

Town of Plainfield
R.L. Vallee Conditional Use Public Hearing
and
Development Review Board Meeting
March 9, 2016
Approved Minutes

PRESENT: Neil Hogan (Development Review Board Member), 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), Jon Anderson (R.L. Vallee, Attorney), Chris Galipeau (R.L. Vallee, Engineer), Otto Hanson (R.L. Vallee, Inc.), David Grayck (Peter Young/Second Wind and Black Bear Diesel, Attorney), Jim Malloy (Interested Party), Scott Stewart (Interested Party), Jill Bessette (Interested Party), Eric Blaisdell (Times Argus), Bob Fancher (Winooski Valley Co-op), and Dawn Fancher (Winooski Valley Co-op).

Janice Walrafen called the meeting to order at 6:47pm.

AGENDA

- Review Agenda, Make any Adjustments
- Review and Adopt Minutes of 2/10/16 Meeting
- R.L. Vallee Conditional Use Hearing 2016-04/04CU Amendment to 2014-17 CU. Renovations and Removal of Portion of Existing Structure. Proposed Use to Include Two Residential Apartments, Site Improvements, New Parking, and Landscaping.
- Winooski Valley Cooperative Market ZPA 2016-05 Informational Meeting for Future Request for Variance on Setback Requirements. Potential Conditional Use Permit for Additions in Floodplain.
- Adjourn

Walrafen added an agenda item regarding checking in with the administrative assistant/minutes recorder concerning aspects of the position.

REVIEW AND ADOPT MINUTES OF 2/10/16 DEVELOPMENT REVIEW BOARD MEETING

- **Neil Hogan made a motion to accept the minutes of the 2/10/16 Development Review Board meeting as written. Sarah Albert seconded the motion. The motion was approved unanimously.**

PUBLIC HEARING FOR R.L. VALLEE: Renovations and Removal of Portion of Existing Structure. Proposed Use to Include Two Residential Apartments, Site Improvements, New Parking, and Landscaping.

- Walrafen read an evidence affirmation oath, to which all public hearing participants affirmed. Walrafen described the purpose of the public hearing, noting that it had been convened due to the significant changes to the original permit and to include the community in discussion of the changes. R.L. Vallee Attorney Jon Anderson noted that the change in plans was due to discovering that there

was rot and mold in the building thus the decision was made to take it down rather than renovate. Anderson further noted that the mold issue predated R.L. Vallee's ownership and was not a result of the building being unoccupied. He questioned the need for approval from the Development Review Board, noting that the building was not in the Historic District and that the end result will be a duplex, which does not require a site plan. R.L. Vallee Engineer Chris Galipeau expanded on the proposed new plan, stating the impracticality of moving ahead with the original idea and noted the following proposed changes: The section of the structure that is in the worst shape, the former Red Store retail space, will be taken down, the existing apartment building will be converted to a duplex, and the garage will remain. There will be no exterior additions/extensions that would affect any existing setbacks. The parking lot and entry access will remain the same with a new configuration of parking spaces. Discussion followed on plans for interior renovations to the existing garage for use by the tenants, trash storage and removal, traffic flow, green versus impervious space, parking, and snow plowing. David Grayck, the attorney representing Peter Young/Second Wind and Black Bear Diesel, asked that the Development Review Board consider a condition requiring that there be a sign at the right of way between the R.L. Vallee property and Black Bear Diesel that expressly prohibits parking in that area, to which R.L. Vallee representatives agreed. Upon entering the meeting, property abutters Scott Stewart and Jill Bessette noted that they had not received notification of this meeting, but happened to find out about it through social media. Storey noted post office records stating that a notice had been left at their residence that delivery of a certified letter had been attempted. Sarah Albert noted that because this is an amendment, all conditions that were in the previous permit will still apply unless they are explicitly changed tonight. Discussion ensued on points to add and remove in the conditions from the previous permit (see specific details in the hearing findings), that there would be no changes to the building's footprint, that re-siding of any exterior walls would be consistent with what currently exists, that the addition of any exterior lighting be in compliance with regulations, that demolition debris, including pavement and slab beneath the current retail space, be removed from the premises and disposed of properly, the width of proposed sidewalks, the footprint of the existing apartment space in square footage, and the building's height. A change was made from the previous permit to state that there were currently no renters occupying the property. **Rob Bridges made a motion to approve the proposal as written subject to the following conditions, which he asked Walrafen to read aloud. Sarah Albert seconded the motion. The motion was approved unanimously.**

WINOOSKI VALLEY COOPERATIVE MARKET ZPA 2016-05: Informational Meeting for Future Request for Variance on Setback Requirements. Potential Conditional Use Permit for Additions in Floodplain.

- Bob Fancher explained that due to lack of space and wish to remain within the Village, Winooski Valley Cooperative Market (d.b.a. Plainfield Co-op) is considering expanding the current structure. Given that they are closely surrounded on three sides by adjacent properties, potential expansion would be towards the river. The proposed expansion would be no bigger than 20 feet by 33 feet, two-stories high. He presented an informal site plan with rough dimensions. Fancher noted that the purpose of this informational meeting was to determine if an expansion was feasible, and if so, a formal site survey would be undertaken. Additional space would potentially allow for handicap accessibility to the Community Center on the second floor. The need to expand is the result of natural growth in sales, not necessarily to add product lines or attract increased patronage, thus more traffic or an increased need for parking is not considered likely. Zoning Administrator Karen

Storey stated that they definitely would need a variance for setbacks and a historic site plan review, and if the new Floodplain Inundation River Corridor rules in the upcoming revised Zoning Regulations go into effect before the permit is granted, they would need to comply with those as well. Further discussion included the possible inclusion of a food/deli/coffee bar setup, the proposed location of compressor units, situations for granting setback variances for non-conforming lots, Historic District requirements, and grant possibilities for historic buildings through the State's Village Center Designation Program and other sources of funding. For the new floodplain zoning regulations, Storey noted the State's requirement that the survey information be on the site plan and certified by a licensed land surveyor or professional engineer that shows the base flood elevation. Discussion followed on the permitting schedule and the possibility of getting on the agenda for the 4/13/16 Development Review Board meeting.

DISCUSSION REGARDING THE ADMINISTRATIVE ASSISTANT/MINUTES RECORDER POSITION

- Discussion focused on both current difficulties in posting documents to the Town's website and the level of compensation for recording minutes for Development Review Board meetings. It was decided that the Development Review Board would recommend to the Select Board that the compensation be \$12.50/hour for up to six hours per meeting, similar to the compensation for recording minutes for Select Board meetings.

The meeting adjourned at 8:55pm on a motion by Walrafen. Rob Bridges seconded the motion. The motion was approved unanimously.

Respectfully submitted by Cindy Wyckoff