

**Town of Plainfield Development Review Board (DRB) Meeting
Municipal Offices at 149 Main St., Plainfield, VT and via Zoom
September 11, 2024
Minutes – Draft**

Agenda:

- Call meeting to order
- Review Agenda make any adjustments
- Review and Approve 2024-08-14 meeting minutes
- Discussion and set date for hearing Rick Pope and Heather Valachovic ZPA 2024-23 for a minor subdivision at 3316 Brook Road with 3 requested variance. Flood Related
- Adjourn

Present: Development Review Board members Janice Walrafen (Chair), Seth Mullendore, and Mary Niebling. Also in attendance were Zoning Administrator Karen Storey, Arion Thiboumery, and Kayle Hope.

Chairperson Walrafen called the meeting to order at 7:00 pm.

Review Agenda - make any adjustments:

Walrafen added Arion Thiboumery to the agenda. She also added discussion of the September 24, 2024 DRB Hearing.

Discussion with Arion Thiboumery:

Thiboumery provided an overview of the work of the Plainfield Village Expansion Project Steering Committee, noting that representatives from both the Select Board and Planning Commission are on the committee. He showed an aerial photo of the proposed site near the corner of Main St. and East Hill Rd. in Plainfield that is owned by Bram Towbin and Erica Da Costa. He shared information about the proposed number of lots, type of dwellings, road and utility considerations, and possibility of green space. Walrafen explained that the Zoning Regulations are in the process of being revised which may impact the project. DRB members and Storey reviewed the parameters of Planned Unit Development (PUD) and subdivision, referencing the Zoning Regulations, and discussed with Thiboumery the question of how many lots could be subdivided from the existing proposed site within the current Zoning Regulations and the possibility of a variance. Storey explained that the current regulations don't reflect the needs of the Town post-flood. Walrafen stated her hope that the question of changes to the zoning regulations would be brought to public discussion. Storey shared that there may be historical precedence for changes to the zoning regulations being made in response to a project specific need. Walrafen stated that the Plainfield Village Expansion Project Steering Committee could follow up with the Planning Commission to explore possible changes to the zoning

limitations in the village district so that more than four lots could be subdivided from a large lot within a 12-month period. Thiboumery stated he will follow up with Planning Commission Chair Will Colgan and include Walrafen in the conversation.

Review and Approve 2024-08-14 meeting minutes:

Niebling stated that correction should be made to the 8-14-2024 minutes to change “Devon” to “Devin”. **Niebling moved to approve the minutes with the stated correction. Mullendore seconded. The motion carried unanimously.**

Discussion and set date for hearing Rick Pope and Heather Valachovic ZPA 2024-23 for a minor subdivision at 3316 Brook Road with 3 requested variance. Flood Related:

Storey explained that the request is for a subdivision of 1.42 acres as the property owners plan to seek FEMA Buyout for that portion of their property given recent flood damage to their residence and encouraged the DRB to consider whether a variance can be given for a minor subdivision that doesn't meet minimum lot size. She shared that she had been told by the State that the decision to grant the flood-related variances was within the Town's jurisdiction.

Storey and DRB members agreed to schedule a hearing for Rick Pope and Heather Valachovic ZPA 2024-23 on October 9, 2024. Storey stated she would warn the hearing.

DRB members and Storey shared that they had reviewed the draft revisions to the Zoning Regulations and explored how they may impact the work of the DRB. Walrafen pointed out that the DRB can make proposals to the Planning Commission.

Discussion of the September 24, 2024 DRB Hearing:

Walrafen shared that the Town attorney had been consulted at the most recent Select Board meeting and she would review the recording to understand the recommendations. DRB members discussed the need for clear parameters of conduct at the hearing. Mullendore requested Storey provide him with documents that may need to be screen shared during the hearing; Walrafen asked that Storey also bring paper copies of the supporting documents. Storey provided insight into issues that may be raised by abutters at the hearing. Walrafen stated, and Mullendore and Niebling agreed, that the hearing may need to be continued until enough evidence of ownership and buildable lot is provided for the DRB to be able to rule on a variance. Walrafen stated she would share the letter from the Town Attorney regarding the issue with the other DRB members.

Adjourn:

Niebling moved to adjourn. Mullendore seconded. The motion carried unanimously and the meeting was adjourned at 8:34 pm.

Minutes respectfully submitted by Kristin Brosky, Assistant Town Clerk.