

Town of Plainfield
Development Review Board (DRB) Hearing and Meeting
Municipal Offices at 149 Main St., Plainfield, VT and via Zoom
October 9, 2024
Minutes – Draft

Agenda:

- Site Visit at 3316 Brook Road Rick Pope and Heather Valachovic ZPA 2024-23
- Call meeting to order
- Review Agenda make any adjustments
- Review and Approve 2024-09-11 and 2024-09-24 meeting minutes
- Public 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 Rick Pope and Heather Valachovic.

Site Visit at 3316 Brook Road Rick Pope and Heather Valachovic ZPA 2024-23:

Walrafen reported the site visit had occurred at 6 pm.

Call meeting to order:

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

Review Agenda - make any adjustments:

This item was not discussed.

Review and Approve 2024-09-11 and 2024-09-24 meeting minutes:

Walrafen stated there was no meeting minutes prepared to approve, noting the approval will be moved to the DRB November 2024 meeting.

The DRB reviewed the three requested variances of minimum lot size, minimum lot depth, and the minimum side/rear setback requirement. Mullendore explained that the requested subdivision is for a 1.42 acre lot which cannot meet the required five acre minimum due to natural boundaries imposed by the Great Brook. Rick Pope explained that the entire lot is approximately 60 acres and the house had sustained flood damage. Mullendore explained that the requested

subdivision would apply for FEMA Buyout, pointing out that the remaining acreage would remain in the tax base. Walrafen pointed out that the requested subdivision follows the natural contours of the land. DRB members reviewed the five conditions of variance in the zoning regulations and the map provided in the zoning permit application. DRB members agreed that the requested variance met the condition of variance. DRB members reviewed the minor subdivision regulations and the sketch provided by the applicant.

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

Walrafen called the public hearing for Rick Pope and Heather Valachovic ZPA 2024-23 for a minor subdivision at 3316 Brook Road with 3 requested variances, flood related, to order at 7:10 pm.

Walrafen administered the oath the attendees who wished to speak at the hearing. Pope and Heather Valachovic affirmed. Mullendore reviewed the three requested variances: lot size requirement with a request for 1.42 acres rather than the required five acres, minimum lot depth requirement, and minimum side/rear setback for the forest and agriculture land. Pope explained that the garage does not meet the setback requirements for the proposed boundary line. Walrafen stated that the intention of the subdivision is that house, garage, septic system, and well will be removed with a FEMA Buyout. DRB members agreed they would waive the minimum setback, minimum depth, and lot size requirements because the lot will no longer be a developable lot following FEMA Buyout. Mullendore noted that the entire subdivision would be within the Special Flood Hazard Area. Walrafen stated that Storey could provide for the record documentation that the abutters had been notified. Walrafen reviewed the Zoning Regulations and DRB members agreed there was no need to review the major subdivision regulations. DRB members reviewed the site plan. Pope clarified that if the FEMA Buyout falls through he will not be in violation. Mullendore stated if the variance is approved Pope would not be in violation in that circumstance. Mullendore voiced support for granting the variances.

Niebling moved to approve the minor subdivision at 3316 Brook Road with 3 requested variances. Mullendore seconded. The motion carried unanimously. Walrafen noted that no neighbors had attended this hearing so would not have the right to appeal. She encouraged Pope to submit a plat to the Town. Walrafen signed the required documents.

Adjourn:

Mullendore moved to adjourn. Niebling seconded. The motion carried unanimously and the hearing was adjourned at 7:25 pm.

Minutes respectfully submitted by Kristin Brosky, Assistant Town Clerk.