

Minutes Plainfield Planning Commission

Monday January 18th 2021

Present: Will Colgan, Karen Storey, Jesse Cooper, Sarah Albert.

Call to order

Approval of minutes

Karen made the motion to approve the minutes from the last meeting. Jesse seconded the motion and the motion was approved.

Sarah sent some language from Montpelier concerning the difference between a home occupation and a home business which would have a higher level of review. This was a result of the proposed butcher shop and how it should be handled by the zoning.

Will said that Paula Emery sent information about community development initiatives that are being developed as a result of the impacts of Covid-19. Will forwarded that to the PC members.

Will said Zach from the CVRPC will be sending some advisory language for our zoning draft:

“We are working on finalizing that letter regarding CVRPC recommendations/suggestions regarding (1) Statutory Changes re: Accessory Dwelling Units, (2) Zoning for Great Neighborhood Suggestions, (3) Forest Integrity Suggestions, (4) Telecommunications Language Suggestions, and (5) PUD language change to allow 2-lot subdivision administrative review”

There was general discussion on the differences between home offices and home businesses.

Sarah asked about the temporary dwelling issue and whether they should be Conditional Uses or having the Zoning Administrator issue the permit. There was discussion of some of the temporary dwellings in town. The idea of “tiny houses “came up and how it would interact with some of the zoning. They could be considered a small permanent dwelling or, if they were mobile, they could be a temporary dwelling. They could be part of a PUD and should be mentioned in the new zoning since they are a current topic in the housing community. Good definitions should be found that could be used in the draft.

Will mentioned that the Select Board will be scheduling a hearing on the Town Plan for some time in February.

Will asked Jesse to look at the Draft Zoning from a perspective of a builder and developer who has a plan for building multiple housing units. He can see if the draft zoning makes sense to someone with fresh eyes.

The meeting was adjourned at 7:40