

Plainfield Planning Commission Minutes

Monday February 2nd 2026

Present: Will Colgan, David Scheckman, Karen Storey, Nicko Rubin, Karen Hatcher, and Rick Burroughs

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

Will said we can put the public comment section after the first agenda item which was about the PC getting a request for a letter of endorsement for a grant which will involve applying for a second round CDBG-DR grant for a first phase of the development. The grant will fund infrastructure to support at least 22 units of housing. The homes in this first phase will be built by two developers: Habitat for Humanity will build five duplexes of affordable housing, and HONE Developers (Frog Hollow) will build two six-unit buildings, 50% of which will be affordable units. This will be on the East Hill property where the East Village Expansion project was proposed.

Rick gave some details about the project. He didn't have drawings but did describe the scope of the project. He said the project was evolving and working on financial details. He said the letter would say that the intent of the project was to be in compliance with the town plan and zoning.

Will said a similar letter was written from the PC regarding the East Village Expansion. There was a separate letter from David not agreeing with the letter. This time if there was disagreement the differing opinions would be best contained in one letter. Will asked if the units would be rental or owner occupied and Karen said they would be owner occupied.

Will suggested digesting the information as it comes in and write a letter for the next meeting. David said he was concerned about the details of the project and wanted to see more information. David asked if the infrastructure work would anticipate future phases. Rick said that was unsure but the request at the moment is what is being proposed for this grant application.

Will asked if a Select Board letter was being requested and Karen said yes. Karen said the would be a public hearing on the grant application. The hearing is the 18th of February at Goddard

Will said the draft of the zoning was ready to put out for a hearing thanks to Nicko doing some last minute changes. Karen pointed out a few more which Nicko would correct.

Will suggested setting the hearing date on March 16th so it wouldn't conflict with the Select Board meeting that night. The hearing could be on the second floor meeting room and the hope would be that the elevator will be fixed by then.

The PC members agreed to that date.

David suggested the next PC meeting could be on the 23rd instead of the 16th to have the information from the hearing. The PC members agreed that would be good.

The next Planning Commission meeting will be Monday February 23rd at the second floor meeting room.

The meeting adjourned at 7:35