Plainfield Planning Commission Minutes

Monday August 3rd 2026

Present: Will Colgan, David Scheckman, and Nicko Rubin, Niki Sebado and Kari Pellitier (CVRPC) , Kayle Hope, Genesse Grill, and George Springston

Will called the meeting to order and the first order of business is to approve the minutes from the last meeting. Nicko make the motion and David seconded it. The motion was approved.

Will said the warning for the Select Board (SB) hearing on the zoning amendments will be posted next week. The hearing is August 24th at 5:30 and once that is posted Kayle Hope the Zoning Administrator (ZA) can review permits under the proposed amended zoning. Will said he would attend to answer questions.

Niki said the Central Vermont Regional Planning Commission (CVRPC) has completed a draft Future Land Use Map (FLUM) containing proposed Future Land Use Areas (FLUA) and a Future Land Use Plan (FLUP). Hard copies should be at the Town Clerk office.

The CVRPC has an interactive map that allows the public to comment on individual parcels on the draft map. Here is the link to that site. Comments can also be sent to the CVRPC. Parcels may have more that one category.

https://cvrpc.maps.arcgis.com/apps/instant/reporter/index.html?appid=030f15231a5e4b08bd52e4c95dec25ba

Plainfield is eligible for Tier 1b which in enabled by the towns existing Neighborhood Development Area (NDA) and the Village Designated Area (VDA).
The map does not over ride local zoning, subdivision and river corridor areas. It will not change any local land use map or goals in the town plan. The FLUM is a guiding document for local governments. The regional planning commissions have set advisory housing targets for the planned growth areas.
Kari explained some of the targets. They took numbers from various sources and divided them up by town size and growth areas. David asked if the growth rates were statewide and not based on individual towns. Kari said that was correct. Nicko asked if Plainfield's target was 59 units for 2030. Kari said the current number was 54. Niki said there will be guidance available for how to plan on reaching the target. The CVRPC hopes to have a template available for towns to use.
Will said since the Plainfield has an NDA and VDA there are already Act 250 exemptions and special programs available. He asked about the process to ask for a Tier 1b designation. Niki said the SB can pass a resolution to become a Tier 1b town. The is a resolution template available for that. The Planning Commission (PC) can also ask the SB to do that resolution. Will asked what is the difference for the town to be in a Tier 1b designation compared to it's existing status. The NDA provides opportunities for development in certain areas. The current state designations stay in place. Niki said the Tier 1b gives Act 250 exemptions for housing developments in compact settlements.
David asked if Tier 1b replaces NDA's. Niki said it did not. David said the East Village Expansion Project received an Act 250 exemption ruling and would that be necessary if there was a Tier 1b designation? Will thought the expansion project was a precautionary move to be sure the exemption was in place specifically for that project. Will wondered if adding a 4th regulatory layer on parcels in town has any benefits. Niki said it would add the Act 250 exemption and that Plainfield's NDA provides added tax benefits and other development incentives. Kari said Plainfield can opt in later on. This timeline is very condensed for the regional plan. Will said he and David would bring this to the housing advisory committee soon. There was a discussion on some of the boundaries on the map that should be discussed in more detail.

Niki said the process for adoption of the plan will be to accept comments on the map until August 28. The CVRPC will hold a public hearing on the map and then the plan should be adopted by early January. The map and the plan should be adopted together.

Will thought it would be best to hold off for now on the SB Tier 1b adoption as they have a full workload for the month. Kari said the August deadline was for the plan adoption period. Additional SB resolutions would have to be after the full plan and map adoption.

Nicko asked about the definitions of Rural Ag and Forestry and Rural Conservation. Niki said the Ag and Foresty is land that is either open, forested, or enrolled in conservation programs. Rural General is land that does not meet the requirements of Ag and Forestry. Rural Conservation is either state owned land, land with development easements. Flood Hazard and River Corridor areas, wetlands or bodies of water. Kari said none of the rural areas add new restrictions on the parcels. The local zoning will be the controlling regulation. Kari said it is not a regulatory document, it is to provide guidance to local towns.

Will said the adoption process was confusing and has a tight timeline and his feeling is to take the time to explain and receive local comments for the plan and map. Niki said a big part of the regional plan is to build up resiliency for the region so many parts are tied together. Kari said the town did not need to adopt the entire proposed Tier 1b area, it could choose a smaller area. David thought that was a good idea.
Will asked for public comment. George thought there was a discrepancy between the two maps that were presented. Will said he would try to clarify the differences. Nicko thought one of the maps was out of date and we should be looking at the newest maps on the CVRPC website.

The meeting adjourned at 8:10