

- Discussion took place on potential issues coming before the Development Review Board for upcoming meetings. It was decided that if there are no issues to be considered by the Development Review Board for the August meeting, no meeting will be held.

PUBLIC COMMENT

- Resident Charles Cogbill reported that members of the Martin Meadow Association have raised concerns about the traffic situation in the area of the Health Center, particularly the fact that cars exiting the Health Center are not stopping at the stop sign. Bridges recommended making Town Constable George Cushing aware of the problem. Cogbill also noted that a Vermont Cooperative Extension representative had been called in to address land-use practices at Allenwood Stables, particularly the overgrazing of the fields and pollution coming off of the property, and was met with resistance from the property owners. Discussion followed regarding what governing body has jurisdiction over such matters. Bridges asked if a drawing could be drafted showing the underground pipes leading into the collecting pond/river in that area, which Cogbill believe existed. Regarding the Health Center, Cogbill also noted that the lights are still lit well past 9:30pm, that the sign is not permitted, and that the facility's landscaping provides inadequate screening of the property.

The meeting adjourned at 7:45pm on a motion by Bridges. Hogan seconded the motion. The motion was approved unanimously.

Respectfully submitted by Cindy Wyckoff