

Town of Plainfield Planning Commission Report
on the Proposed Town Plan Update
September 2,2020

This report has been prepared in accordance with 24 V.S.A. §4384 which states:

“When considering an amendment to a plan, the Planning Commission shall prepare a written report on the proposal. The report shall address the extent to which the plan, as amended, is consistent with the goals established in 24 V.S.A. §4302.”

The proposed Town Plan re-adoption is consistent with the specific goals outlined in 24 V.S.A. §4302(C). The Plainfield Planning Commission has created a revised Town Plan in draft form that brings the information and goals and strategies up to date. There are additions and updates to all 10 sections of the plan. New infrastructure in town such as the park and ride, the village park and recreational field improvements are now current in the plan. The Land Use section has many of the same goals as the previous plan and has added a goal of creating a data base of resources relevant to local planning. The Transportation section speaks to the proposed changes to the Rt 2 intersection and the pedestrian bridge. The new maps show proposed changes to the zoning districts, conserved and managed lands, forest block and habitat connectors, natural resources, and historic buildings in town.

The Plainfield Planning Commission has posted a copy of the Town Plan on the town website and will be holding a public hearing on the Draft Town Plan.

Thank you,

Will Colgan, Chair Plainfield Planning Commission
September 2, 2020

Table of Contents

1. Introduction	5
1.1 The Planning Process	5
1.2 The Authority to Adopt the Town Plan	6
1.3 Town Participation in Writing this Plan	6
1.4 Coordination with Neighboring Towns	8
2. Community Character	9
2.1 Plainfield Today	9
2.2 Plainfield’s Past	11
2.3 Recent History	15
2.4 Goals and Strategies	16
3 Natural Environment	18
3.1 Introduction	18
3.2 Physical Landscape	19
3.3 Forest Blocks and Habitat Connectivity	22
3.4 Surface Water	24
3.5 Groundwater	25
3.6 Other Riparian Resources	25
3.7 Other Biologically Significant Areas	27
3.8 Air Quality	28
3.9 Resource Extraction	29

3.10 Goals and Strategies	29
4. Climate, Resilience, & Hazard Mitigation	35
4.1 Introduction	35
4.2 Past Occurrences and Future Trends	37
4.3 Significant Hazards	39
4.4 Hazard Mitigation	40
4.5 Proactive Water Management	41
4.6 Goals and Strategies	41
5. Housing	44
2	
DRAFT 20-02-28	
Goals and Strategies	46
6. Energy	48
6.1 Thermal Energy	48
6.2 Transportation	48
6.3 Electricity	50
6.4 Energy Efficiency	51
6.5 Goals and Strategies	52
7. Transportation	55
7.1 The Road System	55
7.2 US Route 2 & Main Street Intersection.....	56
7.2a. Pedestrian Bridge	56
7.2b. “Blinking Light” Intersection Redesign	57
7.4 Road Maintenance and Access Management	59
7.5 Pedestrian, Bicycle, and Trails.....	60
7.6 Park and Ride & Parking	62
7.7 Rail & Air	63
7.8 Goal and Strategies	63
8. Facilities, Utilities, Services & Resources	66
8.1 Municipal Buildings & Services	66
8.2 Emergency Services	81
8.3 Town Parks & Public Recreation Areas	84
8.4 Education, Community, Health, & Human Services.....	87
8.4 Communication Infrastructure & Services	92
8.5 Goals and Strategies	96
9 Economic Development	100
9.1 Employment Opportunities	100
9.2 Revitalizing All Marshfield & Plainfield	103
9.3 Goals and Strategies	105
10. Land Use	106
10.1 Current Land Use	106
10.2 Future Land Use	108
10.3 Goals and Strategies	110
Appendix	114

