

Town of Plainfield, Vermont
Development Review Board Site Visit, Meeting and Hearing
July 27, 2022
Draft Minutes

Site Visit: 5 pm at 3499 East Hill Road

PRESENT: Nicko Rubin (Applicant), Richard Rubin (Owner), Janice Walrafen (DRB Chair), Alice Sky (DRB Member), Jim Volz (DRB Member) and Karen Storey (Zoning Administrator)

- No written report submitted into evidence.

Meeting and Hearing:

NOTE: Meeting and Hearing was convened remotely via Zoom

PRESENT: Janice Walrafen (DRB Chair), Alice Sky (DRB member), Seth Mullendore (DRB member), Jim Volz (DRB member), Nicko Rubin (Applicant), Richard Rubin (Owner), Karen Storey (Zoning Administrator)

Janice Walrafen called the meeting to order at 7:04 pm.

AGENDA:

- Call Meeting to Order
- Review Agenda; Make any Adjustments
- Public Hearing; Historic Site Plan Review ZPA 2022-08 Richard and Nicko Rubin addition to barn. Section 3:15 Historic Sites and Building Preservation
- Review and Adopt Meeting Minutes 2022-05-11
- Discussion about note taking and posting to the Plainfield website
- Adjourn

REVIEW AGENDA; MAKE ANY ADJUSTMENTS

- Adjustment to Review and Adopt Meeting Minutes from 2022-05-11

Jim Volz made the motion to adopt the minutes from the 2022-05-11 meeting. Seth Mullendore seconded the motion. The motion was approved unanimously.

HISTORIC SITE PLAN REVIEW; ZPA 2022-02 RICHARD AND NICKO RUBIN ADDITION TO BARN. SECTION 3.15 HISTORIC SITE AND BUILDING PRESERVATION

- Walrafen opened the public hearing at 7:09 pm and administered an evidence affirmation oath, to which the public participants affirmed. Nicko Rubin was the only public hearing participant.

- Nicko Rubin stated that the project consisted of adding to the existing apartment; a 16' by 28' kitchen/living room on the east side of the barn, a 12' by 12' screened porch and 16' by 20' Deck
- Zoning Administrator Karen Storey referred the application to the Development Review Board for a Historic Site Plan Review under Section 3.15 of the 2011 Plainfield Zoning Regulation on July 6, 2022. This section refers to 24 V.S.A. §4414 (1) (F).
- Walrafen reviewed 24 V.S.A. §4414 (1) (F)
 - (i) Historic Structure
 - Listed on Historic Registry as an related structure
 - (ii) External Appearance
 - Siding same as existing structure
 - Expanding an already existing building
 - Not visible from the road
 - (iii) DRB review application relating to historic significance
 - The project does not materially impair historic significance of this structure
- No Further Comments

Volz made a motion to approve the 2022-08 Historic Site Plan. Walrafen seconded the motion. The motion was approved unanimously

- Walrafen closed the public hearing at 7:15 pm

DISCUSSION: NEXT MONTH MEETING

- The next regularly scheduled DRB meeting is August 10, 2022 at 7pm.
- After discussion it was determined that DRB would not have a quorum on that date.
- DRB members agreed to have the next meeting. **Tuesday August 2nd at 6 pm via zoom.**
- Walrafen will schedule the zoom meeting.

DISCUSSION: NOTE TAKING AND POSTING ON WEBSITE

- Suggested to ask Paula Emery to take notes, she does it for the Selectboard
- Sasha Thayer is currently doing the posting to the website
- Ask Sasha if she would be willing to post for the Development Review Board the past documents.
- Training: Ask to have training. For Karen? and Seth?

ADJOURN

- **Volz made the motion to adjourn at 7:28 pm. Mullendore seconded the motion. The motion was approved unanimously.**

Respectfully submitted by Karen Storey

