

Minutes Plainfield Planning Commission

Monday February 1 2021

Present: Will Colgan, Karen Storey, Jesse Cooper,

Call to order

Approval of minutes

Karen made the motion to approve the minutes from the last meeting. Jesse seconded the motion. Karen asked that some of the discussion about tiny houses and how they can relate to the zoning be added to the previous minutes. Will can add that. With that addition the motion to approve the minutes carried.

Will mentioned that the Select Board will hold a hearing on the Town Plan via Zoom on Monday February 22nd at 6:30 pm.

Jesse took a fresh look at the zoning and had the question of why a 2-family dwelling is not a permitted use in all zones since that would promote higher density which is a goal of the Town Plan. It would also increase housing affordability, another goal of the Town Plan. Other towns do allow for 2-family dwellings in all of the town. It would be good to look at other town regulations and see how they handle the 2-family issue.

Jesse also asked about how the zoning manages and defines wetland issues. Karen can use the Agency of Natural Resources map layers to show where the wetlands are and where the watercourses are. She does this when she looks at permits. The wetlands regulations are better defined in the subdivision section and should be explained better in the regular zoning.

Jesse thought that one thing that could be looked at would be the increased use of drones for recreational and commercial uses. Will thought that since the FAA has the authority over those the zoning might not be the best place for regulating drones. Perhaps a town ordinance would be more appropriate.

Jesse pointed out that the short-term rental definition is at odds with the 2-family dwelling and could cause conflicts. The definition in the zoning allows for home owners to rent out space in their houses but absentee owners are more restrictive in how they can do short-term rentals. There isn't a restriction on the 2-family dwelling and whether it is owner occupied or not.

The meeting adjourned at 7:40