



March 16, 2026, Revised: March 24, 2026

Karen Storey, Zoning Administrator  
Town of Plainfield  
PO Box 217  
Plainfield, VT 05667-0217

Re: Frank Mitchell – Planned Unit Development – 1800 Lower Road, Plainfield –  
Project Narrative

Dear Karen,

Tailwater Engineering is writing on behalf of Frank Mitchell regarding a proposed 8-tiny house Planned Unit Development and a garage, located of 1800 Lower Road. The following is a description of the existing and proposed conditions for the project.

## Existing Conditions

The parcel is 57.5 acres with an existing 1-bedroom single-family house with the easterly portion being an active rock quarry. Besides the active rock quarry area, the land is wooded with slopes ranging mostly from 9%-14% grades. The soils are moderately well drained with water tables and bedrock witnessed at the surface and ranging to several feet deep. There is a Class II wetland that encompasses the property from the west, north and east. This wetland has been delineated and is shown on the existing site plans with the required 50' no disturbance buffer. Please note that all proposed development is outside of the wetlands and wetland buffer. There is an existing road that is located within the wetland. No proposed improvements are located within this area.

The parcel is in the Forest / Agriculture Zoning District and requires Conditional Use Permit for being a Planned Unit Development.

## Proposed Conditions

The proposed location of the Planned Unit Development is westerly of the proposed quarry area. The quarry haul road and the access drive will be shared. The roadway will be widened to the minimum of 22' per the Town shared driveway regulations and will remain gravel surfaced.

The proposed 8-tiny houses will not be designed or owned by Frank Mitchell. Frank Mitchell will construct the utility infrastructure including water, sewer, stormwater, driveway, gravel pads, and electricity. The occupant will own individual homes. The garage will be constructed and owned by Frank Mitchell. A common area for either a playground or recreational area is located adjacent to the garage and across from the units. Please note that on sheet 1 of the site plans, zoning setbacks are noted from the nearest structure to the individual property line.

Per Section 7.3 Application Requirements of the Town's Zoning Requirements, In addition to any application requirements that may be required if the PUD also requires subdivision approval, as outlined in Article V of these Regulations, the application for PUD approval shall also include:

*a) A statement describing any deviance from the zoning regulations, including, but not limited to requested increases in the allowed density of development and variances from district dimensional standards.*

There are no requested increases in the allowed density of development and variances from district dimensional standards proposed for the project.

b) A description of the number and types of structures and uses to be included in the PUD, including elevations and exterior design specifications.

The PUD includes 8 tiny homes to be owned by the occupant. They can and will likely range in size from 8'-12' wide X 40' long. Below are a few examples of the houses that may be constructed.



Figure #1 – Tiny House Examples

*c) A site plan showing existing lot lines, the location (building footprint) and spacing of any existing and proposed buildings, common areas, landscaping, streets, driveways, parking areas, utilities, and any natural, scenic, agricultural, forestry, and/or other open space areas to be conserved.*

See submitted site plans.

*d) Management plans for common areas, facilities and services, and conserved lands that identify their ownership, use and long-term maintenance or management, to include proposed legal agreements, covenants, and/or easements.*

Frank Mitchell plans to maintain the common areas, facilities and services and conserved lands. The lease agreements with each tiny homeowner will include covenants and descriptions of the easements in addition to including them in legal deed restriction and easements that provide for permanent conservation of open spaces.

*e) Construction timeline indicating the number of dwellings to be developed in a given year.*

The construction timeline for the project is estimated at 4 years. There will likely be no building constructed in year one while the construction is being completed.

## Permits Required

The project is required to obtain the following permits:

- **State of VT Water & Wastewater Permit** – The project is required and has obtained the State of VT Water and Wastewater permit for the drilled well, water distribution system, the sewer collection system, and the Wastewater Disposal System.
- **State of VT Operational Stormwater Discharge Permit** – The project is required to obtain an operational stormwater discharge permit due to the increase of the impervious for the total parcel exceeding 1-acre.
- **Construction General Permit** – The project is required to obtain a Construction General Permit due to the amount of disturbed area exceeding 1-acre.
- **ACT 250 Land Use Permit Amendment** – The quarry operations on the property requires ACT 250 permitting, therefore any improvements or changes of use require ACT 250 permit amendments.
- **Town Zoning Permit** – The project requires a Conditional Use Town zoning permit due to being a PRD.

Sincerely,

**Tailwater Engineering**



Brad Washburn, PE  
Owner