

1 **draft**  
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
3 **Meeting**  
4 **March 5th 2012**  
5 **Meriden Town Hall**  
6

7 Members Present: Jane Stephenson, Chair Mike Sutherland  
8 Allan Ferguson Des Hudson, Alt  
9

10 The meeting opened at 7:00pm  
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13 Chairman Stephenson noted the resignation of Mary Barnes from the board. Mary cited  
14 work and family obligations for her reasoning, Halleran will have the Selectmen thinking  
15 about a replacement.  
16

17 **KUA Dad's House Subdivision:** Chairman Stephenson signed the mylar and prints for  
18 the now completed KUA two lot subdivision of the Dad's House property on Bean Road  
19 that was approved at the February 20<sup>th</sup> meeting.  
20

21 **Shulman Property:** Surveyor Chris Rollins was in attendance noting that wetland  
22 permits for the project have now been submitted to DES, the town Selectboard has voted  
23 to accept the land around the wetland buffer. The one remaining issue is the requested 4  
24 to 1 waiver for parcel B. Chairman Stephen moved to grant a waiver for parcel B for the  
25 following reasons: 1)The applicant has show that the parcel could be configured in a  
26 manner that meets technical compliance with the regulation but that the resulting lot  
27 shape is not in keeping with good planning practices. 2) The waiver of the 4 to 1 does not  
28 create the opportunity for additional lots, and 3) the conservation of 19acres of wetland  
29 buffer land. The motion was seconded and voted in the affirmative. Member Sullivan  
30 moved to approve the five lot subdivision. The motion was seconded and voted in the  
31 affirmative. Chris Rollins will prepare the final mylar and prints for signing.  
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33 **GIS Mapping:** CC Chairman Myra Ferguson attended the meeting to discuss a  
34 Conservation Commission requested proposal by the RPC to create some web based  
35 interactive PDF files for the town's use. The maps would be available online; project  
36 cost is about \$1,000. See attached. Myra is hoping that the CC and PB could split the  
37 cost of the project. Board members felt that the project should move forward and that the  
38 town's operating budget should cover the cost. See attached proposal for project details.  
39

40 **Des Hudson Preliminary:** Surveyor Wayne McCutcheon showed the Planning Board a  
41 preliminary plan for dividing Des Hudson's 60 acre parcel into four lots. Des stepped  
42 down from the board for these informal discussions. Planning Board members noted that  
43 this would be a major subdivision and discussed with Wayne the enhanced level of  
44 documentation that would be necessary.  
45

1 **Rogers Preliminary:** Surveyor Wayne McCutcheon showed the Planning Board a  
2 preliminary plan for reconfiguring the George and Gertrude West and Richard and Diane  
3 Rogers adjacent properties to allow for an additional lot in the VR zone. In total the land  
4 area in question is about 12 acres. Wayne noted that as configured a 4 to 1 waiver would  
5 be necessary. Citing previous projects where the 4 to 1 regulation was waived for lots  
6 under fifty acres (see Shulman, Quimby) board members noted that such a waiver was  
7 difficult in this case. Wayne was encouraged to reconfigure the lot lines in an attempt to  
8 gain compliance.

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10 The Planning Board meeting adjourned at 8:40pm.

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13 Submitted,

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15 Stephen Halleran

Jane Stephenson

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