

Town of Plainfield
Development Review Board Meeting
March 14, 2018
Draft Minutes

PRESENT: Sarah Albert (Development Review Board Clerk/Acting Chair), Elaine Parker (Development Review Board Member), Will Colgan (Stand in from the Planning Commission), Karen Storey (Zoning Administrator), Cindy Wyckoff (Minutes Recorder), Lisa Capaccoli (Hearing for David and Lisa Capaccioli), David Capaccoli (Hearing for David and Lisa Capaccioli), Lindsay Helwig (Hearing for Tom Stauckas), Tom Blachly (Hearing for Tom Stauckas), and Jim Jamele (Hearing for Tom Stauckas),

Prior to the start of the meeting, a site visit was made at 4400 East Hill Road regarding Zoning Permit Application 2018-02 Variance for Setback Requirements for David and Lisa Capaccioli

Acting Chair Sarah Albert called the meeting to order at 6:52pm.

AGENDA

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| 6:45pm | Call Meeting to Order |
| | Hearing for David and Lisa Capaccioli ZPA 2018-02 Variance for Setback Requirements in Forest and Agricultural Lands |
| 7:30pm | Hearing for Tom Stauckas ZPA 2018-03 CU Change of Use and Historic Site Plan Review |
| 8:15pm | Review and Approve Minutes of December 13, 2017 |
| 9:00pm | Adjourn |

HEARING FOR DAVID AND LISA CAPACCIOLI ZPA 2018-02 VARIANCE FOR SETBACK REQUIREMENTS IN FOREST AND AGRICULTURAL LANDS

- Albert called the hearing to order and administered an evidence affirmation oath, to which all public hearing participants affirmed. Albert noted that it appeared that the plans are to have the carport on piers with a cellar underneath. David Capaccioli stated that he could not say definitely that the carport would be on piers at this point and that he would default to the way he is told that it should be built. Elaine Parker recommended that the watershed in that location be taken into consideration and to think about the weight of the building on the piers. Lisa Capaccioli noted that they would not be building the structure themselves and that the contractor that they hire will advise them on the proper way that it should be constructed. Parker stated that before any contractor is hired, the residents should observe what happens in terms of the watershed in the spring, and that the piers be at least four, but preferably six, feet deep. David Capaccioli noted that the drawings before the Development Review Board are not meant to be the blueprint, but rather a general idea of how the one-car structure might be situated, and that if there is enough foundation, they would like to have some storage under the garage tall enough for a snow blower, lawnmower,

and such. Parker stated if a variance was to be granted, it is important to know what is going to be there, if it is going to work in terms of the composition of the ground underneath, and how close it will be to the watershed. Albert agreed, noting that the conditions of the variance might be more or fewer depending upon what the builder recommends in terms of how the structure is going to be built, its exact dimensions, and exact location on the property. Albert suggested a continuance of the hearing to a time when the specific construction plans are known. Discussion ensued regarding the means to discover the composition of the soil underneath the proposed building site. Will Colgan noted the issues as being whether it is possible to build in the spot, with the zoning issues being the boundary setback and the setback from the road. Colgan stated that it looked like it would be easy to deal with the setback from the road because of ample room on the site to locate the building far enough back, leaving the relevant issue the setback of the boundary largely in terms of the watershed. Albert noted that she would like to see more concrete design plans before granting any part of the variance, and both Colgan and Parker agreed. A continuance of the hearing was scheduled for 6/13/18 at 6:45pm. Albert and Parker noted that at that time, the Capacciolis should present a definite plan with the location and dimensions of the proposed building as well as information on the composition of the ground underneath the proposed site.

REVIEW AND APPROVE MINUTES OF DECEMBER 13, 2017

- After reviewing the minutes, **Albert made a motion to approve the minutes from the 12/13/17 meeting as written. Parker seconded the motion. The motion was approved unanimously.**
- Subsequent to the 12/13/17 meeting, it was determined that Janice Walrafen could serve another year on the Development Review Board, and that Elaine Parker would continue as a member.

HEARING FOR TOM STAUCKAS ZPA 2018-03 CU CHANGE OF USE AND HISTORIC SITE PLAN REVIEW

- Albert called the hearing to order and administered an evidence affirmation oath, to which all public hearing participants affirmed. Albert reviewed the issue, noting that at the River House located at 16 Main Street, the clay studio will now be a yoga studio and the art gallery will now be an attorney's office. Albert noted that she had read through the previous requests for changes of use by owner Tom Stauckas in 2005 and 2006, and asked if anyone present had comments on the current application at this point. Present were Jim Jamele, who noted that he was here only to say that he had no objections, and River House tenants Tom Blachly and Lindsay Helwig. Albert read through the conditions on the previous change of use. Discussion followed regarding parking and hours of operation for the yoga studio. Storey noted that the parking requirements can be waived; however, discussion continued regarding the square footage of the various spaces within the building in terms of needed parking spaces. Albert proposed that the condition be changed from two parking spaces for the gallery since it is no longer there and because Blachly has only one parking space according to his lease. Albert continued reading aloud the previous change of use conditions, including parking lot signage noting the exit direction, trash collection, and the waste water permit. Albert noted that the only changes she sees that need to be made to the existing conditions is a parking waiver and the language about the gallery having two spaces plus five spaces in municipal parking. Albert asked if there were going to be any changes to the signage outside the building. Blachly stated that he had put in an application for a sign, to which Storey noted did not need consideration from the Development Review Board. Helwig stated that she has a sign,

measuring 48 inches by 11.5 inches, which is in compliance. Discussion ensued regarding the manner in which the sign is hung, which is not flat against the building. Storey noted that Helwig will need to apply for a sign permit. It was determined that there would be no changes to the outdoor lighting and that less traffic would be generated. Yoga studio hours of operation would be seven days a week and fall between 8am and 8pm. Albert noted that the only issue she sees is if there is an event at the Town Hall Opera House on a Friday night, it would take up parking spaces in the lot across from that facility. Albert suggested that Helwig coordinate with the schedule of the Town Hall Opera House to avoid parking clashes. Parker queried if there was a limit to the number of people who can occupy the building at any one time, especially during an event, to which Colgan and Albert responded that that was determined by the Fire Marshal. In terms of Blachly's hours of operation, he noted it would be weekday business hours. Storey noted that a Fire Marshal had inspected the building in 2006 for the conditional use permit being considered at the time. Albert suggested making a condition that the Fire Marshal return to inspect the space for electricity, sufficient access, and other safety issues. Parker asked that a request be made to the Fire Marshal to state maximum occupancy. Storey noted that in order to approve the conditional use permit, the Historic Site Plan needs to be approved. Colgan stated that the Historic Site Plan can be approved because it is a continuation of the existing one. **Albert made a motion to continue the current Historic Site Plan for the building because nothing in the proposed change of use is going to affect it. Colgan seconded the motion. The motion was approved unanimously.** Immediately following, **Albert made a motion to approve the two changes of use in the building: 1) of the Blinking Light Gallery to an attorney's office to be open five days a week during regular business hours; and 2) of the Clay Studio to a yoga studio to be open seven days a week between the hours of 8am and 8pm with approximately 10 classes per week. The existing conditions from the former conditional use permit still stand except that the two parking spaces allocated to the gallery will be deleted and that one space will be allocated to the attorney's office. The Development Review Board will waive the parking requirement for the yoga studio with the condition that they coordinate with the monthly schedule of the Town Hall Opera House and notify their customers to park in the Lower Village at times when events at the Town Hall Opera House are scheduled. In addition to the prior conditions stated, the Fire Marshal will visit the space in the building where the yoga studio is and will be requested to determine the maximum occupancy of the unit. Colgan seconded the motion.** It was determined that a separate motion for each space was not needed because the two units were tied together in the previous conditional use permit. It was also determined that only a different use of the space would require a change of use permit, but not if another attorney was to lease the space. **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