

**Town of Plainfield, Vermont**  
**Development Review Board Meeting**  
**January 12, 2022**  
**Adopted Minutes**

**PRESENT:** Janice Walrafen (DRB Chair), Jim Volz (DRB Member), Seth Mullendore (DRB Member), Mary Niebling (DRB Member), Alice Sky (DRB Member), Karen Storey (Zoning Administrator), and Cindy Wyckoff (Minutes Recorder).

**NOTE:** Due to the ongoing COVID-19 pandemic, the DRB convened its meeting remotely via Zoom.

**Janice Walrafen called the meeting to order at 7:03pm.**

**AGENDA**

- Call Meeting to Order
- Review Agenda; Make any Adjustments
- Public Comments
- Review and Adopt Meeting Minutes from December 8, 2021
- Review and Approve Scott Stewart ZPA 2021- 32 Right of Way Approval and ZPA 2021-34 Minor Subdivision Decision
- Discussion of Section 3.15 Plainfield Zoning Regulation Historic Sites Plan and Buildings Preservation and How it Applies to Property Located at 3809 and 3814 East Hill Road Former Lester Macek Property
- Adjourn

**REVIEW AGENDA; MAKE ANY ADJUSTMENTS**

- Zoning Administrator Karen Storey added to the agenda a report on the Melanie Sargent issue.

**PUBLIC COMMENTS**

- There were no public comments.

**REVIEW AND ADOPT MEETING MINUTES FROM DECEMBER 8, 2021**

- After a brief discussion noting needed corrections regarding the time of the meeting's adjournment and the misspelling of Christine Farren's name, **Jim Volz made a motion to adopt the minutes from the 12/8/21 meeting as amended. Mary Niebling seconded the motion. The motion was approved unanimously.**

**REVIEW AND APPROVE SCOTT STEWART ZPA 2021- 32 RIGHT OF WAY APPROVAL AND ZPA 2021-34 MINOR SUBDIVISION DECISION**

- The correction to Christine Farren's misspelled name that was noted in the draft 12/8/21 meeting minutes was also applied to the written Scott decision. After a brief discussion, **Niebling made a motion to approve the written Scott Stewart decision as amended. Seth Mullendore seconded the motion. The motion was approved unanimously.**

**DISCUSSION OF SECTION 3.15 PLAINFIELD ZONING REGULATION HISTORIC SITES PLAN AND BUILDINGS PRESERVATION AND HOW IT APPLIES TO PROPERTY LOCATED AT 3809 AND 3814 EAST HILL ROAD FORMER LESTER MACEK PROPERTY**

- Storey requested input from the DRB regarding whether a barn on East Hill Road is designated as an historic structure. The property where the barn is located is being sold to someone who wants to build a residence on the site and a neighbor believes that the barn is an historic building that cannot be changed without going through an historic review process. Niebling suggested consulting with Sue Jamele, adding that the owner should approach the Division of Historic Preservation to get a review of it. Storey explained that based on her interpretation of the Historic Sites and Structures Survey conducted when the property included both the neighbor's house and the barn across the road, the barn itself was not listed specifically as an historical site but rather as a "related structure" on the property. Thus the barn would not require an historic review if changes to it were to be proposed. Storey stated that she has not yet received a permit application from the potential buyers of the property where the barn is, but once she does, she can determine if the application will need to be referred to the DRB for its consideration.

**OTHER BUSINESS**

- Storey provided an update on the issue regarding Melanie Sargent's property on Bean Road, stating that Ryan McCall from the Vermont Agency of Natural Resources had informed Storey that he has exhausted every possibility with Sargent regarding wastewater compliance on her property and has issued a notice of violation. Volz, who chairs the Plainfield Select Board, noted that although the State issues violations regarding various things, it does not enforce them, thus either the abutting landowners or the Town need to go to court to enforce violations, which is prohibitively expensive.
- Storey reported on new business that might be coming before the DRB:
  - The Plainfield Health Center will be applying for a permit regarding a storm water management plan that it is working on with the Central Vermont Regional Planning Commission. Storey confirmed that the Health Center had purchased the former Red Store property.
  - Storey has written a letter to the new owners of the former hardware store at 20 School Street for putting in three apartments without requesting a change of use amendment and will be issuing a violation letter regarding it. In addition, the owners have not applied for a waste water permit nor obtained permission from the Plainfield Water Department for the change. Parking requirements regarding the newly created residences have not been addressed.
  - The Spruce Mountain View event barn has expanded its operations and will need to come back to the DRB to amend its conditional use permit.
- Volz reported that when his term on the Select Board is up this coming Town Meeting Day, he is not planning to run for reelection and that a position will be open on the Select Board.

**ADJOURN**

- **Niebling made a motion to adjourn at 7:55pm. Alice Sky seconded the motion. The motion was approved unanimously.**

Respectfully submitted by Cindy Wyckoff