

Plainfield Planning Commission Minutes

Monday November 18th 2024

Present: Will Colgan, Jesse Cooper, Karen Storey, Arion Thiboumery, Sandra Vitzhum, George Springston and Genese Grill

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

Will started off describing some of the changes to the proposed interim zoning. One item he expressed concern about was the 10 foot maximum setback for side and rear yards. He said front setbacks should be measured from the property line not the center of the street. There is greater accuracy for the property line measurement.

Will said he would remove the 10 foot maximum from the draft for now. .

The proposed lot size could be down to a tenth of an acre (0.10). The HOME act requires one fifth of an acre (0.20) so this would be twice as dense as the current state standard. Sandy explained how this is common in Montpelier and many towns and would help with new developments.

Will said he took out the provision in the existing zoning limiting the number of lots created by any one developer to 4 per year. He said it was going to be taken out of the larger zoning revision and it made sense to do it now. No objections were expressed.

There was discussion about the parking limitations. Karen asked if there was a new multi-use building that had no off street parking if she would then need to go to the DRB for a waiver. Will thought that would be the case.

George said he was concerned about the new density of 0.10. Once it is in the zoning it could be used by future developers to really pack in housing in areas where it would not fit in with the surrounding properties. Genese also was concerned about the increased density and how it would impact the character of the surrounding property. She also said the NDA designation could limit the public input if it were to be approved. Sandy described how there would still be public input, the only significant difference with the NDA approval would be appeals would not go to the Environmental Board, an expensive and time consuming process for all involved.

There was more discussion on the lot size with a proposal to go with 1/8th of an acre (0.125).

Jesse made the motion to propose in the draft the one tenth (0.10) acre minimum. Karen seconded the motion.

After some discussion the vote was Jesse and Will in favor, Karen was opposed.

Will reminded everyone that this is still a draft proposal and there will be more research with the CVRPC about how that standard works in rural villages and how common it is. There will still be time for public input and changes.

George pointed out that from his experience as a surveyor that small lots sizes create possible conflicts down the road so having those small lots be surveyed by a licensed surveyor would be a good requirement.

Will said he would ask the CVRPC about putting that into the draft.

Meeting adjourned at 8:20