

For Office Use

ZP # 2024-27

Parcel # 021-0783

Map # 06-022-000

District:  V  RR  F&A

# Town of Plainfield

P.O. Box 217 • Plainfield, VT 05667-0217  
 phone: 802-454-8461 • fax: 802-454-8467  
 plainfieldza@gmail.com

Received by Town Clerk

**OCT 07 2024**

*11:15am*  
*Kristin Brozky*

## Zoning Permit Application

This form serves as the application for all zoning permits and development reviews.

### A Owner/Applicant Information

Property Owner Name Estate of Robert Barasch

Mailing Address: Street/P.O. Box 783 Fowler Rd Apt/Suite \_\_\_\_\_  
 City Plainfield State VT Zip 05667

Phone: Day \_\_\_\_\_ Evening \_\_\_\_\_ Prefer?  Day  Eve  Either

Is Owner the Applicant?  Yes ... Skip to Site and Project Information, Section B, below.  
 No .... Provide owner name and mailing address (above), indicate relationship to owner, and complete Applicant information below. (All information will be sent to the Applicant when not the owner.)

Relationship to Owner:  Prospective Owner (have purchase agreement)  Contractor  Lessee  
 Architect/Designer  Agent  Other: Executor

Applicant Name: Paul Gillies, Executor of Estate of Barasch

Mailing Address: Street/P.O. Box 44 East State St. Apt/Suite \_\_\_\_\_  
 City Montpelier State VT Zip 05602

Phone: Day 802-223-1112 x104 Evening: \_\_\_\_\_ Prefer?  Day  Eve  Either

### B Site and Project Information

Physical Address (911) 783 Fowler Rd

In 100 Yr Floodplain?  Yes (check Yes if any portion of the parcel is in the district)  No

Please briefly describe the project and/or request: Subdivision to enable conveyance of lots to beneficiaries of Estate

### C Site Plan: All applications must include a site plan. See the reverse side for more information. →

**Signature:** The below signed hereby agrees that the proposed work shall be done as represented on this form and the associated documentation submitted, and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the land owner to act on the owner's behalf. Note: Additional permits may be needed from the State of Vermont and/or the Town of Plainfield.

Indicate if:  Property Owner OR  Agent for Owner

Signature: Paul Gillies Date: 9/24/24

**FOR OFFICE USE ONLY**

Permit fee \$ 600.00 Recv'd by: Tarrant, Gillies, Ashems Recv'd from: U.S. mail Date: OCT 07 2024

Hearing fee \$ \_\_\_\_\_ Recv'd by: \_\_\_\_\_ Recv'd from: \_\_\_\_\_ Date: \_\_\_\_\_

**Plainfield Zoning Permit Application—side 2**

**C Site Plan:** All applications must include a site plan showing the dimensions of the lot, the location of all existing structures, development (driveway, well, septic field), water bodies, and all proposed structures and development on the lot. Indicate the setback distances from roads, property lines, and surface waters to the nearest structures. The applicant is responsible for determining the property lines and setback distances.

For a Sign: Submit the text, graphics, size, and a site plan map of the sign location on the building or lot.

For a Subdivision: Was this parcel created after March 2004?  Yes  No.

For subdivisions and boundary-line adjustments, submit a sketch plan as per the Subdivision Regulations, *Article II Subdivision Review Procedures*.

**For Construction projects:** In accordance with 24 VSA §4414 (13), no use under this zoning permit may begin until a wastewater and potable water supply permit is issued under 10 VSA Chapter 64. In addition to the site plan map, an elevation is required for most commercial building proposals. Please answer the questions below for all construction projects:

- Is any portion of the building rented?.....  Yes  No
- Will project require an access permit (driveway opening)? .....  Yes  No
- Will project disturb, grade, or excavate more than one acre of land?.....  Yes  No
- Will project result in increased water or sewer flow?.....  Yes  No
- Does project require an Act 250 permit amendment? .....  Yes  No

Maximum building height: \_\_\_\_\_ feet

For residential structures, please indicate:  
 Single-family  Two-family  Multiple units

For all projects involving single-family houses:

	<u>Existing Rooms</u>	<u>New Rooms</u>
# Bathrooms .....	_____	_____
# Bedrooms .....	_____	_____
# Kitchens .....	_____	_____

Questions? Contact the Zoning Administrator, **Karen Storey**, at 454-7856 or [plainfieldza@gmail.com](mailto:plainfieldza@gmail.com)

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**D Action by Zoning Administrator:**

1.  Granted  Referred, date: <sup>DRB</sup> 10/18/2024  Denied, date: .....

Reason/Comment: Subdivision

2.  Appealed to the DRB, date: ..... By: .....
- Applicant Note:* An Appeal of a decision or act of the Zoning Administrator must be made in writing to the Chair of the Development Review Board within 15 days of the decision or act.

3. Final Action: Permit # ..... Date issued: ..... Effective date: .....
- DO NOT start this project prior to the effective date, as the statutes require a 15-day appeal period.*

Zoning Administrator: .....

**E Development Review Board Action:**

1. Public notice date: ..... Hearing date: .....

Continued to, hearing date(s): .....

2.  Granted, date: .....  Denied, date: .....

Chair, Development Review Board: .....

**Important:** An appeal from a decision or act by the Development Review Board must be made within 30 days from the date of action shown on lines D2 or D3 above. Said appeal is made to the Environmental Court under 24 V.S.A., §4471.

# TARRANT GILLIES & SHEMS

GERALD R. TARRANT  
PAUL S. GILLIES  
RONALD A. SHEMS  
MICHAEL J. TARRANT II  
NICHOLAS A.E. LOW

44 EAST STATE STREET  
MONTPELIER, VT 05602  
(802) 223-1112  
FAX: (802) 223-6225

K. HEATHER DEVINE  
SARAH E. BUXTON  
DAVID K. MEARS  
STEPHEN F. COTEUS,  
*of counsel*

October 3, 2024

Plainfield Planning Commission  
Karen Storey, Zoning Administrator  
149 Main Street, PO Box 217  
Plainfield, VT 05667

OCT 07 2024

To the Plainfield Planning Commission and Karen Storey, Zoning Administrator:

I represent Paul Gillies, the Executor of the Estate of Robert I. Barasch. The Estate of Barasch owns property located at 783 Fowler Road, Plainfield, Vermont. The Estate is being administered in a probate proceeding in the Vermont Superior Court, Washington Unit, Probate Division, Docket No. 308-6-20 Wnpr. As part of the probate proceeding, we plan to subdivide the Estate's property into six parcels, which the Estate will convey to the Estate's beneficiaries. We do not propose any construction. We submit the attached "Sketch Plan" to illustrate the proposed subdivision.

We request the Planning Commission to waive certain requirements under the Subdivision Regulations pursuant to Section 130(B). Because we are not proposing construction or any new use, the requirements listed below are not relevant to this project. We request that you waive requirements of the following Sections, as well as any requirement that the sketch plan or surveys show compliance with those sections:

1. Section 410(B), (F), (G), (I), and (J)
2. Section 440
3. Section 450
4. Section 460
5. Section 470
6. Section 480

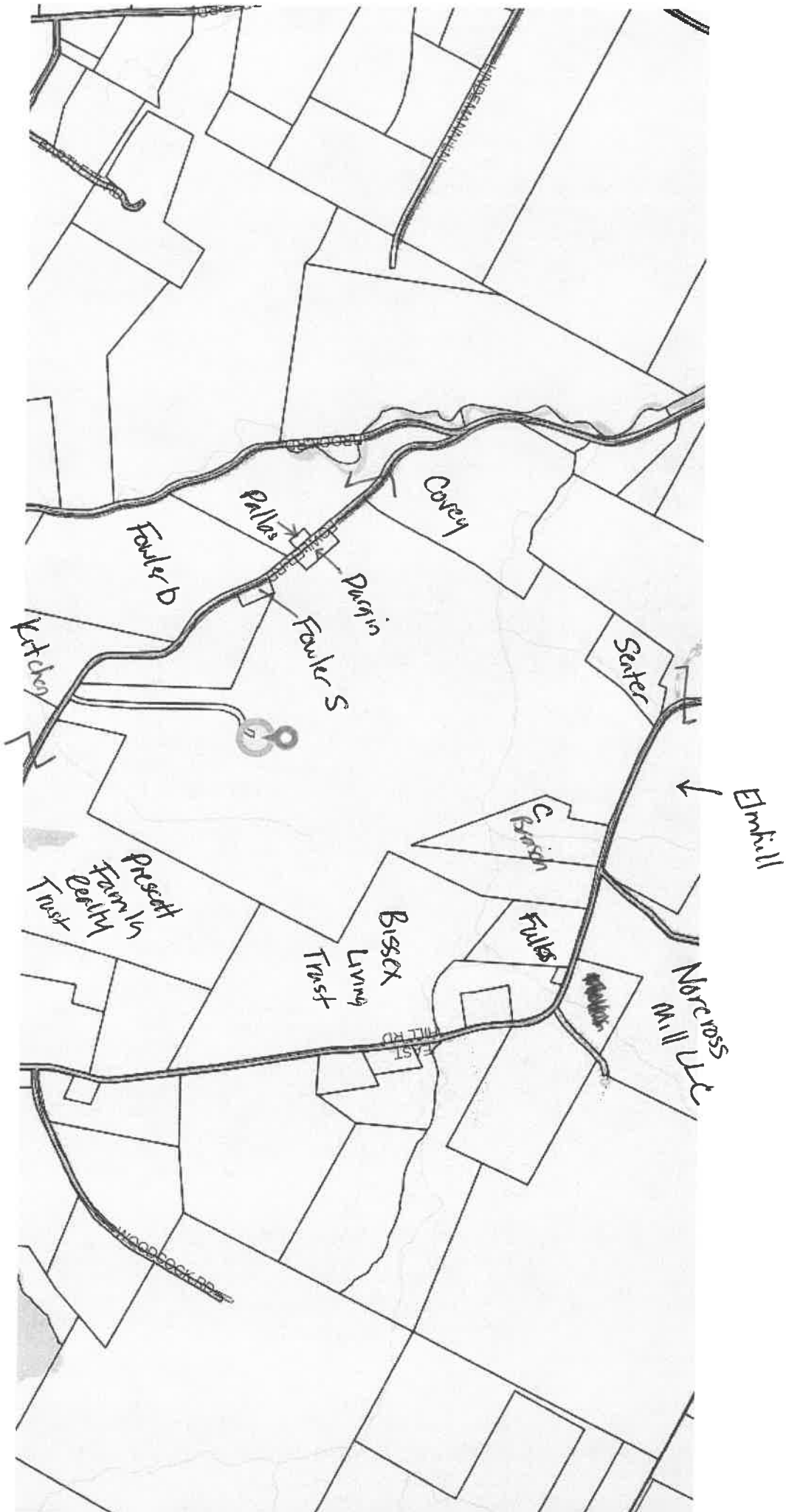
We also request that you waive Section 410(H) as it relates to the road frontage requirement for the parcel to be conveyed to Mark Barasch. That is the only portion of the Estate parcel that is already built with a driveway and buildings. The road frontage is pre-existing, and there is not another way to provide road frontage.

Thank you for your attention to this matter. Please feel free to contact me with any questions.

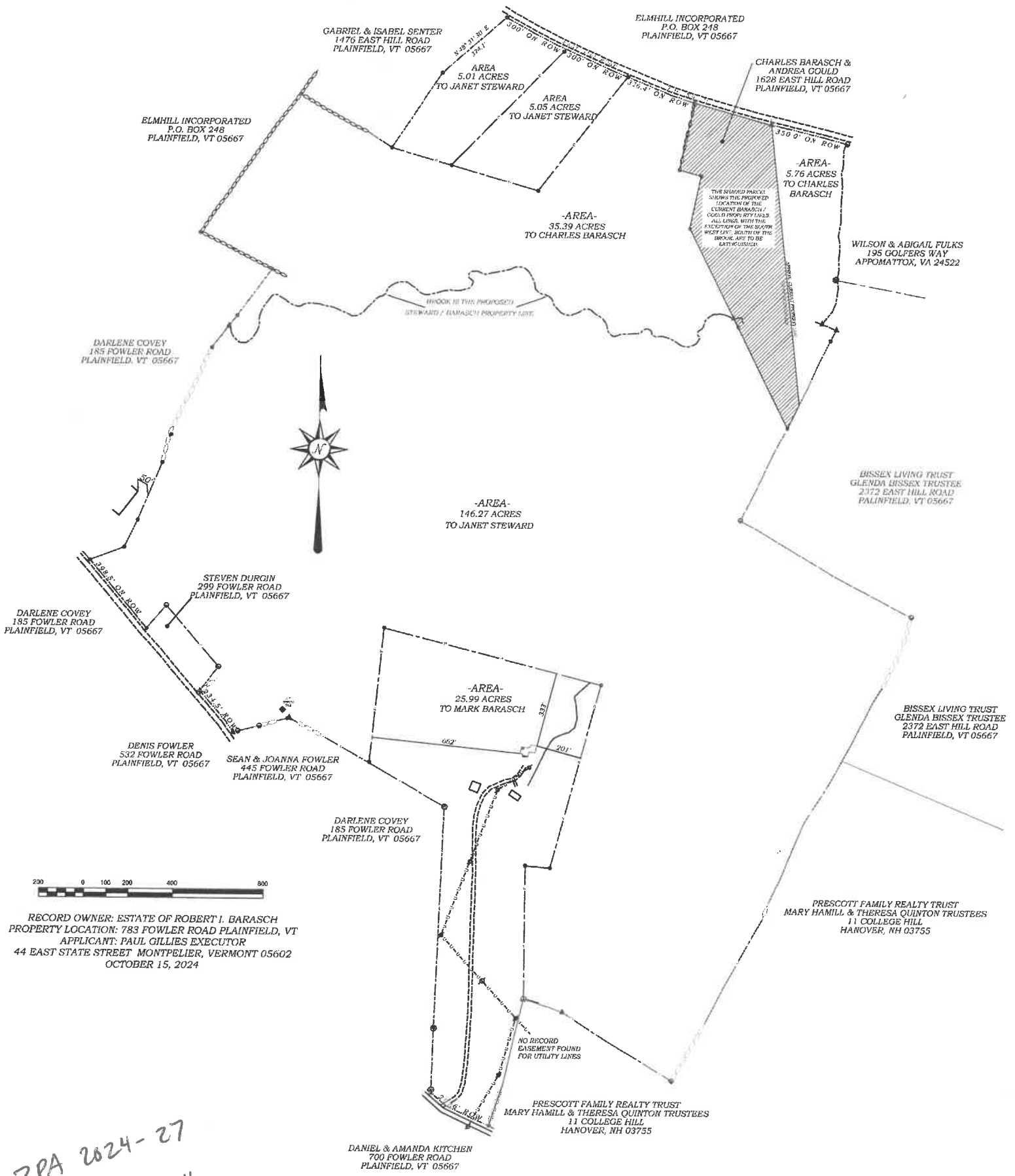
Best regards,



K. Heather Devine, Esq.



Plainfield  
Tax Map



GABRIEL & ISABEL SENTER  
1476 EAST HILL ROAD  
PLAINFIELD, VT 05667

ELMHILL INCORPORATED  
P.O. BOX 248  
PLAINFIELD, VT 05667

CHARLES BARASCH &  
ANDREA GOULD  
1628 EAST HILL ROAD  
PLAINFIELD, VT 05667

ELMHILL INCORPORATED  
P.O. BOX 248  
PLAINFIELD, VT 05667

AREA  
5.01 ACRES  
TO JANET STEWARD

AREA  
5.05 ACRES  
TO JANET STEWARD

AREA-  
5.76 ACRES  
TO CHARLES  
BARASCH

-AREA-  
35.39 ACRES  
TO CHARLES BARASCH

WILSON & ABIGAIL FULKS  
195 GOLFERS WAY  
APPOMATTOX, VA 24522

DARLENE COVEY  
185 FOWLER ROAD  
PLAINFIELD, VT 05667



-AREA-  
146.27 ACRES  
TO JANET STEWARD

BISSEX LIVING TRUST  
GLENDA BISSEX TRUSTEE  
2372 EAST HILL ROAD  
PALINFIELD, VT 05667

DARLENE COVEY  
185 FOWLER ROAD  
PLAINFIELD, VT 05667

STEVEN DURGIN  
299 FOWLER ROAD  
PLAINFIELD, VT 05667

BISSEX LIVING TRUST  
GLENDA BISSEX TRUSTEE  
2372 EAST HILL ROAD  
PALINFIELD, VT 05667

DENIS FOWLER  
532 FOWLER ROAD  
PLAINFIELD, VT 05667

SEAN & JOANNA FOWLER  
445 FOWLER ROAD  
PLAINFIELD, VT 05667

-AREA-  
25.99 ACRES  
TO MARK BARASCH

DARLENE COVEY  
185 FOWLER ROAD  
PLAINFIELD, VT 05667

PRESCOTT FAMILY REALTY TRUST  
MARY HAMILL & THERESA QUINTON TRUSTEES  
11 COLLEGE HILL  
HANOVER, NH 03755



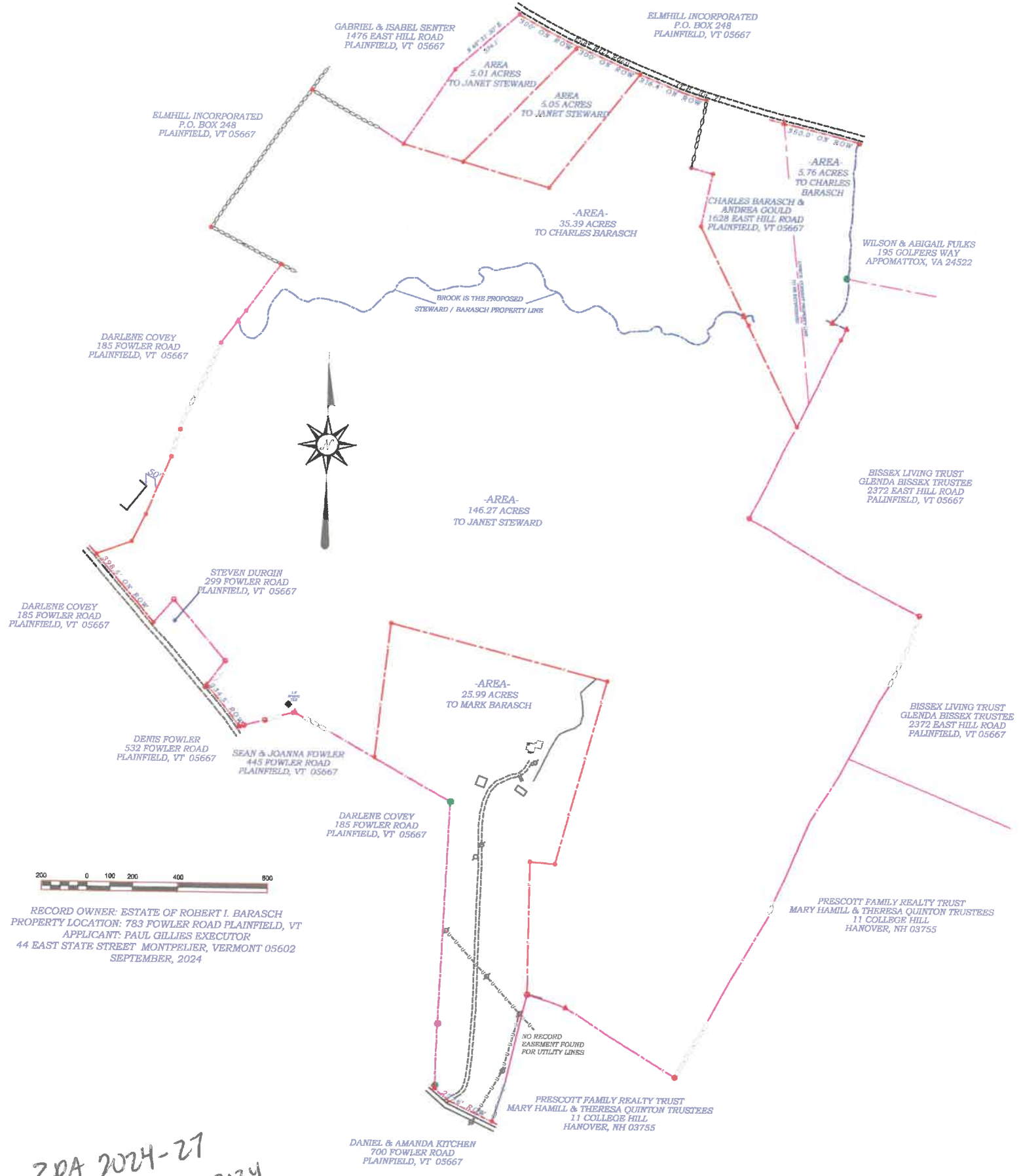
RECORD OWNER: ESTATE OF ROBERT I. BARASCH  
PROPERTY LOCATION: 783 FOWLER ROAD PLAINFIELD, VT  
APPLICANT: PAUL GILLIES EXECUTOR  
44 EAST STATE STREET MONTPELIER, VERMONT 05602  
OCTOBER 15, 2024

NO RECORD  
EASEMENT FOUND  
FOR UTILITY LINES

PRESCOTT FAMILY REALTY TRUST  
MARY HAMILL & THERESA QUINTON TRUSTEES  
11 COLLEGE HILL  
HANOVER, NH 03755

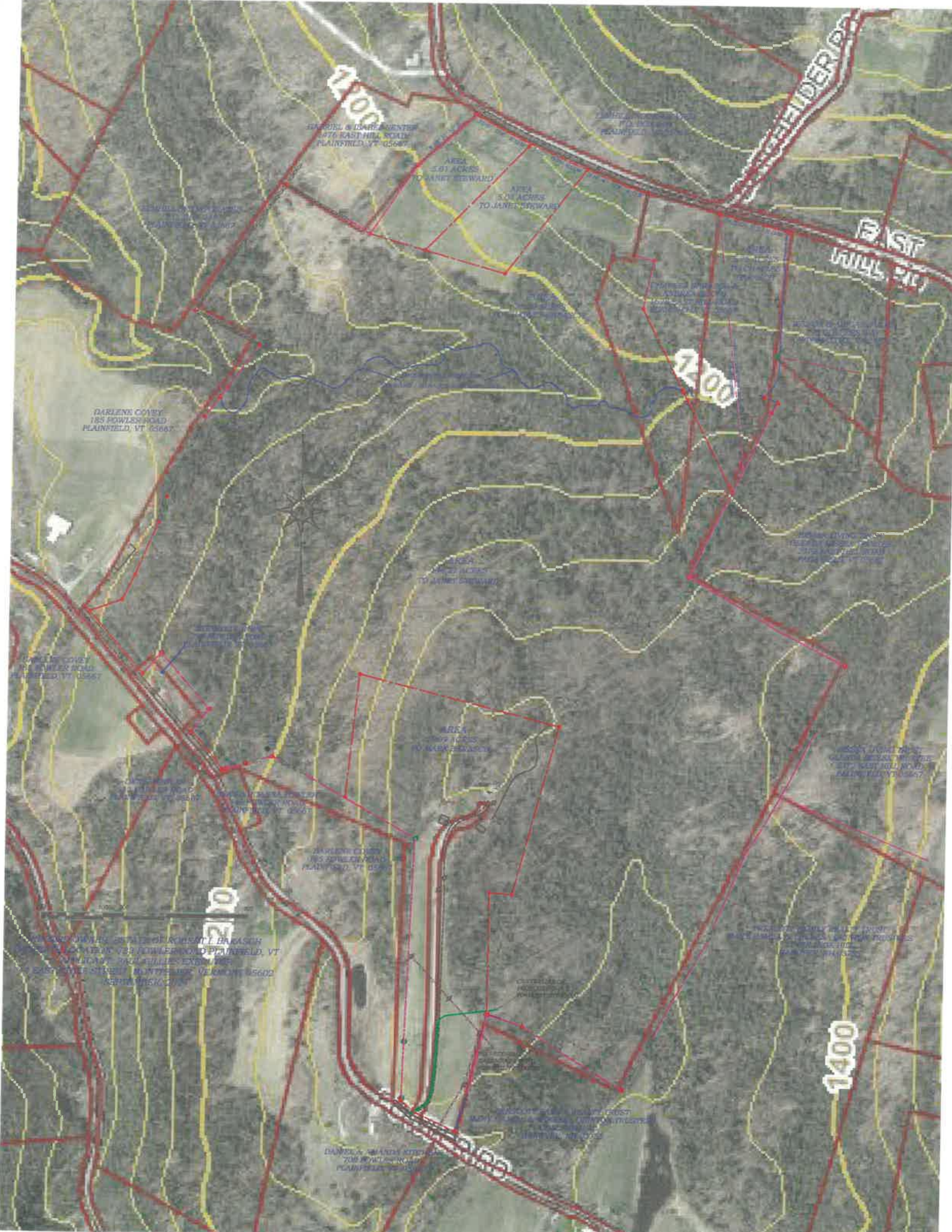
DANIEL & AMANDA KITCHEN  
700 FOWLER ROAD  
PLAINFIELD, VT 05667

2PA 2024-27  
10-15-2024  
updated map



RECORD OWNER: ESTATE OF ROBERT I. BARASCH  
 PROPERTY LOCATION: 783 FOWLER ROAD PLAINFIELD, VT  
 APPLICANT: PAUL GILLIES EXECUTOR  
 44 EAST STATE STREET MONTPELIER, VERMONT 05602  
 SEPTEMBER, 2024

ZPA 2024-27  
 10-3-2024  
 map



HAROLD & ISABEL GUNTER  
476 SALT HILL ROAD  
PLAINFIELD, VT 05667

AREA  
5.01 ACRES  
TO JANET STEWARD

AREA  
5.01 ACRES  
TO JANET STEWARD

DARLENE COVEY  
183 POWLES ROAD  
PLAINFIELD, VT 05667

DARLENE COVEY  
183 POWLES ROAD  
PLAINFIELD, VT 05667

AREA  
5.01 ACRES  
TO JANET STEWARD

AREA  
5.01 ACRES  
TO JANET STEWARD

DARLENE COVEY  
183 POWLES ROAD  
PLAINFIELD, VT 05667

1300

WALTER J. WILSON, JR. & PATRICIA KOSIATY BARASCH  
100 W. MAIN ST. VERMONT PLAZA  
PLAINFIELD, VT 05667  
PAUL GILLES EXHIBITOR  
585 POWLES STREET, PLAINFIELD, VERMONT 05602  
ASHEMANSKAZIAN

DANIELA AMANDA KITCHEN  
708 W. MAIN ROAD  
PLAINFIELD, VT 05667

1400