

**TOWN OF PLAINFIELD  
DEVELOPMENT REVIEW BOARD**

**Findings of Fact and Conclusions of Law**

**Decision on the application of:** Town of Plainfield Conservation Commission  
**Re:** variance for placement of two kiosks on one parcel

**Permit Application No. 2016-21**

**INTRODUCTION AND PROCEDURAL HISTORY**

1. This proceeding involves a variance for the placement of two kiosks at trailhead facilities in Plainfield Town Forest.
2. The application was submitted for the Town of Plainfield Conservation Commission by Sarah Albert, who is overseeing the trailhead facilities installation. The application was received by zoning administrator Karen Storey on 5/31/16 and referred to the Development Review Board on 6/8/16.
3. On 6/21/16, notice of a public hearing was posted at the following places:  
Plainfield Town Offices, Plainfield Post Office, Plainfield Co-op
4. On 6/21/16, a copy of the notice of a public hearing was mailed to the following owners of properties adjoining the property subject to the application:

Howard & Linda Strong	David Strong	Laura Zeisel
Don & Barbara Sherman	James Capobianco	Patrick Tibbetts
William Edson	Town of Barre	Town of Orange
5. On 6/28/16, notice of a public hearing was published in the *Times Argus*.
6. The application was considered by the DRB at a public hearing on 7/13/16. The application was reviewed under the Town of Plainfield Zoning Regulations, as amended March 1, 2011.
7. Present at the hearing were the following members of the DRB:  
Janice Walrafen, chair, Rob Bridges, Neil Hogan
8. The following persons were present at the hearing and requested status as interested persons under 24 V.S.A. § 4465(b):  
Sarah Albert, who recused herself from the DRB for this hearing

## FINDINGS

Based on the application, testimony, and exhibits the development review board makes the following findings:

1. The Town seeks a permit to place 2 freestanding signs at the Plainfield Town Forest.
2. The property is located at the ends of Gonyeau and Maxfield roads, tax map parcel no. 08-012.000, and is owned by the Town of Plainfield. It is located in the **Forest & Agriculture** District as described on the Town of Plainfield Zoning Map on record at the town office and section **4.2** of the Zoning Regulations.
3. Section 3.6 (Signs in All Districts) of the Plainfield Zoning Regulations states under item 5: Only one free-standing sign shall be allowed per premises. Signage may appear on both sides of a freestanding sign.
4. The town wishes to place a freestanding sign at each trailhead parking area, at the end of Maxfield Rd. and at the end of the navigable portion of Gonyeau Rd. and requires a variance for the second sign. The signs will
5. Section 3.6 (Signs in All Districts) of the Plainfield Zoning Regulations states under item 6: A freestanding sign shall not exceed six square feet in total size, nor shall it exceed six feet in height.
6. Sarah Albert noted that the signs have not been built yet and that the dimensions can be adjusted to be no more than six square feet. Each of the freestanding signs will be one-sided, and be built using two 6" x 6" pressure-treated posts in the ground, exterior plywood, and a 1' x 6' angled plank on top to keep off rain. Each sign will display a map of the Town Forest, a holder for trail maps, a sign about Vermont trails information in general and safety in the woods, and an acknowledgement of the funding organization.
7. Since Maxfield Road is Class 3 and plowed in the winter, that trailhead facility will be accessible by vehicles year around. The trailhead on Gonyeau Road is located on a Class 4 section of the road that is not plowed in the winter. Furthermore, a section of Gonyeau Rd. is part of the VAST snowmobile network in the winter.
8. Stating that because the land is owned by the Town, the intent of the proposed signs is educational and informational, and the location does not allow it to be sufficiently marked from just one site, Bridges made a motion to approve the variance.

**DECISION AND CONDITIONS**

Based upon these findings, the development review board grants a variance to the Town to place two freestanding signs in the Town Forest at each trailhead parking.

Voting in favor: Janice Walrafen, Rob Bridges, and Neil Hogan. The decision carries 3–0.

Dated at Plainfield, Vermont, this \_\_ day of \_\_\_\_\_, 2016.

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Janice Walrafen, Chair

**NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.