

Town of Plainfield
DEVELOPMENT REVIEW BOARD PUBLIC HEARING AND
MEETING

October 11, 2023

Municipal Offices at 149 Main St., Plainfield, VT

Minutes – Approved

Agenda:

- Call meeting to order
- Review Agenda make any adjustments
- Reuben Stone 2023-20 Variance Hearing 2011 Plainfield Zoning Regulations Section 2.9 Variance for setback requirement in Forest and Agricultural Land District.
- Review and Adopt Alexa Gabriel and Amanda Andrews 2023-18 CU Development Review Board Findings of Fact and Conclusions of Law for a licensed childcare center
- Review and Approve September 13, 2023 Meeting Minutes
- Adjourn

Present: Development Review Board members Janice Walrafen (Chair), Seth Mullendore, Mary Niebling, and Jim Volz. Also in attendance were Zoning Administrator Karen Storey, Reuben Stone, and Jenna Howard.

Chairperson Walrafen called the meeting to order at 7:02 pm.

Review Agenda - make any adjustments:

There were no agenda adjustments.

Reuben Stone 2023-20 Variance Hearing 2011 Plainfield Zoning Regulations Section 2.9 Variance for setback requirement in Forest and Agricultural Land District.

Walrafen asked the two applicants, Reuben Stone and Jenna Howard, to raise their right hands and take an oath to affirm that the evidence they give in the cause under consideration shall be the whole truth and nothing but the truth under pain and penalties of perjury, the applicants agreed. Walrafen explained that the applicants were applying for a variance and that there had been a site visit prior to this hearing. Volz described the site, stating that when looking at the front of the house the proposed addition would be to the left and would extend to within 15 feet of the property line. He further explained that the neighbor, Ken Sanborn, whose property borders that side of the applicant's property, had attended the site visit and brought no complaint as long as the addition is built as described not more than 15 feet closer to the property line. Volz stated that Sanborn had expressed understanding of the need to attend this hearing if they wanted

to appeal the DRB decision later. Walrafen commenced with the variance procedures in order to justify the DRB variance decision. Walrafen reviewed the Zoning Regulations, citing Article II, Section 2.9 Variances and Appeals. She noted that 3(a) (1) is met due to irregular lot and narrowness, with Storey adding that the lot is less than five acres. Reuben Stone justified 3(a) (2), stating that the proposed location is the only spot for an addition due to placement of the well, leach field, and porch. He added that an addition off the front would just be “weird”. Mullendore pointed out that there is an existing structure at the front of the home which also impedes development in that direction. Walrafen stated that condition (2) is met. Walrafen noted that the proposed build also meets criteria 3(a) (3), 3(a) (4), and 3(a) (5), and Volz agreed. Storey pointed out there is no other option for development. Volz stated that the neighbor has no complaint. Niebling pointed out that the closest neighbor’s residence is at a considerable distance from the property line. **Volz moved to approve the variance as requested. Niebling seconded. The variance was approved unanimously.** Storey explained the follow-up procedures to the applicants. Stone stated they don’t intend to begin building until Spring of 2024. Stone and Howard thanked the DRB and Storey and left the meeting.

Review and Adopt Alexa Gabriel and Amanda Andrews 2023-18 CU Development Review Board Findings of Fact and Conclusions of Law for a licensed childcare center

The DRB members reviewed the decision. Walrafen called for a motion. **Niebling moved to approve the decision on Alexa Gabriel and Amanda Andrews conditional use application. Walrafen seconded. The motion carried unanimously. Walrafen signed.**

Review and Approve September 13, 2023 Meeting Minutes

Volz moved to approve the September 13, 2023 draft meeting minutes. Niebling seconded. Mullendore abstained. The motion carried unanimously.

Volz agreed to write the decision for the Stone variance.

Walrafen suggested an addition to the agenda regarding an email from the Town Clerk informing the DRB that it’s time to submit a report for the Town Report. Walrafen volunteered to draft that report before November 2023. Storey will provide a list of hearings and meeting dates to Walrafen. Walrafen noted that there is still room for one more person on the DRB. Walrafen stated that the Select Board may request her to attend a budget meeting.

Adjourn: Niebling moved to adjourn at 7:42pm. Mullendore seconded. The motion carried unanimously.

Minutes respectfully submitted by Kristin Brosky, Town Administrative Assistant.