

## **Plainfield Planning Commission Meeting**

**June 1, 2015**

**Present:** Karen Storey, Will Colgan, Jean Hamilton, Cito Hardy (Betsy Ziegler observed from Selectboard)

**Agenda:** Approval of minutes from previous meeting; continuation of Zoning Review.

**Approval of Minutes:** Will moved to amend minutes to strike items that were not discussed from the minutes (Lodge, Lot, Lot Frontage, and Lot Line). Cito moved for approval, Karen seconded. the minutes were approved.

**Zoning Review:** Tonight we returned to the definitions, resuming at Lodge.

Lodge – No change.

Lot – accepted changes made in draft.

Lot frontage – no change.

Lot line – no change.

Manufactured Home (or Mobile Home) – needs discussion. Why include manufactured home in this definition. Ask CVRPC why we need to have this definition.

Nonconforming Lots or Parcels – accepted changes made in draft.

Nonconforming structure – accepted changes made in draft.

Nonconforming Use - accepted changes made in draft.

Nonconformity – no change.

Non Residential – no change.

Office, Business, or Professional – Draft definition accepted.

Open Space - Draft definition accepted.

Parcel – Draft definition accepted.

Parking Space – no change.

Person – no change

Planned Unit Development - Draft definition accepted. Replaces planned residential development.

Plat – no change.

Preliminary Plat - Draft definition accepted.

Private Access Road - Draft definition accepted.

Public water, public sewer – no change

Recreational use, commercial - Draft definition accepted.

Recreational use, public – no change.

Recreational vehicle – no change

Religious institution – no change.

Residential care home – need to discuss with CVRPC. Would like to reduce the 1,000 ft limitation.

Resubdivision – Needs rewrite for clarity.

Setback – streetline change to property line. Draft definition accepted.

Sign – no change

Sign, portable – no change.

Sign, temporary – no change.

Sketch plan - Draft definition accepted.

Stable - Draft definition accepted.

Streetline – no change.

Structure – no change

Subdivider – no change

Subdivision - Draft definition accepted.

Subdivision major – need to remove “planned residential development”. Need to replace “past 10 years” with “as of 2004”.

Subdivision minor – same changes needed as with subdivision major.

Need to add definition for subdivision exempt.

Note on sign regulation: when we discuss sign regulation, look into removing exemption for signage. We would like to see signs be permitted.

Question on section 3.10: can we make a provision for buildings closer than 50 ft to private bodies of water? Ask cvrpc if we can add “state water” or “public water” to the 50 ft restriction, meaning that people can build closer than 50 ft to private bodies of water (e.g. private pond).

**The meeting was adjourned at 8:25PM**