

TOWN OF PLAINFIELD DEVELOPMENT REVIEW BOARD

Findings of Fact and Conclusion of Law

**Decision on the application of: Cam Wrisley and BC Auto Repair and Performance LLC
Re: Conditional Use Permit**

Permit Application No. 2025-39 CU

INTRODUCTION OF PROCEDURAL HISTORY

1. The proceeding involves an application by Cam Wrisley and BC Auto and Performance LLC (Brandon Chouinard) for Conditional Use and Commercial Site Plan Review for an auto repair shop at 70 High St.

2. The application was received by Zoning Administrator Karen Storey on November 20, 2025 referred to the Development Review Board (DRB) on December 3, 2025; The hearing occurred on January 14, 2026 at 7:35 pm and 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 23, 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:

Harry Dailey, Patricia Jamele, Bristol Holdings 5 LLC, Christopher Keast and Rachel Beard, and Eric and Kayla Helbig.

5. On January 14, 2026 Brandon Chouinard communicated through email that he was unable to attend hearing due to Zoom difficulties and requested interested person status. He arrived February 11, 2026 after the close of the hearing.

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 70 High St, tax parcel no. 201-0070; Map # 11-042.000.
2. The permit is for a Conditional Use Permit for a commercial property in the Village District.
3. The permit was reviewed under Section 2.7.2 Conditional Uses, 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. The DRB discussed the Conditional Use application and determined that because this is an existing building that was previously used for the same purposes, the planned use meets the conditions specified under Section 2.7.2 Conditional Uses, 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.

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 hours of operation for the business shall be Monday-Tuesday 8 am – 5:30 pm, Wednesday 8 am – 7:30 pm, Thursday-Friday 8 am – 5:30 pm, and closed on Saturday and Sunday.
2. Front and side lighting for the building shall be downward facing.
3. The existing sign that was included in the permit application materials complies

with the zoning criteria.

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



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.