

## **Plainfield Planning Commission Minutes**

**Monday October 7<sup>th</sup> 2024**

Present: Will Colgan, Jesse Cooper, Karen Storey. Will Pitken and Niki Sabado from the CVRPC also attended

Approval of Minutes: Jesse made the motion to approve the minutes of the last meeting and Will seconded the motion. The motion was approved.

Niki described the advantages of the New Neighborhood Development Area and the process for applying for that designation. Plainfield has applied for a \$5k grant that will pay the CVRPC staff help Plainfield prepare the NNDA application as it requires new maps and other technical information.

The Village Extension Project design will need to meet the Open Streets requirements and other criteria to meet the NNDA application but that should be a relatively easy thing to do as the standards are based on common sense designs.

The current draft zoning that is up for adoption may need to have a few items updated and Will Pitken can review that and suggest the changes.

The discussion moved to the Goddard Campus sale that is currently under contract with a real estate developer from Lebanon NH that specializes in rental and commercial properties. (Ledgeworks.com)

One option that would provide that project with more options than the Rural Residential zone the campus is currently in would be to extend the Village District to the campus which has town water and wastewater service. The question would be can a village district be non-contiguous with the current district. Will Pitken said he would research that.

Will then described how the state is moving to combine 5 separate land use designations into 3 and this will be part of a state wide reconfiguration of the state land use map. This process will take a few years so using tools currently available would be best for the current projects in Plainfield.

Niki and Will said they would provide copies of the presentation and more information on the possible options for both proposals.

Meeting adjourned at 8:10