

Plainfield Planning Commission Minutes

Monday November 3rd 2025

Present: Will Colgan, David Scheckman, and Jesse Cooper

Will called the meeting to order and asked for a motion to approve the minutes of the last meeting, Jesse made the motion to approve the minutes and David seconded it. Will mentioned that Jesse had pointed out that grant was spelled grand in the minutes. Will said he would correct that. Jesse then had a question about the language saying the DRB would ask the applicant to pay for any requested professional services if needed. Would that be legal language. Will said he would inquire with the League of Cities and Towns for advice.

With that the motion was approved.

The first item on the agenda is to discuss hearing dates but Will said without Karen in attendance it would be best to put that off. With the warning periods and meeting schedule it looks like it would be in the new year.

David wanted to know about integrating all the amendments into the full document. Will said he would work on that so it would be available for the next meeting There would be one document with the strike outs and the full document.

Karen had a question about the review of historic buildings from the last meeting. Will said he looked up Montpelier's and Waitsfield's zoning and they both had detailed historic district overlays. Waitsfield had clearer standards. It refers to specific standards (Secretary or Interior Standards). David said he had done renovation work on historic buildings but there wasn't much oversight. Will said the oversight would come when there are federal grants. David said he has been speaking with Christie Farnham who is chair of the Plainfield Historical Society and he said she would be happy to review and contribute to any discussions on historical reviews. Will said that would be great and would send out some language. Plainfield has a list of historic buildings so it would make sense to keep those as listed and not do a full district overlaying zoning district. We could just use the standards for the individual building review. David said it would be good to have standards that would preserve the historic character for buildings but not be over regulatory in nature. There were a few stories of over regulation for historic purposes. Will mentioned there are a lot of historic buildings throughout the town so a district in the Village wouldn't cover those.

There was discussions about giving clarity to the DRB about standards for historic reviews.

David asked about how the density bonuses would work for a PUD and a Subdivision. There was a discussion about how the density bonuses would work with and without the bonus for including affordable housing in the PUD. There was a question about whether a 1/10 acre could be made smaller as part of the density bonus and how the 30% maximum allowed 1/10th acre in a subdivision would work out. If there is a conflict between the subdivision regulations and the PUD requirements then that should be resolved ahead of any significant development proposal.

David said we should clarify that and Will suggested that the PC members read the current language and have some ideas for the next meeting.

The meeting adjourned at 8 pm.