

**TOWN OF PLAINFIELD
DEVELOPMENT REVIEW BOARD**

Findings of Fact and Conclusions of Law

Decision on the application of: Donald Cain

Re: Historic Site Plan Review for moving a structure

Permit Application No. 2016-13

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for relocation of a house belonging to Donald Cain at 4304 East Hill Rd., which is listed on the historic register.
2. The application was received by zoning administrator Karen Storey on 4/25/2016 and referred to the Development Review Board for Historic Site Plan Review on 5/1/16.
3. On 5/1/16, notice of a public hearing was posted at the following places:
Plainfield Town Offices, Plainfield Post Office, Plainfield Co-op
4. On 5/2/16, a copy of the notice of a public hearing was mailed to the following owners of properties adjoining the property subject to the application:

Joseph Sainz	Robert Walder	P. & G. Lee
Yasuko Leahy	Alan Goldman	P. Guptil
Erika Hogan	Christina Sandvill	William Kirtley
Christopher Thompson	Kate Burnim	Michael Delgass Trust
5. The application was considered by the DRB at a public hearing on 5/11/16. The application was reviewed under the Town of Plainfield Zoning Regulations, as amended March 1, 2011.
7. Present at the hearing were the following members of the DRB:
Janice Walrafen, chair, Rob Bridges, Neil Hogan, Sarah Albert
8. The following persons were present at the hearing and requested status as interested persons under 24 V.S.A. § 4465(b): Donald Cain
Also present were Zoning Administrator Karen Storey and minutes recorder Cindy Wyckoff.

FINDINGS

Based on the application and the testimony, the Development Review Board makes the following findings:

1. Donald Cain wants to move the house on his property 40' further back from the road. The subject property is located at 4304 East Hill Rd., tax map parcel no. 09-004.000.
2. The property is located in the **Forest & Agricultural** District as described on the Town of Plainfield Zoning Map on record at the town office and section **4.2** of the Zoning Regulations.
3. Currently the house is about 10' from the edge of the town road. The proposed move will result in the house being over 50' from the road and in compliance with zoning.
4. There will be no changes to the exterior of the building or to its dimensions; however Section 3.15 states that because the parcel contains a building listed on the state and national register of historic places, the application is required to have site plan approval by the DRB. Prior to granting that approval, the DRB must find that the historic building and/or site will be renovated in accordance with the provisions of 24 V.S.A. §4414.
5. A new basement will be built for the house at its new location and the current basement will be filled in. Some sill replacement may be necessary but the extent won't be known until the move takes place.

DECISION AND CONDITIONS

Based upon these findings, the development review board finds that the application for house relocation proposed by the applicant is compatible with the house's historic and architectural significance. Accordingly, the DRB grants a permit to Donald Cain to move his house 40' further back from the road.

Voting in favor: Janice Walrafen, Rob Bridges, Neil Hogan and Sarah Albert. The decision carries 4-0.

Dated at Plainfield, Vermont, this ___ day of _____, 2016.

Janice Walrafen, Chair

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.