

TOWN OF PLAINFIELD

Zoning Board of Appeals

Minutes

Thursday, May 18, 2018

Members Present: Peg Keller, Chair and members Joan Wattman and Ann Irvine. Bill Latimer was absent.

Call to Order: Chair Keller called the meeting to order at 6:05 p.m. The minutes were approved from the April meeting.

Announcements

Joan said she was notified by Brian Hawthorne about training on the use of the Town web site next Thursday. It lasts several hours but she will try to attend.

Project Updates

Applicant Information Sheet: The Zoning Determination form was reviewed for possible usage. Using this form would insure the Building Inspector/Zoning Enforcement Officer was helping to create a clear application path for potential applicants. Ann wondered if it replicated the Building Permit application. Joan downloaded that and it was reviewed. Indeed, much of the information is duplicative. Research will be done to determine if the Building Permit application is uniform for the State, or if it could be altered. The Building Permit application is available on line. Peg will ask Larry Smith (PVPC) if the forms can be blended.

Members discussed the submission thresholds with regard to, manual drawings for smaller projects, vs. plot plans for larger projects, surveys for largest projects. The sheet will continue to be revised. The application fee schedule needs to be discussed relative to who is responsible for legal ads and abutter notification (fee less if that remains the applicant responsibility, more if the Town does it).

New Business

Nexamp Application Fees:

Paula King notified Peg that there are fees remaining from the Solar Array application. Peg said she wanted to check to see if peer Engineering review would be necessary for any of the follow

up inspection work, in which case those funds would be needed. Peg will research and get back to Paula.

Affordable housing in Plainfield:

Peg asked Ann if members of the Council on Aging and/or Plainfield Cares have expressed interest in having affordable housing options in town. Ann said there is a survey being circulated that asks that question, but generally no, as people have said they need to be closer to civilization when they become elderly. Peg said that not having by right detached accessory apartment zoning options, or cluster zoning precludes possible activity. She also noted that 3 acre, 300 ft. frontage requirements for housing development is viewed as “exclusionary” and most communities are moving in other directions to accommodate housing inventory options.

Work with the Planning Board:

Peg will contact Brian about getting together again to review the home occupation/ business uses and get on track for completing our work assignments.

Adjourn/ The meeting concluded at 7:15 p.m.

Respectfully submitted, Peg Keller