

## Plainfield Housing Advisory Committee Meeting

January 28, 2026

In-person at The Creative Campus at Goddard, 123 Pitkin Rd.

The Media Room, Haybarn Theater • Remote via Zoom

### Attendees

- Kris Gruen, Lydia Vitale, Vicki McDonald, Hazel O'Brien, Will Colgan, Betsy Ziegler, Graham Keegan, David Scheckman, Liz Bicknell

Others:

Meeting was called to order at \_\_\_\_, facilitated by co-chair Will Colgan.

Moved to approve minutes from 1/14, sustained and passed.

### Changes to agenda

- added meeting protocol/community agreements, as well as how to forward ideas to the selectboard, and that working groups are a way to streamline that process of recommendations.
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Lydia brought forth the idea of community agreements.

- Housing work is intersectional with social justice, and social justice work can get heavy and/or emotional.
- It's a set of norms that everyone agrees upon to create a space where people feel heard and able to share and discuss
- A way to help people keep an open mind / "Agree to disagree."
- Important to stay on task, chairperson facilitating being mindful of that
- Also important that people watch how much time they take up when they're speaking, and let others have a chance to speak.
- All voices should be heard.

Lydia will type up a summary draft of the agreements and send it out to the committee members to look at.

### Announcements

Kris spoke about water issues at the haybarn building and no bathrooms where we are having the meeting, but explained an alternate bathroom in the clocktower.

- If media room isn't available, clocktower could be used for meetings.

- Technology for setting up meetings will get smoother

#### Public Comments

- None

### Regular meeting schedule

- A biweekly schedule was proposed but a lot of other groups meet on a 1st and 3rd or 2nd and 4th schedule, so there's no odd cycling
- Would be less guesswork for the public and some weeks off for the committee.
- Graham made motion to approve the 2nd and 4th Wednesday as the schedule moving forward. Seconded by Kris, and passed.

### Working groups

5 people in inventory and mapping. How would it make sense to move forward?

- More than 4 people requires an official warning and the technology set up as the PHAV meetings.
- The I/M group could be split into two groups, but a lot of the committee members think the two topics are connected and would want to work with both. The groups could work collaboratively but separately.
- Will brought up that everything will come back to the main committee regardless, which would help different groups work together.
- None of the 5 proposed members of the inventory and mapping group wanted to abstain, so it was agreed upon that.
- David sheckman said he has the key to the town office and they can hold the I/M group there, and he's willing to be responsible for the official warning and posting it in the correct places.
- Rules for officially warned meetings was gone over - must be posted 48 hours in advance, three physical locations, as well as facebook and FpF.
- There was also a reminder about the open meeting laws video, some member has watched it and enjoyed it.

Once meetings are regular, the notices wouldn't need to be physically updated.

Working groups of 4 or less people can meeting at places like positive pie because they don't have to record.

Communications/Outreach - could discuss warnings format going forward

Google docs is not anyone's strong suit and there seem to be issues. Some people could see what people have added, others haven't been able to.

- Frances Rose said she had just spoken to someone that said the PHAV folder might need to be moved out of the selectboard folder and into it's own space, which will hopefully fix the issues.
- Once it's in it's own space, let's check back in.
- Lydia could show people how to do some things once it's working the way it's supposed to.
- Betsy said her son could help as well, he helps her with tech support things. He also mentioned that Google drive is "squirrely" and can mess up and not work correctly.

Short term goals for working groups - pick specific achievable goals to start making progress. Think about what we can do soon, and what would be longer term goals.

- It was discussed that the working groups can meet amongst themselves and come up with some goals and report back next time.
- Ordinances groups - what will that be specifically? Looking at other town ordinances and zoning, seeing what could work and what wouldn't.
  - Montpelier and example of how complicated it doesn't need to be.
  - Could make recommendations to Plainfield about how it could work in town
  - Kristy farnham sent good info for this working group, guidance of court process, etc.
- Kris mentioned doing field trips as working groups as well, they don't just have to be meetings. Just keep open meeting laws in mind, but don't need to record.
- It was asked if a committee member joining a working group meeting they aren't usually in, if that would trigger open meeting laws. It was said that yes, it would.

Public comment from Jacob Rogen, said it was a nice meeting and;

What about a land trust housing working group?

- Once the committee starts getting more information about people who are interested, resources, inventory- a land trust group would be a good idea.
- Jacob said he was a contractor and would like to offer skills that he has, and would that be an option moving forward. He knows building codes, costs, can assess buildings, etc.

Will brought up "building/types of housing" as a working group idea. Conceptual construction as another idea.

- There was a reminder that people don't need to be on PHAC to be on a working group.
- David and Lydia said they envisioned a lot of this information coming out of the working groups that are already made such as I/M and Community/Outreach.
- Within those working groups, resource lists and networking will naturally start to happen and as things grow they can be split into different groups.

#### Next Weeks Agenda Items

- Following up on workgroups
- Landscaping in regards to buyouts
- Report on what Goddard is up to - Kris Gruen and possibly John Broderick
- Kristy Farnham - when can she come present her information
- Community agreements

Next meeting will be February 11, 2026 at 5pm.