

Plainfield Planning Commission Minutes

Monday February 21st 2022, Present: Will Colgan, Jesse Cooper, and Baylen Sky.

Approval of Minutes

Jesse made the motion and Will seconded the motion to approve the minutes from the last meeting.

The motion was approved.

Will made a motion to adopt the Forest Products Processing definition from the Hyde Park Zoning Regulations and have it as a conditional use in the Forest and Ag district. Jesse seconded the motion and it was approved.

"FOREST PRODUCTS PROCESSING: A facility for the processing and/or storage of forestry products that is located off site from harvesting operations. This may include, but is not limited to permanent sawmills, lumberyards, procurement yards, commercial firewood producers, wood pellet producers, wood kilns, and similar facilities. This definition does NOT include temporary equipment including, but not limited to, portable sawmills, wood chippers, and wood splitters, which are used in association with harvesting operations and which are removed from the site once harvesting operations are complete.

Such temporary processing equipment shall be considered FORESTRY"

Will said that the Plainfield Village Designation will be expiring in September of this year and will need to be renewed. He said he was contacted by Graham Keegan who bought the property at 38 Creamer Street and is turning it into a duplex. He would like to have the property qualify for tax credits but the property is just on the other side of the Village Designation boundary. Will told Graham that the PC would look into a boundary adjustment ahead of the renewal if that coincided with his time line better. Will said he is in contact with the Village Designation specialist at the Central Vermont Regional Planning Commission and will report back at the next meeting.

Jesse asked about the adaptive use of older building in the Jericho zoning and how that could help utilize older existing buildings in town. It appears that Jericho allows additional uses if the building is pre-existing than if a new building is being built but without more research into the ordinance, we were not sure how it worked. We decided to put that on the agenda for the next meeting and discuss how Plainfield might use an existing adaptive use concept.

Will suggested looking at other standards in the Hyde Park ordinance for that might be useful for Plainfield.

The meeting was adjourned at 7:35