

For Office Use

Zip # 2630-16

Parcel # 003-0087

Map # 11-083.000

District: V RR F&A

Town of Plainfield

P.O. Box 217 • Plainfield, VT 05667-0217
 phone: 802-454-8461 • fax: 802-454-8467
 plainfieldza@gmail.com

Received by Town Clerk

TOWN OF Plainfield

Quirk

AUG 28 2020
 3:00 PM

Zoning Permit Application

This form serves as the application for all zoning permits and development reviews.

A Owner/Applicant Information

Property Owner Name Anne Van Courvering

Mailing Address: Street/P.O. Box 87 main st. Apt/Suite _____
 City Plainfield State Vt. Zip _____

Phone: Day 917-653-7406 Evening _____ Prefer? Day Eve Either

Is Owner the Applicant? Yes ... Skip to Site and Project Information, Section B, below.
 No Provide owner name and mailing address (above), indicate relationship to owner, and complete Applicant information below. (All information will be sent to the Applicant when not the owner.)

Relationship to Owner: Prospective Owner (have purchase agreement) Contractor Lessee
 Architect/Designer Agent Other:

Applicant Name: _____

Mailing Address: Street/P.O. Box _____ Apt/Suite _____
 City _____ State _____ Zip _____

Phone: Day _____ Evening: _____ Prefer? Day Eve Either

B Site and Project Information

Physical Address (911) 87 main ST, Plainfield, VT

In 100 Yr Floodplain? Yes (check Yes if any portion of the parcel is in the district) No

Please briefly describe the project and/or request: Enclose existing porch / Replace and change roof to avoid future ice dams by increasing the pitch of roof

C Site Plan: All applications must include a site plan. See the reverse side for more information. →

Signature: The below signed hereby agrees that the proposed work shall be done as represented on this form and the associated documentation submitted, and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the land owner to act on the owner's behalf. Note: Additional permits may be needed from the State of Vermont and/or the Town of Plainfield.

Indicate if: Property Owner OR Agent for Owner

Signature: Anne Van Courvering Date: 8.23.20

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Permit fee \$ 50- Recv'd by: [Signature] Recv'd from: A. VanCourvering Date: 8-28-2020 *CAST*

Hearing fee \$ _____ Recv'd by: _____ Recv'd from: _____ Date: _____

Plainfield Zoning Permit Application—side 2

C Site Plan: All applications must include a site plan showing the dimensions of the lot, the location of all existing structures, development (driveway, well, septic field), water bodies, and all proposed structures and development on the lot. Indicate the setback distances from roads, property lines, and surface waters to the nearest structures. The applicant is responsible for determining the property lines and setback distances.

For a Sign: Submit the text, graphics, size, and a site plan map of the sign location on the building or lot.

For a Subdivision: Was this parcel created after March 2004? Yes No.

For subdivisions and boundary-line adjustments, submit a sketch plan as per the Subdivision Regulations, *Article II Subdivision Review Procedures*.

For Construction projects: In accordance with 24 VSA §4414 (13), no use under this zoning permit may begin until a wastewater and potable water supply permit is issued under 10 VSA Chapter 64. In addition to the site plan map, an elevation is required for most commercial building proposals. Please answer the questions below for all construction projects:

Is any portion of the building rented?..... Yes No
 Will project require an access permit (driveway opening)?..... Yes No
 Will project disturb, grade, or excavate more than one acre of land?..... Yes No
 Will project result in increased water or sewer flow?..... Yes No
 Does project require an Act 250 permit amendment?..... Yes No
 Maximum building height: _____ feet

For residential structures, please indicate:
 Single-family Two-family Multiple units

For all projects involving single-family houses:

	Existing Rooms	New Rooms
# Bathrooms	2	_____
# Bedrooms	4	_____
# Kitchens	1	_____

Questions? Contact the Zoning Administrator, Karen Storey, at 454-7856 or plainfieldza@gmail.com

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D Action by Zoning Administrator:

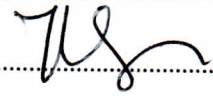
1. Granted Referred, date: 9/11/2020 Denied, date: _____

Reason/Comment: Historic Site Review 24 VSA §4414(1)(E)
SEE DRB decision dated 10/14/2020

2. Appealed to the DRB, date: _____ By: _____

Applicant Note: An Appeal of a decision or act of the Zoning Administrator must be made in writing to the Chair of the Development Review Board within 15 days of the decision or act.

3. Final Action: Permit # 2020-16 Date issued: Oct 27, 2020 Effective date: Nov 11, 2020
 DO NOT start this project prior to the effective date, as the statutes require a 15-day appeal period.

Zoning Administrator: 

E Development Review Board Action:

1. Public notice date: TA 9/15/2020 3 Public 9/18/2020 abulles 9/18/2020 Hearing date: Site visit 9-23-2020 5:45 pm
9-23-2020 6:15 pm

Continued to, hearing date(s): _____

2. Granted, date: 09-23-20 Denied, date: _____

Chair, Development Review Board: 

Important: An appeal from a decision or act by the Development Review Board must be made within 30 days from the date of action shown on lines D2 or D3 above. Said appeal is made to the Environmental Court under 24 V.S.A., §4471.

**TOWN OF PLAINFIELD
DEVELOPMENT REVIEW BOARD**

Findings of Fact and Conclusions of Law

Decision on the application of: Anne Van Couvering
Re: Historic Site Plan Review for 87 Main St.

Permit Application No. 2020-16

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for a house on the historic register submitted by Anne Van Couvering.
2. The application was received by zoning administrator Karen Storey on 8/28/2020 and referred to the Development Review Board for Historic Site Plan Review on 9/23/2020.
3. On 9/8/2020, notice of a public hearing was posted in the *Times Argus*.
3. On 9/5/2020, notice of a public hearing was posted at the following places:
Plainfield Town Offices, Plainfield Post Office, Plainfield Co-op
4. On 9/8/2020, a copy of the notice of a public hearing was mailed to the following owners of properties adjoining the property subject to the application:

Kevin Goslant	Adam Krakowski	Noella Krakowski
Jason Wong	Betsy Blackshaw	Grace United Methodist Church
Loucias Quintin	Nancy Quintin	CR Holdings LLC
5. The application was considered by the DRB at a public hearing on 9/23/2020. The application was reviewed under the Town of Plainfield Zoning Regulations, as amended March 1, 2011.
6. Present at the hearing were the following members of the DRB:
Janice Walrafen, chair, Jim Volz, Alice Sky, Sarah Albert
Also present was Zoning Administrator Karen Storey and minutes recorder Cindy Wyckoff.
7. The following persons were present at the hearing and requested status as interested persons under 24 V.S.A. § 4465(b):

Anne Van Couvering	Barry Walz
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FINDINGS

Based on the application, testimony, exhibits, and a site visit just prior to the hearing the development review board makes the following findings:

1. The applicant seeks a permit to enclose an existing porch and to change the pitch of the roof over the porch. The subject property is located at 87 Main St., tax map parcel no. 011-083.000.

2. The property is located in the Village District as described on the Town of Plainfield Zoning Map on record at the town office and Section 4.4 of the Zoning Regulations. It is also located within Plainfield's Historic District and Section 3.15 of the zoning regulations states that the proposed construction is required to have site plan review by the DRB to determine whether the historic building will be renovated in accordance with the provisions of 24 V.S.A. §4414.
3. The existing porch had problems with rot and mold because of water penetration inside the main house. This was caused by the low pitch of the roof, which allowed snow to collect. There had been problems with ice dams and at least one of the beams needed replacement due to rot.
4. The applicant and Barry Walz (also in attendance) are doing the work themselves and have previous experience in restoring old houses. The trim and siding will be matched to the rest of the house as closely as possible, and the windows being used to enclose the porch will match as closely as possible the 2-over-2 style of the windows on the house.
5. The submitted drawing shows three windows on the side of the porch, but applicant said that they may decide to use only two. DRB member Albert requested that if the number of windows is changed they resubmit a revised drawing to reflect the actual construction. They were also asked to submit a drawing showing the revised pitch of the roof over the porch.

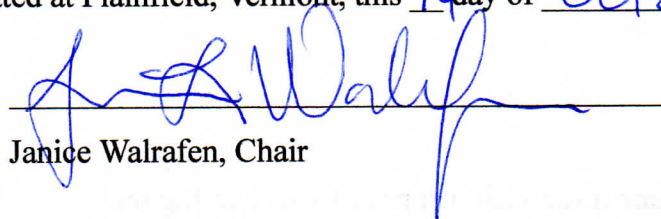
DECISION AND CONDITIONS

Based upon these findings, the development review board finds that the proposed renovations are compatible with the historic and architectural significance of the building in question and the surrounding buildings in the historic district. Accordingly, the DRB grants a permit for the enclosure of the porch and replacement of its roof subject to the following conditions:

1. If the number of windows on the enclosed porch is different from what is shown on the drawing submitted with the application, a revised drawing will be submitted to the zoning administrator.
2. Applicant will also submit a drawing showing the revised roof construction with the steeper pitch.

Volz moved and Sky seconded the motion to approve. Voting in favor: Janice Walrafen, Jim Volz, Alice Sky and Sarah Albert. The decision carries 4-0.

Dated at Plainfield, Vermont, this 14 day of October, 2020.


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.