

Plainfield Planning Commission Meeting

July 20, 2015

Present: Karen Storey, Will Colgan, Paula Emery, Cito Hardy

Agenda: Approval of minutes from previous meeting; Update on Natural Resources Inventory; continuation of Zoning Review; discussion of fluvial erosion on the Brook Road.

Approval of Minutes:

Will moved, Paula seconded, minutes approved.

Natural Resources Inventory

Things are moving along. Brett has begun doing site visits.

Zoning, continued...

Extensive discussion of redrawing the zoning map to extend rural residential so that development is encouraged in the area around the village. The zoning now is inconsistent. Extended rural residential would be in the area between the Country Club Road and the Barre Hill; and between the Upper Road and the Brook Road. Some of this land, however, is very steep or saturated and undevelopable.

The Planning Commission is nearly unanimous on extending the boundary. Paula expressed reservation about extending the Rural Residential boundary out beyond the village line. This led to discussion about extending the Village boundary line out a bit. Cito and Will have the outline.

We need to ask the CVRPC how to get people to emphasize the PUD over the subdivision. How can we structure the zoning to drive the PUD as the primary choice so as to concentrate development?

Karen: We need to change the setback from 50 feet to 25 feet for accessory use in the five acre zoning district. On 5 acre lots the 50 foot setback cuts into the options that people have too often due to siting issues on their property. Cito suggests that people apply for a variance when their property is not suitable for development in a 50 area.

Camps – Karen will look up a definition of “camp” in Marshfield’s zoning and bring this back to us.

List of Things To Do:

We only have a draft of the fluvial erosion hazard plan. The PC needs to move this forward.

State requirement for funding for damage from floods will be tied to community-adopted fluvial erosion river corridor zones.

We no longer need to go through the documents paragraph by paragraph. We can take it to the community in it's current form. We'll do a final review at our next meeting.

Karen will look up camps in the Marshfield zoning regs.

Will is going to contact the CVRPC to come to our next meeting to discuss the final document with our specific questions.

All: Incorporate the historic sites that are outside of the village into the zoning document.

All: Need a historic site map.

Will is going to ask Dan Currier to come.

All: Review zoning and bring in any final questions about the revisions for final comment.

The meeting was adjourned at 8:20PM