

Plainfield Development Review Board
Meeting Minutes
July 10th, 2019

DRB Present: Janice Walrafen, chair, Sarah Albert, Elaine Parker, Jim Volz, Alice Dworkin

ZA: Karen Storey

Leon Marasco and Kate Harper, neighbors; Tim Davis and Amanda Rigatti, owners

- 6:00 Site visit at 1911 East Hill Rd.
- 6:57 Meeting called to order at Municipal Building. Attending hearing: Leon Marasco and Amanda Rigatti.
- Additions to the agenda: 1) Paula Emery recent house work. 2) New Hamburger.
- We adopted the minutes from 6/12.
- 7: 04 We opened the public hearing for Tim Davis and Amanda Rigotti of 1911 East Hill Rd. ZPA 2019-10 V Section 2.9 Variance for setback requirements for building and side yard setback in Forest and Ag Land District. The property owners want to build a two-car garage with studio space above. The abutting neighbors (Leon Marasco and Kate Harper) will accept a variance if the design and build guarantee no more water run-off toward their property and Katuah Rd. On site, DRB members found the approximate property line and measured varying setback distances to see how the proposed garage might fit. We discussed different ways to manage water on-site including curtain drain, ditch, retention pond, swale, and rain garden. Davis and Rigotti will return with a specific design that prioritizes water management. DRB suggests a setback of 20-25ft from boundary line. We will continue the hearing on August 14th at 7pm.
- 7:45 We reviewed and approved the Weinreich ZPA 2019-05 Boundary Line Adjustment Decision at 1585 Country Club Rd
- We reviewed and approved the Pappas ZPA 2019-09 Boundary Line Adjustment and Major Subdivision at 3134 Country Club Rd
- We discussed Paula Emery's request for more information on construction within the historic district. The permitting process gets triggered when a house changes its footprint. The addition of a movable deck less than 100 square feet is not considered a changed footprint, nor is the replacement of windows with a door. DRB suggests the Planning Commission may want to review its historic district codes.
- We discussed New Hamburger, which has a new ownership structure. Karen will review the conditional use permit with the property owners to see what updates/changes may be needed.
- 8:05 Meeting adjourned.