

**Town of Plainfield
DEVELOPMENT REVIEW BOARD
MEETING AND PUBLIC HEARING
December 10, 2025**

DRB members: Janice Walrafen, Seth Mullendore, Mary Niebling. Zoning Administrator Karen Storey. Jesse Cooper was absent.

Guests: Dean Hosgood

Call meeting to order Review Agenda make any adjustments

Walrafen called the meeting to order at 7:05. She added to the agenda the fact that the two DRB members had terms expiring in 2025—Walrafen and Mullendore.

Continuance ZPA 2024-27 Estate of Robert Barasch Major Subdivision at 783 Fowler. 2010 Subdivision Regulation Major Subdivision Section 220, 230, 300, 310, 130 (B), waivers 410 (B), (F), (G), (H), (I) and (J), 440, 450, 460, 470 and 480.

Walrafen noted the DRB had received a letter from the Estate to withdraw its application because the issues have yet to be resolved in the Probate Court. They will re-apply when the issues have been resolved. Walrafen made a motion to accept the letter, Mullendore seconded, all approved. Niebling made a motion to close the hearing and the permit.

Walrafen prepared a draft of the DRB report to the Town. Niebling edited. All approved the report with Niebling's edits.

Walrafen met with the Town Clerk and Treasurer to talk about the DRB's needs, especially about administrative work and support for the Zoning Administrator.

Walrafen and Mullendore's terms expired this year. They both agreed to re-up. Niebling's term expires in 2026.

Storey mentioned that part of Goddard (the Lodge) will be coming to the DRB for the January meeting for a conditional use and historic site plan review. Also the former Wrisley garage will come before the DRB for a conditional use and commercial service permit in January.

ZPA 2025-34 V Howard Hosgood III and Sara Smiley Smith Variance at 2380 Upper Road 2025-03-04 Plainfield Zoning Regulations with amendments: Section 8.7 Variances and Appeals. Section 2.5.3 Dimensional Standards for setbacks in Forest and Agricultural Land District. The request for the variance is due to the wetlands and required buffers on the property.

The hearing was opened at 7:40. Dean Hosgood joined the hearing and affirmed the oath. Their 2024 permit application was halted because they needed a wetland evaluation, which has now been done. They are now proposing a permanent building which will be temporarily occupied. They will need a variance for setbacks. Thus, their Permit may need amending. The structure will not have running water or septic. The bathroom will have an incinerator toilet and water will be brought in. When they applied in 2024 there was an approved septic location, but with the wetland review it was determined that the septic was not viable.

Walrafen adjusted the 2025 permit application to reflect the requested changes to the structure, which will now include one bathroom (with an incinerator toilet), two bedrooms, and no kitchen. The reduced setback is necessary due to the topography of the property, with wetlands limiting where a structure can be built. The proposed location is the only spot where development seems feasible .

Walrafen made a motion to approve the Zoning Permit application for a driveway including a pad and a cabin as described in section 4.8—temporary dwelling and recreational vehicles part 5, which allows for a permanent dwelling. Due to the presence of wetlands, the variance is for a 10 ft setback instead of the 50 ft setback required for Forest and Agriculture. The variance is being proposed under section 8.7 as it meets the criteria for number 3 parts a, b, c, d, and e. The 2024 permit application was amended to include 1 bathroom, 2 bedrooms, and ~~no~~ kitchen. Niebling seconded. All approved.

Review and Adopt DRB meeting minutes 2025-10-08 DRB annual Report

Walrafen made a motion to adopt the minutes from October. Mullendore seconded. All approved.

Adjourn

Niebling made a motion to adjourn, Mullendore seconded. All approved at 8:12.