

**Town of Plainfield  
Development Review Board Meeting  
January 8, 2020  
Approved Minutes**

**PRESENT:** Janice Walrafen (DRB Chair), Sarah Albert (DRB Clerk), James Volz (DRB Member), Alice Dworkin (DRB Member), Karen Storey (Zoning Administrator), and Cindy Wyckoff (Minutes Recorder).

**Janice Walrafen called the meeting to order at 7:00pm.**

**AGENDA**

7:00pm	Call Meeting to Order Review Agenda; Make any Adjustments Public Comments/Announcements
7:05pm	Review and Adopt Meeting Minutes from November 13, 2019
7:10pm	Updates on Goddard/EarthWalk, New Hamburger, and Health Center/Central Vermont Regional Planning Commission Projects
7:30pm	Other Business
9:00pm	Adjourn

**REVIEW AGENDA, MAKE ANY ADJUSTMENTS**

- Walrafen added to the agenda discussion regarding the Development Review Board administrative assistant.

**PUBLIC COMMENTS/ANNOUNCEMENTS**

- There were no public comments or announcements.

**UPDATES ON GODDARD/EARTHWALK, NEW HAMBURGER, AND HEALTH CENTER/CENTRAL VERMONT REGIONAL PLANNING COMMISSION PROJECTS**

- Zoning Administrator Karen Storey provided updates on the following:
  - **Goddard College/EarthWalk Project**  
Storey explained that Goddard College has been allowing EarthWalk, an educational organization, to use a portion of its campus for its work. Goddard is now considering selling 75 acres of the wooded area of its campus to EarthWalk, with funding to be provided by the Vermont Land Trust. Storey noted a potential road access issue. She has advised that there would be a need to apply for an exempt subdivision. It was noted that the 75 acres would not be able to feasibly be developed due to the wet nature of the area. Storey is waiting to hear from the Vermont Land Trust. She has a map of the area, which she will send out to the other DRB members via email.

- **New Hamburger Project**

Storey reported that New Hamburger, a condominium association located on Lower Road, has submitted an amendment to its 1989 New Hamburger plan asking that a new survey map be attached to the plan and requesting that if new development is planned within the common areas, that it would be considered a Zoning Administrator process as opposed to a conditional use application request. Storey noted that if anything is planned outside of those common areas, New Hamburger would have to apply for conditional use permits. Storey is getting the paperwork together in preparation for a hearing next month. Walrafen noted that the hearing would be scheduled for 2/12/20 and take place at the Town Hall Opera House.

- **Health Center/Central Vermont Regional Planning Commission Project**

Storey noted that she has spoken with Plainfield town officials Bram Towbin and Alexandra Thayer, who in turn will speak with the Central Vermont Regional Planning Commission (CVRPC), in hopes that they will be helpful in obtaining an updated property map from the Health Center, including an overlay indicating the eroded gully area going down to the Winooski River where CVRPC proposes erosion-remediation work. Brief discussions followed regarding recent logging in the area; whether the Health Center was property-tax exempt; water run-off issues into the Winooski River coming down Route 214, from Route 2, and off the horse farm property; and general regulations regarding run-off issues.

#### **OTHER BUSINESS**

- Walrafen reviewed a request from DRB Administrative Assistant Cindy Wyckoff submitted to both the Select Board and Development Review Board in October 2019 asking to consider increasing the rate of pay for recording minutes and other administrative tasks for both boards from \$12.50 to \$15 per hour starting in January 2020. After a brief discussion, **Walrafen made a motion to send a recommendation to the Select Board to raise the administrative assistant's hourly rate to \$15 per hour. Sarah Albert seconded the motion. The motion was approved with James Volz, who is a member of the Select Board, abstaining.**

#### **REVIEW AND ADOPT MEETING MINUTES FROM NOVEMBER 13, 2019**

- **Volz made a motion to approve the minutes of the 11/13/19 Development Review Board meeting as written. Albert seconded the motion. The motion was approved unanimously.**

#### **ADJOURN**

- **Volz made a motion to adjourn at 7:40pm. Albert seconded the motion. The motion was approved unanimously.**

Respectfully submitted by Cindy Wyckoff