

Plainfield Development Review Board
Meeting Minutes
August 14th, 2019

DRB present: Janice Walrafen, Alice Dworkin, Elaine Parker, Sarah Albert

ZA: Karen Storey

Tim Davis, Leon Marasco, Kate Harper

- 6:53 We begin the meeting by reviewing and approving the minutes from July 10th.
- 7:00 We open the public hearing, a continuance of ZPA 2019-10 Section 2.9 Variance for setback requirements for building and side yard setback in Forest and Ag Land District. Tim Davis of 1911 East Hill Rd shares his design for new garage/workshop. He plans a 20x18ft concrete slab located twenty feet from the north property line. It will have a roof over an additional 20x12ft of gravel car park, for a combined surface area of 600 square feet. The whole roof will shed to the south. Water will be managed with drainage ditches, gutter and rain barrels, swales, rain garden, and retention pond.
- We suggest 1) a roof pitch of 6" fall for every 12" run, 2) a 16" gravel foundation with shallow insulated slab on top to allow for ice heaving, 3) a series of swales for water flow to "slow it, spread it, sink it," 3) sloped driveway to the south, and 4) possible berm on the west and/or north side of garage. Davis seems motivated to continually maintain the property to prevent runoff to Katuah Rd.
- 7:45 We approve the setback variance, provided Davis submits a detailed scale map with dimensions, setback, building envelope, and water flow landscaping.
- Other business
- 7:50 Cindy Wyckoff and Keith Swann of Hampshire Hill want a fence between their property and the Opera House. Zoning allows a 4' fence. We grant a conditional use permit to allow a 6' fence and we suggest the fence be a couple inches in from the property line rather than directly on the property line. No site visit is needed.
- 8:00 We briefly discuss Ceto Hardy on Brook Rd and "squatters' rights."
- 8:05 Karen Storey shares a conversation she had with the Goddard College facilities manager. GC may be interested in a PUD to bring revenue by selling/leasing seven of its dormitories as a condominium association. GC is 117 acres, rural residential, ½ acre zoning. The facilities manager will come to DRB meeting on Sept. 11th to further discuss PUDs.
- 8:20 We discuss enforcement of zoning. When the ZA writes violation letters they often are ignored (eg. Spruce Mountain Shoots, LLC). There are a significant number of outstanding violations in town. For further enforcement, the Select Board would need to authorize and fund the ZA to pursue legal action. We suggest more progressive zoning that would support people living affordably, close to the land, and energy efficiently. Appropriate management of wastewater is often the limiting factor.
- 8:39 Meeting adjourned.