

Plainfield Planning Commission Minutes

Monday January 15th 2026

Present: Will Colgan, David Scheckman, Jesse Cooper and Nicko Rubin

Will called the meeting to order and asked for a motion to the minutes of the last meeting. David made the motion and Jesse seconded it. The motion was approved.

There was a discussion about the situation with the use of the Select Board Zoom account with the Development Review Board (DRB) and the new Housing Advisory Committee meeting at the same time. The DRB had to cancel their meeting. Will suggested using the Planning Commission Zoom account for the Housing Committee to avoid future conflicts.

Will asked for approval of the draft letter to Liam Murphy concerning the interim zoning proposal to have a separate zoning district established for the Goddard campus that would limit the input of the town. The letter asks that the Creative Campus continue the zoning permitting process that was started in the fall. He will include the chart of building uses along with the letter to Liam. Both David and Jesse said the letter was fine and just having the chair sign it was fine also. Will said he would send a copy to the town Water/Wastewater Commission since they need to be updated on the zoning permits.

Will asked about the draft changes from the last meeting involving when the DRB can ask for a traffic study vs a traffic opinion and when changes to subdivision plans are major or minor.

Both David and Jesse said the changes reflected what was discussed. Will said he would put a final copy of the draft together to review before the next meeting.

The PC welcomed Nicko Rubin and said it was great that he was thinking of being appointed to the Planning Commission. Nicko described how he has a masters degree in landscape design and land use planning. He has been thinking about zoning and how it impacts the growth of the town. He would like to work on how the town grows in the future. Will said Nicko should write a letter to the Select Board and ask to be appointed. Will said he would send Nicko the current Town Plan and Zoning plus some information for new Planning Commission Members.

Jesse had sent a letter to the Select Board and informed the Planning Commission that he intended to retire from the PC but stay on with the DRB. Will asked Jesse when he planned to leave and Jesse said after this meeting. Will thanked Jesse for all the good work and great ideas he has contributed over the years he has been on the Planning Commission. Jesse said he has thought about transitioning to the DRB for a while and the work on the Planning Commission has been a big help in preparing for that. He said the upcoming work on the revised Town Plan would be an interesting project for Nicko to take part in as a new member. David said working on the zoning and town plan is relevant work to how the town can deal with it's housing and growth issues.

Will asked for a motion to adjourn. Jesse made the motion to adjourn and David seconded it. The motion was approved.

The meeting adjourned at 8:10