

Town of Plainfield, Vermont
Development Review Board Meeting
February 10, 2021
Approved Minutes

PRESENT: Janice Walrafen (DRB Chair), Sarah Albert (DRB Clerk), Alice Sky (DRB Member), Karen Storey (Zoning Administrator), Cindy Wyckoff (Minutes Recorder), Bradley Blackburn (Upper Road Informal Discussion), and Ben Davis-Noe (Property Owner, 50 High Street).

NOTE: Due to the ongoing COVID-19 pandemic, the DRB convened its meeting remotely via Zoom.

Janice Walrafen called the meeting to order at 7:05pm.

AGENDA

- Call Meeting to Order
- Review Agenda; Make any Adjustments
- Bradley Blackburn, Upper Road Informal Discussion
- Review and Approve Decision 2020-22 BLA Country Club of Barre, LLC and Thomas Mancini Boundary Line Adjustment. Subdivision Regulation Section 130(C). Transferring 10+/- acres of land from Country Club to Mancini. No Development Planned.
- Review and Approve Decision 2020-19 CU Bristol Holdings 5, LLC Ben Davis-Noe for Multi-Dwelling Unit and Historic Site Review for Property Located at 50 High Street Review
- Adopt Meeting Minutes from December 9, 2020
- Adjourn

BRADLEY BLACKBURN, UPPER ROAD INFORMAL DISCUSSION

- Bradley Blackburn was present for an informal discussion regarding his property on Upper Road. Blackburn stated that he would like to apply for a variance and consideration for being able to sell a house and two acres of land without the required five-acre minimum parcel size with the goal of preserving as much of his family's farm as possible. Storey explained that a boundary line adjustment would be needed to provide the required 300-foot frontage. Noting that opinions by the DRB cannot be given because tonight's meeting was not a warned hearing, Sarah Albert stated that the DRB has to follow the five-acre minimum subdivision rule. Albert encouraged other kinds of creative thinking, such as perhaps selling a five-acre piece of the property with an easement allowing Blackburn to use it agriculturally as well as preserving his right of first opportunity if the buyers ever intend to sell or if the Zoning Regulations change to allow for a subdivision that is fewer than five acres. Walrafen read from the Zoning Regulations related to the parameters for granting a variance, noting a provision stating that the presence of unique physical circumstances particular to the property seems to apply. Walrafen encouraged Blackburn to apply for the variance though a permit application, which the DRB would then consider at a scheduled hearing. Discussion

continued regarding the application process itself and the possibility of reconfiguring the boundary lines, or a re-subdivision, in an effort to reshape the subdivision.

REVIEW AND APPROVE DECISION 2020-22 BLA COUNTRY CLUB OF BARRE, LLC AND THOMAS MANCINI BOUNDARY LINE ADJUSTMENT. SUBDIVISION REGULATION SECTION 130(C). TRANSFERRING 10+/- ACRES OF LAND FROM COUNTRY CLUB TO MANCINI. NO DEVELOPMENT PLANNED.

- **Alice Sky made a motion to approve the decision for the boundary line adjustment. Albert seconded the motion. The motion was approved unanimously.**

REVIEW AND APPROVE DECISION 2020-19 CU BRISTOL HOLDINGS 5, LLC BEN DAVIS-NOE FOR MULTI-DWELLING UNIT AND HISTORIC SITE REVIEW FOR PROPERTY LOCATED AT 50 HIGH STREET

- The DRB agreed that review of the recording of the 12/9/20 hearing confirmed that the motion that the DRB had approved, and which was later part of the written Decision, included the condition specifying that only one vehicle could be parked between the house and garage as part of the parking plan. Walrafen requested that Ben Davis-Noe submit an updated parking plan indicating the locations of the five parking spaces that the DRB had approved. Prior to approving the Decision, Walrafen requested that the DRB vote on adopting the minutes from the 12/9/20 meeting, approval of which had been delayed to allow time to ensure their accuracy. **Albert made a motion to approve the minutes from the 12/9/20 DRB meeting as written. Sky seconded the motion. The motion was approved unanimously.** Immediately following, **Sky made a motion to approve the Decision as written. Albert seconded the motion. The motion was approved unanimously.**

ADOPT MEETING MINUTES FROM JANUARY 13, 2021

- Prior to voting on approving the 1/13/21 meeting minutes, Walrafen noted the use of the word “table” rather than “postpone” in terms of delaying action on an issue according to Robert’s Rules of Order. Walrafen stated it was used correctly in the 1/13/21 minutes, but that she would circulate some information on the rule for everyone’s edification. **Albert made a motion to approve the minutes from the 1/13/21 meeting as written. Walrafen seconded the motion. The motion was approved unanimously.**

OTHER BUSINESS

- Sky raised the issue of how the DRB can play a larger role in helping to avoid erosion and flooding of waterways when considering development decisions. Walrafen and Albert noted that the DRB considers environmental impacts when ruling on subdivisions; however, more DRB oversight will be permitted once the Town Plan and new Zoning Regulations are put in place.

ADJOURN

- **Walrafen made a motion to adjourn at 8:13pm. Albert seconded the motion. The motion was approved unanimously.**

Respectfully submitted by Cindy Wyckoff