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FEB 12 2024

February 2, 2024

Via:

Janice Walrafen, jwalrafen@gmail.com Chair, Plainfield Development Review Board
Jim Volz, selectboard19@gmail.com, Plainfield Development Review Board
Robin Miller, plainfieldtc@gmail.com, Plainfield Town Clerk
Karen Storey, plainfieldza@gmail.com, Plainfield Zoning Administrator

8:00 AM
Drop Box
Envel

Town of Plainfield, Vermont

RE: Notice of Appeal of Zoning Permit # ZPA-2024-01

Dear Clerk,

Please accept this letter as a notice of appeal to the Development Review Board of Zoning Permit # ZPA-2024-01.

Name and address of the appellant: Kayle Hope & Susan Bourque, 3809 E Hill Road,
Plainfield VT 05667

Name and address of applicant: Peter Burmeister, 412 Elm Street, Montpelier, VT 05602

Property at issue: 3905 E Hill Road, Plainfield VT 05667

Regulatory provisions applicable to the appeal: Town of Plainfield Zoning Regulations, Adopted 2011, including, but not limited to:

Section 3.16 Certification of Required Land Areas,
Section 3.14 Construction Along Watercourses, Waterbodies and Designated Scenic Roads,
Article IV Zoning District Regulations, Section 4.2.
Plainfield Zoning Permit Application, Section C, Site Plan.

Relief requested: Denial of permit # ZPA-2024-01.

Why the relief requested is appropriate:

Appellants own a parcel at the Applicant's north boundary. The site plan submitted for ZPA-2024-01 does not show accurate property boundaries or distances from proposed development to property lines. Section C of the Plainfield Zoning Permit Application states: *all applications must include a site plan showing, dimensions of the lot, location of all existing structures, development (driveway, well, septic field), water bodies, and all proposed structures and development on the lot. Indicate the setback distances from roads, property lines and surface waters to the nearest structures.*

There is a no build zone on Applicant's property which benefits Appellants' property (Plainfield Land Records, Book 75, 850-852). Without accurate boundaries depicted, construction and disturbance will proceed in the restricted area. The proposed driveway in the site plan encroaches in this restricted area. Section 3.16 of the 2011 Plainfield Zoning Regulations states: *disputes regarding the land area owned shall be settled at the applicant's expense by a professionally certified survey of the land area in dispute.* The permit should be denied without a certified survey confirming the property lines. Appellants currently have a boundary survey underway, which includes marking the boundary line and restricted area on the ground.

There is a Class II Wetland on Appellant's property which continues south (on Applicant's property) and west via culvert on E. Hill Road. A wetlands delineation is also underway and will be completed in Spring 2024. Construction at this property should not be authorized until a certified land survey and wetlands delineation is complete to confirm 1) surveyed lot lines 2) required Class II wetland buffer zones.

Name and address of adjoining landowners:

North: Kayle Hope and Susan Bourque, 3809 E Hill Road
Rhonna Gable, 180 Spruce Mountain Road

South: Marie Leahy, 4095 E Hill Road

East: Carrie Biggam, 330 Spruce Mountain Road

West: Richard Burroughs & Jamie Krantz, 3742 E Hill Road
Alexander Pojedinec & Emily Schlesinger, 3814 E Hill Road
Joseph and Christine Sainz, 3956 E Hill Road

I have asked Peter
if he can move
the proposed driveway
out of the restricted
area, but I have not
heard back yet. I am
proceeding with payment
for the zoning appeal,
until I hear from him.
Thank you, Kayle

Kayle Hope & Susan Bourque
3809 E Hill Road
Plainfield VT 05667

FEB 12 2024

TOWN OF PLAINFIELD
149 MAIN STREET
PLAINFIELD, VT 05667

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**Town of Plainfield
Development Review Board
PUBLIC HEARING
NOTICE**

Date of Hearing: Wednesday, March 13, 2024

Time of Hearing: 7:00 pm

Location: Upstairs at 149 Main St. Plainfield, VT 05667

The Plainfield Development Review Board will hold a public hearing at the above date and time for the following appeal:

Appellant: Kayle Hope and Susan Bourque

Address: 3809 East Hill Rd. Plainfield, VT 05667

For: Appeal of Peter Burmeister Zoning Permit
Application 2024-01 for utility shed for tools and storage.
Section 3.16. 3.14. 4.2 and ZPA site plan

Participation in the local proceeding is a prerequisite to the right to take any subsequent appeal. This poster must be displayed on the premise, in full view of the public way, for 15 days. The above application and appeal letter is available for inspection at the Plainfield Town Clerk's Office (149 Main Street).

Plainfield Development Review Board

Notice of Public Hearing

Date of Hearing: **Wednesday, March 13, 2024**

Time of Hearing: **7:00 pm**

Location: **149 Main St. Plainfield, VT 05667, Second Floor**

Adjoining landowners are hereby notified of a public hearing before the Plainfield Development Review Board at the above time and place on the application of: **Kayle Hope and Susan Bourque appeal of Zoning Permit Application 2024-01 for utility shed for storage and tools**

For the property located at: **3905 East Hill Rd. Plainfield, VT 05667**

The Board will be taking comments on the following: **Town of Plainfield Zoning Regulations, Adopted 2011, included, but not limited to:**

Section 3.16 Certification of Required Land Areas,

Section 3.14 Construction Along Watercourses, Waterbodies and Designated Scenic Roads,

Article IV Zoning District Regulations, Section 4.2.

Plainfield Zoning Permit Application, Section C, Site Plan.

Notice to parties:

The application is on file in the office of the Plainfield Town Clerk, 149 Main Street. Although adjoining landowners are not required to attend the hearing, your participation at the hearing is a prerequisite to the right to appeal any resulting decision/action of the Development Review Board. [See VSA §4464(a)(1)(C) for more information.]

Town of Plainfield
P.O. Box 217
Plainfield, VT 05667

Kayle Hope and Susan Bourque
3809 East Hill Rd.
Plainfield, VT 05667

RE: Appeal of ZPA # 2024-01

Date: February 22, 2024

Kayle Hope and Susan Bourque,

Your hearing on the above matter has been set for March 13, 2024 at 7:00 PM. The location of the hearing is at 149 Main St. Plainfield, VT on the second floor.

I have attached a copy of the Notice of Public Hearing and the addresses of the Abutters. Please send a copy of the Notice of Public Hearing to the abutters on or before February 27, 2024 for the 15 day notice period. The notice needs to be made either by certified mail, return receipt requested, or hand-delivered supported by a sworn certificate of service.

Please provide, no later than seven (7) days prior to the scheduled hearing date, to the Development Review Board a list of the landowners to whom notice was provided and proof of notice to landowners.

If you have any questions, please email me at jwalrafen@gmail.com

Janice Walrafen
Chairperson, Plainfield Development Review Board

List of Abutters:

Kayle Hope and Susan Bourque

3809 East Hill Rd.

Plainfield, VT 05667

Alexander Pojedinec and Emily Schlesinger

P.O. Box 367

Plainfield, VT 05667

Rhonna Gable

180 Spruce Mountain Rd.

Plainfield, VT 05667

Joseph and Christine Sainz

3956 East Hill Rd.

Plainfield, VT 05667

Marie Leahy

4095 East Hill Rd.

Plainfield, VT 05667

Peter Burmeister, ZPA 2024-01 Property Owner

412 Elm St.

Montpelier, VT 05602

Christopher Jackson

142 Folsom Hill Rd.

Marshfield, VT 05658

Carrie Biggam

330 Spruce Mountain Rd.

Plainfield, VT 05667

Richard Burroughs and Jamie Krantz

3742 East Hill Rd.

Plainfield, VT 05667

Town of Plainfield
Development Review Board

Applicant: Kayle Hope & Susan Bourque Date: 3/13/2024
 Application Number: Appeal of Permit 2024-01

Present: Janice Walrafen _____ Jim Volz _____ ~~Alice Sky~~ _____ Seth Mellendore _____
 Mary Niebling _____ Other _____

Interested Persons Record and Service List

Under the 2004 revisions to Chapter 117, the Development Review Board has certain administrative obligations with respect to interested persons. At any hearing, we must provide an opportunity for each person wishing to achieve interested person status to demonstrate compliance with the applicable criteria [24 V.S.A. §4461(b)]. The Development Review Board shall keep a written record of the name, address and participation of each person who has sought interested person status [24 V.S.A. § 4461(b)]. A copy of any decision rendered by the Development Review Board shall be mailed to every person or body appearing and having been heard [24 V.S.A. §4464(b)(3)]. Upon receipt of notice of an appeal to the environmental court, the Development Review Board shall supply a list of interested persons to the appellant within five working days [24 V.S.A. § 4471(c)].

Name (please print legibly)	Mailing Address (please print legibly)	DRB Use
Kayle Hope	3809 E Hill Road	
Susan Bourque	3809 E Hill Rd	

