

**Town of Plainfield
Development Review Board**

Findings of Fact and Conclusion of Law

**Decision on the application of: Richard Rubin and Nicko Rubin
Re: Historic Site Plan Review**

Permit Application No. 2022-08

INTRODUCTION OF PROCEDURAL HISTORY

1. The proceeding involves the review of the application for kitchen/living room, deck and screen porch addition to the east side of the barn located at 3499 East Hill Road.
2. The application was received by zoning administrator Karen Storey on June 27, 2022 and referred to the Development Review Board on July 6, 2022 for a historic site plan review. The site visit was scheduled for July 27, 2022 at 3499 East Hill Road. The public hearing was scheduled for July 27, 2022.
3. On July 18, 2022, a copy of the site visit and hearing was posted at the following places: Plainfield Town Offices, Plainfield Post Office, Plainfield Co-op Plainfield Town Offices. A corrected copy was posted on July 23, 2022
4. On July 16, 2022 a copy of the site visit and hearing was mailed to the applicant and following owners of properties adjoining the subject property: A corrected copy was mailed July 23, 2022.

Samuel Rubin

Daniel and Carla Siegle

Stephen and Hope Franks

Lori Stratton

and Michael Morlan

Mary Murphy Life Estate

Jean Hamilton

Peter and Jane Youngbaer

David and Elizabeth

Christine Ditmeyer

Perreault

5. Present at the site visit were the following members of the development review board: Janice Walrafen, Alice Sky, and Jim Volz. Also present Nicko Rubin (Applicant), Richard Rubin (owner) , Karen Storey (Zoning Administrator).

6. Present at the hearing were the following members of the development review board: Janice Walrafen, Alice Sky, Jim Volz and Seth Mullendore.
7. The following person were present at the hearing and requested status as interested persons under 24 V.S.A. § 4465(b):

Nicko Rubin

FINDINGS:

Based on the application, testimony, and evidence the development review makes the following findings:

1. The application is for the property is located at 3499 East Hill Road. The property consists of approximately 5 acres, a barn and two pre-existing apartments. It is part of Richard Rubin parcel number 007-3496.
2. Nicko Rubin stated that the project consisted of adding to the existing apartment; a 16' by 28' kitchen/living room on the east side of the barn, a 12' by 12' screened porch and 16' by 20' Deck
3. The property, "The Dix Place" was listed on the State of Vermont Historic Preservation list on December 15, 1989. A related structure was the Gable-roofed barn. The barn was referenced in the map.
4. Zoning Administrator Karen Storey referred the application to the Development Review Board for a Historic Site Plan Review under Section 3.15 of the 2011 Plainfield Zoning Regulation. This section refers to 24 V.S.A. §4414 (1) (F).
5. Walrafen reviewed 24 V.S.A. §4414 (1) (F)
 - a. (i) Historic Structure
 - i. Listed on Historic Registry as an related structure
 - b. (ii) External Appearance
 - i. Siding same as existing structure
 - ii. Expanding an already existing building
 - iii. Not visible from the road
 - c. (iii) DRB review application relating to historic significance
 - i. The project does not materially impair the historic significance of this structure.

DECISION AND CONDITIONS

Based upon the findings, testimony and submitted site plans, Volz made the motion to approve the 2022-08 Historic Site Plan. Walrafen seconded the motion.

The decision carries (4-0).

Dated at Plainfield, Vermont, this ____ day of _____, 2022

Janice Walrafen, DRB 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.