

Town of Plainfield, Vermont
Development Review Board Public Hearing/Meeting
September 23, 2020
Approved Minutes

PRESENT: Janice Walrafen (DRB Chair), James Volz (DRB Member), Sarah Albert (DRB Clerk), Alice Sky (DRB Member), Karen Storey (Zoning Administrator), Cindy Wyckoff (Minutes Recorder), Anne Van Couvering (Property Owner), and Barry Walz (Property Owner).

Note: Due to the ongoing COVID-19 pandemic, site visit participants practiced social distancing and wore masks, which continued when the participants reconvened at 28 Recreation Field Road for a hearing to take public comments on the application.

SITE VISIT

- At 5:45pm, members of the Development Review Board, the Zoning Administrator, and the property owners of 87 Main Street convened at 87 Main Street for a site visit to examine the site and consider the proposed changes to an historic structure situated within Plainfield’s Historic District. Property owners Anne Van Couvering and Barry Walz detailed the proposed changes, which are to enclose the existing porch and replace the porch roof to increase its pitch in an effort to avoid future ice dams.

PUBLIC HEARING: ANNE VAN COUVERING: APPLICATION 2020-16

- At 6:05pm, Chair Janice Walrafen called the meeting to order, noting that the other business before the Development Review Board would be addressed at the conclusion of the public hearing.
- At 6:15pm, Walrafen called the public hearing to order and opened it up to questions and comments. Van Couvering and Walz explained the condition of the existing porch, noting that there was substantial rot and black mold as a result of snow collecting and not properly shedding from the low-pitched roof. In response to a question from Jim Volz regarding whether it would be adequate to simply repair the problem in the current configuration, Walz explained that the existing timbers are not worth saving and doing so would incur high costs and much more of an investment of time. Van Couvering and Walz stated that the new windows would match the existing windows as closely as possible. Alice Sky disagreed with a requirement to install matching windows when other types of windows—more energy efficient or less expensive—might possibly be used. Van Couvering and Walz responded that they had been able to match windows in a house they had previously restored using efficient, double-paned windows that matched the existing window style. **Volz made a motion to approve the application.** A brief discussion followed regarding conditions to be specified in approving the application. Van Couvering noted that the submitted diagram of the proposed changes shows three windows, and that they may decide to install only two. Sarah Albert requested that when the decision is made regarding how many windows will ultimately be installed, the diagram be resubmitted to reflect that number. Albert also requested that they submit a drawing of what the new roof will look like. **Sky seconded the motion. The motion was approved unanimously with the following conditions: that the project be built as described to the**

Development Review Board and that the replacement windows, trim, and siding be matched as closely as possible to what currently exists. A brief discussion ensued regarding taking down an overgrown box elder tree on the property by the Winooski River. Walrafen noted that there were no ordinances currently in place preventing taking down the tree with Albert adding that leaving the roots in place will serve to secure the river bank. **Walrafen closed the public hearing at 6:30pm.**

REVIEW AGENDA; MAKE ANY ADJUSTMENTS

- Albert requested that discussion regarding future meetings be added to the agenda.

REVIEW AND ADOPT MEETING MINUTES FROM MARCH 11, 2020

- **Volz made a motion to approve the minutes of the 3/11/20 Development Review Board meeting as written. Albert seconded the motion. The motion was approved unanimously.**

OTHER BUSINESS: FUTURE DRB MEETINGS

- Discussion centered on how to convene future meetings given the current closure of the municipal offices and Town Hall Opera House. Volz noted that a plan might soon be in place for reopening the Town Hall Opera House for use by certain municipal boards. Volz will also check with the Select Board to see if the Town can open a Zoom account for use by municipal boards. Walrafen also offered the option of using her free Zoom account for the next Development Review Board meeting on 10/14/20.
- Zoning Administrator Karen Storey provided an update on zoning permit applications that she has been working on since the last Development Review Board meeting on 3/11/20.

ADJOURN

- **Volz made a motion to adjourn at 6:46pm. Walrafen seconded the motion. The motion was approved unanimously.**

Respectfully submitted by Cindy Wyckoff