

Plainfield Development Review Board  
Meeting Minutes  
September 11, 2019

DRB present: Janice Walrafen, Jim Volz, Alice Dworkin  
ZA: Karen Storey  
Cindy Wyckoff, Sam Clark, Paul Angel

- 7:10 Hearing called to order for Keith Swann and Cindy Wyckoff ZPA 2019-14 CU for
- Section 2.8 Conditional Use and Section 3.7 Fence; fence over 4 feet within setback. Plan is to build a screening fence 6 feet tall, 18 feet long, set 2 inches inside property line. All the standards of conditional use are met. We grant the conditional use permit.
- 7:22 Open discussion on the legal structure of New Hamburger Community. In the original 1979 PRD permit, individual dwellings were set up as “perpetual leases.” Now they are a condominium association with each dwelling having an individual deed of ownership. The individual ownership deeds now include the building, the ground below it, the air space just above, and approximately 50 feet surrounding. The 50 feet surrounding the dwelling is called a “limited common area.”
- In order to streamline future projects, ZA suggests that each individual building envelope include the “limited common area.” In other words, the 50 feet surrounding each dwelling may be described as the building envelope. This would allow alterations to existing buildings to be reviewed by the ZA as permitted uses and not necessarily go through a conditional use hearing before the DRB. New Hamburger will submit a permit application to request this amendment to the original PRD permit of 1979.
- 8:00 We approve the minutes of the August meeting.
- 8:07 We approve the written decision on Tim Davis garage on East Hill Rd.
- 8:10 We agree to ask Cindy Wyckoff to be the administrative assistant taking minutes for DRB. Alice will be backup minute-taker.
- 8:12 Meeting adjourned.

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.

Plainfield Development Review Board  
Meeting Minutes  
July 10th, 2019

DRB Present: Janice Walrafen, chair, Sarah Albert, Elaine Parker, Jim Volz, Alice Dworkin

ZA: Karen Storey

Leon Marasco and Kate Harper, neighbors; Tim Davis and Amanda Rigatti, owners

- 6:00 Site visit at 1911 East Hill Rd.
- 6:57 Meeting called to order at Municipal Building. Attending hearing: Leon Marasco and Amanda Rigatti.
- Additions to the agenda: 1) Paula Emery recent house work. 2) New Hamburger.
- We adopted the minutes from 6/12.
- 7: 04 We opened the public hearing for Tim Davis and Amanda Rigotti of 1911 East Hill Rd. ZPA 2019-10 V Section 2.9 Variance for setback requirements for building and side yard setback in Forest and Ag Land District. The property owners want to build a two-car garage with studio space above. The abutting neighbors (Leon Marasco and Kate Harper) will accept a variance if the design and build guarantee no more water run-off toward their property and Katuah Rd. On site, DRB members found the approximate property line and measured varying setback distances to see how the proposed garage might fit. We discussed different ways to manage water on-site including curtain drain, ditch, retention pond, swale, and rain garden. Davis and Rigotti will return with a specific design that prioritizes water management. DRB suggests a setback of 20-25ft from boundary line. We will continue the hearing on August 14th at 7pm.
- 7:45 We reviewed and approved the Weinreich ZPA 2019-05 Boundary Line Adjustment Decision at 1585 Country Club Rd
- We reviewed and approved the Pappas ZPA 2019-09 Boundary Line Adjustment and Major Subdivision at 3134 Country Club Rd
- We discussed Paula Emery's request for more information on construction within the historic district. The permitting process gets triggered when a house changes its footprint. The addition of a movable deck less than 100 square feet is not considered a changed footprint, nor is the replacement of windows with a door. DRB suggests the Planning Commission may want to review its historic district codes.
- We discussed New Hamburger, which has a new ownership structure. Karen will review the conditional use permit with the property owners to see what updates/changes may be needed.
- 8:05 Meeting adjourned.