

**Town of Plainfield**  
**DEVELOPMENT REVIEW BOARD MEETING**  
**December 13, 2023**  
**Municipal Offices at 149 Main St., Plainfield, VT**  
**Minutes – Draft**

**Agenda:**

- **Call meeting to order**
- **Review Agenda - make any adjustments**
- **Alex McDougal-Webber Sketch Plan Review for property located at 3280 Country Club Road 2010 Subdivision Regulation Section 200**
- **Review and Approve November 8, 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, Amanda Andrews, Alex McDougal-Webber, and Will Bennington.

**Chairperson Walrafen called the meeting to order at 7:04 pm.**

**Review Agenda - make any adjustments:**

There were no agenda adjustments.

**Alex McDougal-Webber Sketch Plan Review for property located at 3280 Country Club Road 2010 Subdivision Regulation Section 200:**

Alex McDougal-Webber explained that his intention is to purchase approximately five acres from Amanda Andrews and Tamarack Hollow Farm for the purpose of building a single family home on the property that he intends to live in. Walrafen provided some historical context regarding this property, noting that it had been created under a major subdivision of Stephen Pappas' land into three lots in 2013. Storey added that after that there had also been a boundary line adjustment and a further subdivision approved to create two lots from Lot #1 which is where Stephen has his house and the farmhouse sits. Andrews explained that her current property is approximately 20 acres zoned forest-ag. She further explained that the site where McDougal-Webber is intending to build had previously been approved for development in 2014 when Andrews had come before the DRB. She went on to explain that at that time she had only run septic and electric to the site and installed footers but had not completed any further development and the construction permit had lapsed. She stated that for the least disruption of farm land it would be most ideal if MacDougal-Webber were approved to build at that existing site. Walrafen

pointed out that the road on the property is currently permitted as an ag road and not a residential road. Storey explained that with a subdivision the new residence would not be a farm structure and would fall under residential rules rather than ag. She further explained that the road would have to be inspected by an engineer and would have to be approved as a right of way and stated that the access permit would have to be changed from an ag access permit to a residential access permit. She then summed up that the waivers would need to be addressed, making sure the road can become a right of way to a residence would need to be addressed, the DRB would have to discuss whether or not they can approve the subdivision because of the irregular proposed shape of the property, and then a variance would need to be considered because the setback for the residence is 10 feet short as proposed. Walrafen explained that it would be preferable if the need for seeking a variance was avoided by changing the proposed property line to allow at least 50 feet setback from the septic and the barn. Andrews explained that her mortgage holder would prefer that all major utilities remain within her ownership. Walrafen suggested that if the shared road runs through both properties that the owners draw up a maintenance agreement. Storey explained that in the deed the owners would need to include language about a deeded right of way for the new property as it lacks road frontage. Walrafen described the difference between a planned unit development (PUD) and a subdivision and Andrews, McDougal-Webber, Storey, and DRB members then explored and discussed the merits of each as options for this property. Andrews identified her next step will be to have the ag road inspected by engineers. Walrafen stated that prior to any hearing, either for subdivision or for PUD, they will need to have a preliminary plat with particular to the design and planning under Article 4. No motion was made by the DRB on this issue at tonight's meeting.

**Review and Approve November 8, 2023 Meeting Minutes:**

**Volz moved to approve the November 8, 2023 draft meeting minutes with the spelling of Niebling's name corrected. Mullendore seconded. The motion carried unanimously.**

**Adjourn:**

**Mullendore moved to adjourn at 8:11 pm. Volz seconded. The motion carried unanimously.**

Minutes respectfully submitted by Kristin Brosky, Town Administrative Assistant.