

## Plainfield Planning Commission Minutes

Monday April 4<sup>th</sup> 2022.

Present: Will Colgan, Jesse Cooper, and Karen Storey.

### Approval of Minutes

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

Jesse had some suggestions for definitions from Hyde Park. He suggests eliminating the efficiency or one bed room apartment language and adding the following: **Accessory Dwelling**—~~A efficiency or one-bedroom apartment~~ dwelling structure or apartment that shares a lot with or is connected to a 1 or 2 family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, is in compliance with state waste water regulations, and does not exceed 30% of the total habitable floor space of the primary dwelling or 1100 square feet, whichever is greater. The Planning Commission agreed that this was better language.

Hyde Park's definition for **Agricultural Use** does not include Cannabis growing. Will suggested leaving it out for now. The state definitions should be the best source of what is agricultural. Any town specific definition could create conflicts. Hyde Park has an extensive definition of **Agriculture** and **Ag use**. Should we add one to our definitions? For now, we agreed to leave it up to the State for current definitions

**-Change of use-** includes change from one to two family use in Plainfield but not in Hyde Park, where there is no need for change of use. This is a conditional use in Forest and Ag but there should be a better definition of a two-dwelling unit for Plainfield.

**-Floor Area-** refers to **Attic** and **Basement**, we may want to use definitions from Hyde Park for Attic and basement. Hyde Park specifically defines attics and basements. Karen is currently using the tax assessment of living space for size of dwellings. That does describe attics and basements when they are used for living spaces. We agreed that was the best and easiest method and should be described in the proposed zoning as the method used for determining living space.

Plainfield needs a definition for **Primary Dwelling Structure** or **Primary Structure** to use used in lot definition, and perhaps in accessory dwelling definition and in Flood hazard overlay definition of accessory structure. Jesse suggests adding definition of the Primary Dwelling structure.

The "accessory structure" definition restated in flood hazard section in the Hyde Park regulations is somewhat different than the general definition. Jesse asked if they should be the same. Will said the Flood Hazard zone has more constraints since it tries to limit the risk to property in the zone.

Plainfield's **Parking space** definition doesn't include the size like the 9 feet by 18 feet used in Hyde Park. Will suggested that since parking is so hard to come by in the village that having an actual size defined would not be useful and the commission agreed.

Jesse suggested to add a "**Town Highway**" definition to be used in Lot definitions from the Hyde Park ordinance: "PUBLIC HIGHWAY: Any State highway and/or and any Class 1, 2, 3, or 4 Town highway. PUBLIC ROAD: See PUBLIC HIGHWAY PUBLIC STREET: See PUBLIC HIGHWAY" It would be good to have the reference to highway in the zoning and have it defined.

Karen suggests that slope definition should be the Agency of Natural Resource Atlas maps. That is what she is using as a source and since it is an easily accessed state standard it should be mentioned in the zoning.

We will review the application for the Village Designation and discuss that at the next meeting.

Meeting adjourned at 7:40