

## **Plainfield Planning Commission Meeting**

August 17th 2020

**Present:** Will Colgan, Jesse Cooper, and Karen Storey. Sarah Albert also joined the meeting.

**Draft:** Town Plan Hearing

Jesse made the motion to approve the minutes from July 20th and Karen seconded it. It was voted in favor to approve.

Sarah had information that septic work was started up at the proposed butcher shop location and was wondering if Karen or anyone had heard about Chris's plans. Karen had not and no one else had. Sarah's opinion was that the business use would not qualify as a home occupation as a butcher shop is not customary to the neighborhood and she is planning on appealing the home occupation on the property. Karen will contact Chris and see what his plans are.

Jesse wondered what the general process was for the Planning Commission to consider. Karen said as Zoning Administrator she will sometimes bring questions to the Planning Commission as to the scope of some of the issues involved. The Planning Commission doesn't make decisions on individual cases: it writes the regulations. In this case Karen's question brings up the impacts of the regulations on properties in town.

Sarah thought that every home occupation should get a permit. Karen said that if it met the criteria of the home occupation then it would not need a permit.

Until a proposed home occupation exceeds the criteria for a home occupation then a violation has not occurred. Sarah said that if Chris was investing a lot of money into the butcher shop then he would need to do a lot of business to pay for the investment and that amount of business would exceed any small scale home occupation.

Will said the town will be holding informational meetings on the Rt2 intersection work taking place next year. They will hold some of the meetings on the recreational field. Will asked Sasha Thayer about holding the public hearing for the Town Plan on the rec field and she said that would work. Jesse and Karen agreed to go ahead and try for the public hearing using Zoom and an outdoor public setting at the recreation field in the village.

**The meeting was adjourned at 8:07. The next meeting is Monday August 3rd 2020 at a Zoom scheduled meeting.**