

Plainfield Planning Commission Minutes

Monday December 1st 2025

Present: Will Colgan, David Scheckman, Karen Storey and Charlie Cogbill

Will called the meeting to order and asked for a motion to the minutes of the last meeting, November 3rd. David made the motion and Karen seconded it. The motion was approved.

There was discussion about putting the conditional use for the 1/10th acre in the Village District under the Dimensional Standards section in addition to the Conditional Uses section. Will said he would put that in and we can see how it reads.

Karen had a question about the historic site review and how it concerns exterior changes only. Will said he would put in language to section 3.11 that would clarify that and we can review it.

There was discussion about how to modify the permit fee and application for a the subdivision permit. There was also discussion of how the hearing should be warned under Section 8.9. Karen suggested using the site plan review 8.9 d) notice. Will wondered if it should be the stricter c). David thought the lesser d) would be fine. The difference is the number of days, 7 vs 15 and the notice in the Times Argus. David was interested in the abutter notification. It was decided to go with the 8.9 d).

Karen asked about having a second fee and application. The consensus was to have the fee paid at the front end of the application process and cover the entire expense of the DRB warning and hearings.

Will asked Charlie if he wanted a copy of the draft zoning but he said he was fine with not having it.

Will created a new summary for the proposed subdivision amendments that is part of the hearing warning. Both Karen and David felt it summarized the changes and would add any other changes if they think of them before sending the summary out.

Will said he needs to write the Planning Commission yearly summary for the Town Report. He will use the bullet points from the summary in the report. He will also meet with Josh Pitts about the budget. He will send the new budget to the PC members.

Will asked about changing the meeting date to accommodate Jesse who is have a conflict with the day. Both David and Karen would be able to make a Tuesday or Thursday meeting with Tuesday being the best day. David suggested an earlier start time of 6 pm. We decided to ask Jesse about this possibility and would consider it going forward.

There was discussion of when to hold the first hearing on the amendments. We decided to get the draft as complete as possible and then pick a date, probably in the new year with all the hearing requirements.

The meeting adjourned at 8 pm.