

Minutes Plainfield Planning Commission

Monday March 1 2021

Present: Will Colgan, Karen Storey, Jesse Cooper, and Sarah Albert as a guest

Call to order

Approval of minutes

Karen made the motion to approve the minutes from the last meeting. Jesse seconded the motion and the motion was approved.

Will gave a summary of the Select Board hearing and said that they were generally in favor of the plan and will continue the hearing on March 8th to get more comment.

Sarah mentioned that in section 8.3 of the Town Plan, which mentions the town forest, it should say that the Town Forest is actually on Gonyea Road not Maxfield Road. Will said that can be corrected along with some other small items in the draft after the Select Board hearing. Paula Emery had some suggestions for the Education Section and the language around Goddard College

Will said he would contact Zach and the CVRPC to see how he was coming along with his comments on the Draft Zoning.

Sarah mentioned the density-based zoning and how it could be used to increase the flexibility of how land is divided. The Planning Commission proposed it about 10 years ago but it did not get adopted at that time. Will thought it might be hard to get that concept through the approval process at the moment and that getting the current draft with the flood regulations is a priority. There are ways within the PUD framework to achieve some of the goals of the density zoning but that is limited in scope. Sarah suggested looking at a Municipal Planning Grant that would provide funds for pursuing the idea of the density-based zoning and would help explain it during the adoption process and hearings.

The meeting adjourned at 7:40