

## **Plainfield Planning Commission Meeting**

**May 18, 2015**

**Present:** Karen Storey, Will Colgan, Paula Emery, Cito Hardy

**Agenda:** Approval of minutes from previous meeting; continuation of Zoning Review.

**Approval of Minutes:** Karen moved, Will seconded, the minutes were approved.

**Zoning Review:** We have finished Articles III and IV. Tonight we went back to the definitions, resuming at Essential Service.

Essential service – no change

Family – no change

Fill – no change

Final Subdivision Plat – no change

FIRM – no change

Flood – no change

Flood Insurance Rate Map – no change

Flood Insurance Study – no change

Floodplain or flood-prone area – no change

Flood proofing – no change

Floor area – language has changed, but no substantial difference

Height – no change

Historic Structure – three clauses from the old version were removed in the new version, the Planning Commisison approved the new version.

Home Occupation – minor change to the language revising the numbering to correlate with the new zoning regs.

Information Kiosk – discussion around the size of signs, particularly the height. Zoning regs do not specify any height limit. Cito recommended that the regulations include language limiting height. For a free standing sign in “all other districts” (.7) Cito recommended a height limit. Will recommended that they have to get a conditional use permit over ten feet.

Suggested language: “Permitted at six feet and conditional use permit required from six to twelve feet in height.”

Land development – discussion revolved around what people are supposed to get a permit for development and what they actually get a permit for developing. Example of parked trailer on Spruce Mtn. Road lot that is essentially a development. Typically people don’t request permits for driveways, though they should. Perhaps access permits should trigger the requirement for a zoning permit.

Light industry – clause added to the last sentence: “and comply with the Town of Plainfield Public Health and Environmental Protection Ordinance.” Change accepted. Discussion of “cottage industry” vs. “light industry” these two categories revolve around scale and impact. Commercial operations should be centered around the village. Also discussion about storage – incomplete and need to resume here.

Lodge

Lot

Lot frontage

Lot line

**The meeting was adjourned at 8:25PM**

