

**TOWN OF PLAINFIELD
DEVELOPMENT REVIEW BOARD**

Findings of Fact and Conclusions of Law

Decision on the application of: Anne Van Couvering

Re: Historic Site Plan Review for 87 Main St.

Permit Application No. 2020-16

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for a house on the historic register submitted by Anne Van Couvering.
2. The application was received by zoning administrator Karen Storey on 8/28/2020 and referred to the Development Review Board for Historic Site Plan Review on 9/23/2020.
3. On 9/8/2020, notice of a public hearing was posted in the *Times Argus*.
3. On 9/5/2020, notice of a public hearing was posted at the following places:
Plainfield Town Offices, Plainfield Post Office, Plainfield Co-op
4. On 9/8/2020, a copy of the notice of a public hearing was mailed to the following owners of properties adjoining the property subject to the application:

Kevin Goslant	Adam Krakowski	Noella Krakowski
Jason Wong	Betsy Blackshaw	Grace United Methodist Church
Loucias Quintin	Nancy Quintin	CR Holdings LLC
5. The application was considered by the DRB at a public hearing on 9/23/2020. The application was reviewed under the Town of Plainfield Zoning Regulations, as amended March 1, 2011.
6. Present at the hearing were the following members of the DRB:
Janice Walrafen, chair, Jim Volz, Alice Sky, Sarah Albert
Also present was Zoning Administrator Karen Storey and minutes recorder Cindy Wyckoff.
7. The following persons were present at the hearing and requested status as interested persons under 24 V.S.A. § 4465(b):

Anne Van Couvering	Barry Walz
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FINDINGS

Based on the application, testimony, exhibits, and a site visit just prior to the hearing the development review board makes the following findings:

1. The applicant seeks a permit to enclose an existing porch and to change the pitch of the roof over the porch. The subject property is located at 87 Main St., tax map parcel no. 011-083.000.

2. The property is located in the Village District as described on the Town of Plainfield Zoning Map on record at the town office and Section 4.4 of the Zoning Regulations. It is also located within Plainfield's Historic District and Section 3.15 of the zoning regulations states that the proposed construction is required to have site plan review by the DRB to determine whether the historic building will be renovated in accordance with the provisions of 24 V.S.A. §4414.
3. The existing porch had problems with rot and mold because of water penetration inside the main house. This was caused by the low pitch of the roof, which allowed snow to collect. There had been problems with ice dams and at least one of the beams needed replacement due to rot.
4. The applicant and Barry Walz (also in attendance) are doing the work themselves and have previous experience in restoring old houses. The trim and siding will be matched to the rest of the house as closely as possible, and the windows being used to enclose the porch will match as closely as possible the 2-over-2 style of the windows on the house.
5. The submitted drawing shows three windows on the side of the porch, but applicant said that they may decide to use only two. DRB member Albert requested that if the number of windows is changed they resubmit a revised drawing to reflect the actual construction. They were also asked to submit a drawing showing the revised pitch of the roof over the porch.

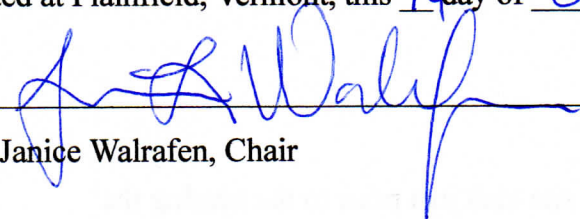
DECISION AND CONDITIONS

Based upon these findings, the development review board finds that the proposed renovations are compatible with the historic and architectural significance of the building in question and the surrounding buildings in the historic district. Accordingly, the DRB grants a permit for the enclosure of the porch and replacement of its roof subject to the following conditions:

1. If the number of windows on the enclosed porch is different from what is shown on the drawing submitted with the application, a revised drawing will be submitted to the zoning administrator.
2. Applicant will also submit a drawing showing the revised roof construction with the steeper pitch.

Volz moved and Sky seconded the motion to approve. Voting in favor: Janice Walrafen, Jim Volz, Alice Sky and Sarah Albert. The decision carries 4-0.

Dated at Plainfield, Vermont, this 14 day of October, 2020.



Janice Walrafen, 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.