

Town of Plainfield
Development Review Board Meeting
February 8, 2017
Approved Minutes

PRESENT: Janice Walrafen (Development Review Board Chair), Rob Bridges (Development Review Board Member), Sarah Albert (Development Review Board Clerk), Karen Storey (Zoning Administrator), Cindy Wyckoff (Minutes Recorder), Carla Hancock (Resident, Potential DRB Member), Dale Bartlett (Nicole, Charlene, and Barry Ibey Hearing), Charlene Ibey (Nicole, Charlene, and Barry Ibey Hearing), Barry Ibey (Nicole, Charlene, and Barry Ibey Hearing), Rachel Cogbill (Northeast Washington County Community Health, Inc. Hearing), Charlie Cogbill (Northeast Washington County Community Health, Inc. Hearing), Gerry Tarrant (Northeast Washington County Community Health, Inc. Hearing), Denise Wheeler (Northeast Washington County Community Health, Inc. Hearing), Bob Duncan (Northeast Washington County Community Health, Inc. Hearing), John Monahan (Northeast Washington County Community Health, Inc. Hearing), Paul Rose (Informational Discussion), and Cella Rose (Informational Discussion).

Janice Walrafen called the meeting to order at 6:55pm.

AGENDA

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| 6:45pm | Call Meeting to Order
Review Agenda. Make any Adjustments |
| 6:50pm | Review and Approve DRB Meeting Minutes from December 14, 2016 |
| 7:00pm | DRB Hearing: Nicole, Charlene, and Barry Ibey: Zoning Permit Application 2016-38 Change of Use Commercial Retail to Residence at 53 Main Street. Plainfield Zoning Regulation Section 3.13 Parking. Waiver for Parking Requirements in Commercial District. |
| 7:30pm | DRB Hearing: Northeast Washington County Community Health, Inc.: Zoning Permit Application 2017-01 Conditional Use at 157 Towne Avenue. Amendment to Conditional Use Permit 2011-03 Site Plan, including the Landscaping, the Sign Location, New Drainage (put in after flood), Concrete Pad beside the Accessory Building, Fence Location, and Retaining Wall. |
| 9:00pm | Adjourn |

Zoning Administrator Karen Storey added an informational discussion with Paul and Cella Rose to the agenda.

MINUTES

- **Rob Bridges made a motion to accept the minutes from the 12/14/16 meeting as written. Walrafen seconded the motion. The motion was approved unanimously.**

DRB HEARING: NICOLE, CHARLENE, AND BARRY IBEY: ZONING PERMIT APPLICATION 2016-38 CHANGE OF USE COMMERCIAL RETAIL TO RESIDENCE AT 53 MAIN STREET. PLAINFIELD ZONING REGULATION SECTION 3.13 PARKING. WAIVER FOR PARKING REQUIREMENTS IN COMMERCIAL DISTRICT.

- After hearing participants introduced themselves, Storey stated that Nicole, Charlene, and Barry Ibey are requesting a change of use from commercial retail to residence for the property at 53 Main Street. Because of current Zoning Regulations under 3.1.3 Parking and because there is no on-site parking for the building, the owners need a waiver from the Development Review Board. Discussion followed regarding the past owners and uses of the building. Dale Bartlett, representing the Methodist Church across the street from the building, noted concerns about unauthorized parking in the church parking area. Charlene Ibey noted that the tenants had stated that they had one vehicle and that she had made it clear to them that they could not park in the church's parking area or in the driveway next door to the apartment. After discussion that determined the use as residential and not commercial, despite the building being in a commercial district, **Walrafen made a motion to waive the parking requirement for 53 Main Street. Bridges seconded the motion. The motion was approved unanimously.** Sarah Albert suggested, and Walrafen supported, that this be followed up with a letter to the Planning Commission and Select Board regarding the need for discussion about parking requirements. Albert agreed to draft the letter.

DRB HEARING: NORTHEAST WASHINGTON COUNTY COMMUNITY HEALTH, INC.: ZONING PERMIT APPLICATION 2017-01 CONDITIONAL USE AT 157 TOWNE AVENUE. AMENDMENT TO CONDITIONAL USE PERMIT 2011-03 SITE PLAN, INCLUDING THE LANDSCAPING, THE SIGN LOCATION, NEW DRAINAGE (PUT IN AFTER FLOOD), CONCRETE PAD BESIDE THE ACCESSORY BUILDING, FENCE LOCATION, AND RETAINING WALL.

- The hearing began with an introduction of attending participants. Walrafen expressed hope that ongoing difficulties between the Health Center and area neighbors might be resolved through discussion tonight. Representing the Health Center, Bob Duncan of Duncan Wisniewski Architecture presented three drawings of the Health Center grounds: L1.0, representing a combined depiction of what previously had been approved by the Development Review Board over two different permits; L2.0, representing a field survey of existing conditions conducted in October 2016; and L3.0, representing proposed conditions offering suggestions that would bring back some of what had been previously approved that for various reasons may have changed. Duncan noted the various changes in the landscape between drawings L1.0 and L2.0, including those resulting from salt damage from Route 2, destruction from the storm that preceded Tropical Storm Irene, stolen plantings, and regrading for mowing safety reasons. L3.0 was being presented as a site plan revision that meets all the requirements previously noted by the Development Review Board. Abutting property owner Charlie Cogbill presented various materials in support of his position and read aloud his written testimony, culminating in three long-standing concerns: 1) the view of the Health Center and its parking lots are not adequately screened from Route 2, Towne Avenue, and Route 214; 2) the landscaping of the Health Center is not integrated with the rural-residential neighborhood in which it sits; and 3) that without adequate fencing, hedging, or vegetation screening, the new accessory building and parking lot dominates the view from his backyard and is generally obtrusive. He noted discrepancies in tree species, tree numbers, and tree locations not corresponding with site plans. Walrafen voiced concern that the proposed site plan being considered (L3.0) did not reflect

various landscape changes that previously had been requested by the Development Review Board; however, it was determined that the need to document topographical slope alterations and changes in tree species had not been communicated to the Health Center. Neighboring resident John Monahan noted that he would like to see the Health Center in compliance with the conditions of its original plan before moving forward in discussions regarding any other issues. Albert confirmed that some of what was in the original plan in terms of screening the parking lot from Route 2, specifically a row of 20 cedar trees, had never been planted. Rachel Cogbill noted the lack of screening and emanation of bright lighting that can be seen from various points around the Health Center, including the Post Office, coming in from Route 2, coming down from Route 214, and from residences in the adjacent neighborhood. Discussion followed regarding the extent of ground contour changes. Architect Bob Duncan noted that the plans are not civil engineering drawings, but rather were formulated to address landscaping issues, and noted the cost differences between simply adding contours shown on the 2011 drawing and the significantly higher cost of engaging the civil engineer to come out and conduct an on-site survey. Albert stated that incorporating the existing engineering drawings would come close to representing what is on the ground. Duncan noted that it would not reflect the changes since the 2011 flood event. Health Center attorney Gerry Tarrant suggested that rather than just going back and redoing site plans, if the residents can state in clear terms what they would like to see, for example, certain types of trees in certain locations, it can be mediated to determine what is acceptable to all, including costs. Charlie Cogbill stated that he thought a third-party landscape architect should be involved in the process. Tarrant suggested that they set up a meeting between representatives of the Health Center, neighbors, and possibly Montpelier landscape architect Jean Vissering. In terms of lighting, Health Center board member Denise Wheeler noted that all of the lighting in the parking lots had been recently replaced with less intrusive LED lights, which hopefully is somewhat of an improvement. Charlie Cogbill noted that the issue with lighting is not only the illumination of intensity or position, but timing. A brief discussion ensued on the need for lighting after the 8pm closing of the Health Center, including doctors still seeing patients and safety regarding the amount of medication on the site. Albert asked if the Development Review Board could make a request for more information about the proposed pilot project for watershed planning raised by Charlie Cogbill and why the project was not followed up on with the State. Tarrant restated the next step being that Charlie Cogbill will call the Health Center to meet to talk about landscaping, trees, and lighting in the sense of blocking it, and see if an agreement can be reached as to what he and the neighbors would like and where, and see if it can be accommodated. The Health Center will then articulate the results on paper within the next few weeks and file it with the Development Review Board. Walrafen clarified that the issues are neighborly screening and traffic calming in terms of landscaping, which includes along Route 2 as well as the area between the Cogbill residence and the Health Center. Duncan sought clarification regarding the Development Review Board's expectations in terms of the revised drawings. It was agreed that a civil engineering survey was not necessary, however, changes in topography since 2011 should be noted on the plans so that there is a record going forward. Discussion followed on the site plan requirements for zoning regulations versus storm water permitting and the high cost involved in revising the drawings to update civil engineering data post 2011. **Bridges made a motion to continue the hearing for a status update at the 3/8/17 Development Review Board meeting. Albert seconded the motion. The motion was approved unanimously.** Wheeler requested information on the number and names of members of the Development Review Board

and copies of decisions issued to the Health Center previous to tonight, which Storey agreed to provide.

INFORMATIONAL DISCUSSION WITH PAUL AND CELLA ROSE

- Paul and Cella Rose, who are planning to purchase the Victorian house between the horse farm and the biodiesel station on Route 2, were present to discuss their intentions with the property to determine if any red flags jump out before the 2/17/17 closing date. They plan to convert the first floor of the house to a farm-to-plate restaurant with some outside porch seating and turn the barn behind it into a bakery/grocery. There are no final decisions as to what they will do with the top two floors. In addition to sourcing ingredients from their farm in Calais, the operation would provide a venue for local farms and arts and crafts producers to sell their products. They plan to talk with neighbors prior to the closing, and perhaps work out additional evening parking with the biodiesel station, which, Albert advised, would require an amendment to the biodiesel owner/operator's existing conditional use permit. Storey noted that they had submitted a change-of-use permit request. Discussion followed on the property's location in the Village District and that it is not on the Historic Registry. Story noted that she had advised them that the two biggest concerns are parking and traffic. Albert recommended contacting the Plainfield Water/Wastewater Commission to determine the increased capacity and costs, and Walrafen noted that a permit would be needed for signage.

OTHER BUSINESS

- Walrafen again introduced Carla Hancock, potential new Development Review Board member, who was present to observe the proceedings. Walrafen stated that both Bridges and Neil Hogan have only one more meeting before they step down, at which time the Development Review Board can no longer do business due to the lack of a quorum. Other potential new members were briefly discussed.

The meeting adjourned at 9:25pm on a motion by Bridges. Albert seconded the motion. The motion was approved unanimously.

Respectfully submitted by Cindy Wyckoff