

Town of Plainfield
Development Review Board Meeting
April 12, 2017
Approved Minutes

PRESENT: Janice Walrafen (Development Review Board Chair), Elaine Parker (Development Review Board Member), Sarah Albert (Development Review Board Clerk), Karen Storey (Zoning Administrator), Cindy Wyckoff (Minutes Recorder), Tim Phillips (Paul Rose Hearing, Health Center Hearing), Paul Rose (Paul Rose Hearing), Cella Rose (Paul Rose Hearing), Hillary Sedelnick (Paul Rose Hearing), Tristan MacGregor-Stewart (Paul Rose Hearing), Jill Bessette (Paul Rose Hearing), Scott Stewart (Paul Rose Hearing), Charlie Cogbill (Paul Rose Hearing, Health Center Hearing), and Bob Fancher (Paul Rose Hearing).

At 6:00pm, members of the Development Review Board and others gathered for a site visit for 2017-03 CU Paul Rose at 268 High Street.

Janice Walrafen called the meeting to order at 6:57pm.

AGENDA

- 6:00pm Site Visit for 2017-03 CU Conditional Use Paul Rose at 268 High Street. Plainfield Zoning Regulations Section 2.6 Commercial Site Plan Review and Section 2.8 Conditional Use and related sections for a multi-use building to include on the 1st floor commercial business that is a locally sourced farm to plate restaurant with grocery and a bakery. The above floors continuing to be 2 apartments. This includes conversion of the garage/barn to market that would sell local produce, with bakery and deli section.
- 7:00pm Commercial Site Plan Review and 2017-03 CU Conditional Use Hearing Continuance for Paul Rose, 18 High Street Plainfield Town Hall Opera House
- 8:00pm 2017-01CU Health Center at 157 Towne Ave. 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.
- 8:45pm Review and Approve Meeting Minutes March 8, 2017
- 9:00pm Adjourn

Prior to beginning the Paul Rose Hearing scheduled for 7:00pm, Walrafen introduced Elaine Parker, the new member of the Development Review Board. Walrafen noted that two more members are needed to make it a full board and that anyone interested should submit a letter to the Select Board. Walrafen introduced herself and called for the other members of the Development Review Board and all others in attendance to introduce themselves as well. A copy of the current Zoning Regulations was given to Parker.

COMMERCIAL SITE PLAN REVIEW AND 2017-03 CU CONDITIONAL USE HEARING CONTINUANCE FOR PAUL ROSE, 18 HIGH STREET PLAINFIELD TOWN HALL OPERA HOUSE

- Walrafen called the hearing to order and read aloud an evidence affirmation oath, to which all public hearing participants affirmed.
- Paul Rose reviewed plans to convert the Victorian house into a farm-to-table restaurant with a market attached. The site visit mainly focused on the road, intersection, and parking areas. Discussion has involved plans to widen the intersection, extend the culvert that goes under Robert Lane, grade and pave parking areas, stay mat the road, install appropriate signage, and create a turnaround at the property line. Walrafen added the topics of lighting and hours of operation, which will also be discussed at this hearing.
- Walrafen noted that Sections 2.8 and 2.6 in the Zoning Regulations are the standards that need to be reviewed and met, and began with the Commercial Site Plan Review. In terms of whether the size and scale of the proposed development is compatible with zoning in the Village District, resident Jill Bessette noted that although it is commercially zoned, there is limited business activity in the area and, for all intents and purposes, it is a residential neighborhood. She stated her concern regarding the increase in cars coming and going during the 7am-to-9:30pm proposed hours of operation, the associated traffic noise, and the impact on the safety of children riding bicycles in the area. Paul Rose stated measures that can be taken for sound and visual abatement from cars coming on the road, including trees and brush along the property line and possibly a sound-abatement wall behind the trees. Rose noted that all the other abutting properties are commercial, with the house at the top of Robert Lane being the only exception. Walrafen suggested doing a traffic study for the proposed plan, and Sarah Albert suggested first talking with VTRANS, especially regarding plans to widen the entrance to Robert Lane. Rose noted his plans to first talk with the Select Board. Albert suggested contacting the permit specialist in Barre, who can advise him of permits needed for the project, to which Rose responded that his architect is currently gathering that information. Bob Fancher noted his concern for the direct competition that the proposed project would have on other businesses in the Village. Rose noted that while there may be some minor overlap with the Plainfield Co-op, he would mostly be selling products from his and other local farms, including some dairy, and there is room for discussion regarding set pricing where products may overlap. Rose noted that Maple Valley Café and Tim's Convenience are technically in Marshfield and while they do not add to Plainfield's tax revenue, his operation will. Property abutter Hillary Sedelnick noted that they would probably have not purchased their property if they had known that a property like that would be at the bottom of the hill. Rose reiterated his commitment to make the situation viable for everyone involved. Walrafen noted that other as yet unknown issues such as lighting and parking would be discussed at a continuation of the hearing once Rose has submitted a complete site plan. Rose stated that the parking requirement is one space per 150 square feet of retail space plus two spaces per residential unit, totaling approximately 12-15 spaces. Walrafen noted that additional parking will be required if they expand the dining area to the outside porch, with which Rose agreed he would include in his calculations. Other items needing to be addressed include traffic circulation and a discussion with the fire department regarding emergency vehicles. Area resident Charlie Cogbill stated that the intersection at Towne Avenue and Route 2 is considered dangerous and adding an increase in traffic almost directly across Route 2 at Robert Lane should be investigated. A brief discussion followed regarding who to contact

for a traffic study, including Cogbill's opinion of the inadequacy of one previously performed in the general area.

- Regarding standards under Conditional Uses, specifically community facility, the road, storm water drainage, and sewage need to be addressed. Scott Stewart noted the possible need for a storm water permit if the size of impervious surfaces is increased and offered the names of several people Rose could consult on the issue. Bessette noted that the area is a major thoroughfare for deer. Fancher mentioned the issue of delivery trucks blocking roads and Rose responded that all the delivery trucks would be going to his farm in East Calais where the food preparation work would be done and that the only deliveries to the Plainfield location would be with his truck. Rose stated that he would not allow the road to be blocked. Albert noted that the area has been commercially zoned since zoning regulations went into effect and businesses in Town should be sited in the Village and along Route 2, where infrastructure is already in place. Resident Tim Phillips offered his observation that up until a few years ago before the Red Store ceased operating, the area was extremely busy as an active commercial locale. A brief discussion followed regarding reasons why the Red Store discontinued operating and the desire of many in the community to see another business in its place. In terms of utilization of renewable energy resources, Rose stated that he was open to ideas. He noted that his farm in East Calais, which will be supplying most of the products for the restaurant, deli, and bakery, is completely off the grid. Rose agreed to include on his site plan any requirements for a scrubber or ventilation system for the kitchen as well as tree and shrub sound barriers and lighting. Property abutter Tristan MacGregor Stewart inquired whether Rose still plans to install a sprinkler system and that upgraded water line requirements can be discussed when Rose attends next week's Water/Wastewater Commission meeting. Rose stated that existing water and sewer lines are not currently at the required spacing of 10 feet apart, and once they begin digging up and doing anything with water and sewer lines, everything will be brought up to code. Noting that the Central Vermont Regional Planning Commission has just contracted with someone to do a storm water management plan for the entire Town of Plainfield, Rose stated his willingness to either implement or champion improving storm water runoff and sediment collection for the surrounding area. Albert stated that any permit requirements that the Development Review Board may not have specified will still be Rose's responsibility. Rose agreed and noted that the property will be completely compliant with Americans with Disability Act requirements. Bessette raised the issue of snow removal and where to pile large amounts. Rose noted that he will be doing the plowing himself and will be in dialog with neighbors as to where it should go. Noting the runoff nature of snow piles, Walrafen stated that it should be part of the storm water drainage issue. A final list of items to be addressed by Rose's commercial site plan included: signs, hours of operation, lighting, parking, traffic study, storm water runoff, noise abatement, letter from the fire marshal, water/wastewater, VTRANS, and fencing. **Albert made a motion to continue the Paul Rose hearing at the Development Review Board's 6/14/17 meeting at 7:00pm. Parker seconded the motion. The motion was approved unanimously.**

2017-01CU HEALTH CENTER AT 157 TOWNE AVE. 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.

- Noting that the continuation of the Health Center Amendment to Conditional Use Permit 2011-03 Site Plan hearing actually had been scheduled for the 5/3/17 Development Review Board meeting, it was decided that this meeting would continue on to the next agenda item.

REVIEW AND APPROVE MEETING MINUTES FROM MARCH 8, 2017

- After reviewing the minutes from the 3/8/17 meeting, **Albert made a motion to approve the minutes from 3/8/17 as written. Walrafen seconded the motion. The motion was approved unanimously.**

ADJOURN

The meeting adjourned at 8:15pm on a motion by Albert. Parker seconded the motion. The motion was approved unanimously.

Respectfully submitted by Cindy Wyckoff