

# **TOWN OF PLAINFIELD DEVELOPMENT REVIEW BOARD**

## **Findings of Fact and Conclusion of Law**

**Decision on the application of: Mike Davidson and Daniel Kitchen  
Re: Conditional Use Permit**

**Permit Application No. 2025-38 CU**

### **INTRODUCTION OF PROCEDURAL HISTORY**

1. The proceeding involves an application by Mike Davidson, owner and Daniel Kitchen, applicant for Conditional Use, Historic Site Review and Commercial Site Plan Review for a Lodge at the former Goddard College campus, 187 Pitkin Rd.
2. The application was received by Zoning Administrator Karen Storey on October 27, 2025 referred to the Development Review Board (DRB) on November 28, 2025; The hearing occurred on January 14, 2026 at 7:35 pm and was continued to February 11, 2026 at 7:05 pm due to Zoom difficulty.
3. On December 30, 2025, notice of a public hearing was published in the Times Argus. The notice was posted at three public places on December 29, 2025.
4. On December 29, 2025 a copy of the notice of a public hearing was mailed to the following interested parties or owners of properties adjoining the property subject to the application:  
Town Of Plainfield, Frederick Levy and Rhea Wilson, Karen Janulis, Brian Lapierre and Laura Lapierre, Cassandra Ryan and Geraldine Orton,  
Nathaniel Drake and Jill Drake, Dennis Hammock, Fairmont Dairy LLC, Richard H. Wiswall III and Sally Colman, Donald Patnaude, and ABG Corporation (Alan Goldman).
5. Interested persons who attended the hearing on January 14, 2026 were: in person- Daniel Kitchen representing Mike Davidson, Abutter Richard Wiswall. Karen Janulis and Alan Goldman attempted to participate by Zoom. Due to Zoom difficulties, they were unable to attend the meeting. They requested interested person status under 24 V.S.A. § 4465(b). Interested persons at continuance hearing February 11, 2026 were: in person- Taylor Noyes representing Mike Davidson; Via Zoom- Karl Bissex, Katie Lowe and Sam Davis.

6. Present at the hearing on January 14, 2025 were the following members of the DRB: Janice Walrafen (chair) Mary Niebling, Seth Mullendore, and Jesse Cooper. Also present was Zoning Administrator Karen Storey. Present at the hearing on February 11, 2026 were the following members of the DRB:

Janice Walrafen (chair), Mary Niebling, Jesse Cooper, Seth Mullendore. Also present was Zoning Administrator Karen Storey.

## **FINDINGS:**

Based on the application, testimony, exhibits, and other evidence, the Development Review Board makes the following findings:

1. The application is for a property at 187 Pitkin Rd, tax parcel no. 400-0123; Map # 02-015.000.
2. The permit is for a Conditional Use, Historic Site Review and Commercial Site Plan Review in the Village District.
3. The permit was reviewed under Section 2.7.2 Conditional Uses, Section 3.11 Historic Sites and Building Preservation and Section 8.5 Site Plan Review, Section 8.5.1 Standards for Site Plan Review for Commercial Use, and Section 8.6.1 Standards for the review of Conditional Uses.
4. Kitchen indicated that the applicant will be turning the building into apartments, each with their own bathrooms and eventual kitchenettes. Noyes discussed the planned updates to the property including a new exit door and two porches.
5. The DRB noted that the updates would not change the character of the building, meeting the conditions of Section 3.11 the Historic Sites and Buildings Preservation Review.
5. It was determined that the Conditional Use decision would be for a lodge.
6. The DRB conducted a Site Plan Review, to determine that the property should have six designated parking spaces based on the number of units within the lodge, that new lighting must be downward facing, and that the property would need to submit a permit application if adding a sign to the building.

7. Because the application is for an existing building with no significant updates, the DRB determined that the Conditional Use met the standards under Section 8.5.1 Standards for Site Plan Review for Commercial Use and Section 8.6.1 Standards for the Review of Conditional Uses.

## DECISION AND CONDITIONS

Based upon the findings, testimony, and other information presented at the hearing, the Development Review Board voted to approve the application, subject to the following conditions.

### Conditions:

1. The property should be used as a Lodge
2. Lighting for the new exterior door and two porches shall be downward facing.
3. The property shall designate at least six parking spaces near the building for people residing in the lodge.

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Voting favor: Janice Walrafen, Mary Niebling, Seth Mullendore and Jesse Cooper  
The decision carries 4-0.

Dated at Plainfield, Vermont, this 11 day of March, 2026

  
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Janice Walrafen, Development Review Board Chair

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.