1	MINU	JTES OF THE PLAIN	FIELD PLANNING BOARD	
2	January 5th 2009			
3	Meriden Town Hall			
4				
5	Members Present:	Jane Stephenson	Judy Belyea	
6		Ruth Cassedy	Mike Sutherland	
7		Greg Estey	Allan Ferguson	
8				
9	The meeting opened	at 7:00pm		
10		• • • • • •		
11 12	Minutes of December 13	5, 2008 were reviewed and ap	proved without amendment.	
12	Dad's House LLC:	The hearing for the Da	d's House LLC subdivision on Bean Road	
14		-	use LLC were Pat Buccellato from Pathways	
15			ting Mr. Pope, and Jim Gray, COO at KUA.	
16	Abutter Allan Reetz			
17		r in F in F		
18	Pat Buccellato states	that the 3.5 acre lot bein	ng subdivided from the larger lot has an	
19			a nine bedroom residential use. He stated	
20	regulations for resid	ential use are different th	an for commercial use. Mr. Reetz	
21	commented that KU	A rents rooms at Dad's	House and will also rent the space to the	
22	general public for various functions, and asked if this would be considered commercial			
23	use. Mr. Buccellato was unaware that the building was occasionally rented for a fee.			
24	However, he maintains that the system was overbuilt, and can handle 1,350 gallons of			
25			use require a septic design that handles 10	
26			e capacity for over 130 people to use it	
27			bedrooms, but then the question was raised	
28			oom knew how many bedrooms were in that	
29	building, but they believe two. That building has not been remodeled, and there is no one occupying it at the present time, but Mr. Gray indicates it might be used in the future. In			
30		any case for the proposed use for the facility is intermittent.		
31 32	any case for the proposed use for the facility is intermittent.			
32 33	A review of the orig	rinal contic plan indicato	s that it was designed to handle five	
33 34	-	, <u> </u>	0	
35	bedrooms in Dad's House, and two in the adjacent building, for a total of seven bedrooms. The Board concurred that the sentic system appears to be more than adequate			
36	bedrooms. The Board concurred that the septic system appears to be more than adequate to handle the current patterns of use, but that if the guesthouse were to become more			
37		commercial in nature, this would trigger another review.		
38				
39	Mr. Keane states that	t Mr. Pope plans to gift	the house and 3.5 acres to KUA, and retain	
40			For further subdivision or development, but is	
41	-	-	tment in the property. We discussed whether	
42	-	-	ation easement on the open fields. Mr.	
43	-	-	h neighbors/abutters and are also planning	
44	an appraisal of the re	emaining acreage to eval	uate the potential tax benefits of a	
45		-	s committed to protecting the view shed from	
46	the guesthouse. Ms.	Stephenson asked if the	3.5 acre parcel being subdivided has been in	

current use, and no one knew the answer. The completeness motion was approved, and
 then the subdivision was approved with the usual waivers for a minor land subdivision.

3

4 **Zoning Changes:** The Board then discussed future zoning issues/changes. Based on the ZBA's comments about wanting something in the regulations re: wind farms, Jane had 5 done a comparison of the language in our current regulations re: cell towers (WCFs) with 6 the language in some of the model wind farm ordinances we had previously reviewed, 7 and shared this with the Board. It appears that we could rather easily develop a 2 page 8 ordinance on wind farms which would be similar in most respects to the WCFs 9 regulations. Sutherland raised the question of reviewing our lighting standards based on 10 the information Des had provided. 11 12 Member Ferguson raised the question of further protecting our water resources, and 13 Sutherland said the next step would be to do a wetlands mapping, but this would require 14 money. However, we have no idea what the costs would be, and would need to obtain 15 estimates from firms that do this kind of work. It's also possible that KUA students might 16 be able to assist with wetlands mapping as part of a class project. Member Ferguson 17 asked if the Conservation Commission is concerned about water resources and protection 18 of the watershed and, if so, would they be willing to use some of their funds for mapping. 19 He will call David Grobe to discuss, and report back at the next meeting. 20 21 The meeting was adjourned at 8pm. 22 23 24 Submitted: 25 26 27 Jane Stephenson

28

2 January 26th 2009 3 Meriden Town Hall 4 5 5 Members Present: Jane Stephenson Judy Belyea 6 Ruth Cassedy Mike Sutherland 7 Allan Ferguson 8 9 9 The meeting opened at 7:00pm 10 10 11 The Board approved the January 5 th meeting minutes as amended. 12 Dad's House LLC Halleran presented the Dad's House LLC mylar for signing. Se 13 Dad's House LLC had deeded the entire property back to KUA on December 23 rd 16 This was before the January 5 th hearing, at which was, Dad's House LLC represente 17 This was before the January 5 th hearing, at which was, Dad's House LLC represente 18 properly handled. The Planning Board questioned whether the subdivision wa 19 had not disclosed this information at the January 5th hearing. The board declined to sig 19 the mylar until an explanation is received from the applicant or the new owner. 21 Zoning changes: The board continued its discussions on possible zoning changes for 2010. Work force housing and wind powered generator regulations are the two maid 21 The Board secontinued its discussion of the ZBA comment <tr< th=""><th>1</th><th>MINU</th><th>UTES OF THE PLAINE</th><th>FIELD PLANNING BOARD</th><th></th></tr<>	1	MINU	UTES OF THE PLAINE	FIELD PLANNING BOARD	
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 23 2010. Work force housing and wind powered generator regulations are the two mai 24 proprieties at this time. Halleran discussed with the group some of the ZBA comment 					0
24 proprieties at this time. Halleran discussed with the group some of the ZBA comment					
		1 1		e 1	
board determined that a good next step would be a joint meeting with the Zoning Board					
Halleran will try to set this up for February 9^{th} , the next ZBA meeting.		Halleran will try to s	set this up for February 9 ^t	th the next 7BA meeting	Jaru.
28		finditerall will try to s	set this up for reordary y	, the next ZDA meeting.	
29 The meeting adjourned at 8:15pm.		The meeting adjourn	ned at 8:15pm.		
30		8			
31 Submitted,		Submitted,			
32	32	,			
33Stephen HalleranJane Stephenson	33	Stephen Halleran		Jane Stephenson	
34 PB Chair	34			PB Chair	
35	35				
36	36				

1	MINU	TES OF THE PLAINFIELI	D PLANNING BOARD	
2	March 2nd 2009 Meeting			
3	Meriden Town Hall			
4				
5	Members Present:	Jane Stephenson	Judy Belyea	
6		Allan Ferguson	Greg Estey	
7	The	4.7.10		
8 9	The meeting opened a	at 7:10pm		
9 10	Scott Annevation: S	urveyor Chris Rollins represe	ented the Scotts for this hearing which	
11		5 1) from the Scott's property (107-24) to	
12		1	07-25). The goal of the project being	
13	2	5	has sufficient land to allow for a small	
14		5	Rollins noted that he has configured the	
15	annexation to bring t	he Historical Society's buildi	ng into conformance with the existing	
16	side setback regulati	ons as well as adding enou	igh land to the rear of the parcel to	
17	accommodate the ad	dition. By his calculations	lot coverage for the parcel, with the	
18	addition, will be 18%	the maximum allowed for lot	t coverage is 20%.	
19				
20		1	parking for the parcel. The board	
21	determined that as the proposed addition was for storage no change to the existing			
22	parking approach was necessary. Halleran noted that if parking were an issue the Society			
23	has the option of using the "approved alternative parking plan" special exception that is found in the zoning ordinance for VR zoned properties.			
24	found in the zoning of	rainance for VR zoned proper	ties.	
25 26	There being no abutt	are wishing to comment and	no other discussion from the board a	
20 27				
28	motion to find the annexation application complete was made, seconded and voted in the affirmative. A motion to approve the application followed and was approved			
29	unanimously.			
30				
31	Stoddard Prelimina	ry Discussion four lot divisi	on: Surveyor Wayne McCutcheon and	
32	Robert and Rachel St	oddard met with the Planning	Board to discuss a possible division of	
33	the couples 217 Chel	lis Road property into four la	arge lots. The property is zoned Rural	
34	Residential and all lo	ts would conform to road fro	ontage, acreage, and lot size and shape	
35	-		r the open fields on each lot. Wayne	
36	asked if the board would consider waiving 5' interval contours for this application, he			
37	1	ę	he board reviewed the property using	
38	-	-	photos that given the size of the parcel,	
39	-	-	s for three additional lots. This being	
40		ir requirement was waived bu	t the plan should show 10' topography	
41 42	lines.			
42 43	Wayna MaCutahaa	n Hairs of Alian Handrick	Plan: Surveyor Wayne McCutcheon	
43	wayne witcuttheol	i multi of Ance menufick	rian. Surveyor wayne wicculcheon	

- 44 provided the Board with a corrected copy of the Hendrick plan from 2001. Wayne noted 45 that a new abutter to the property has found an error in the 2001 plan that resulted in 1.2
- 46 acres of his property being shown as part of the Hendrick parcel. This plan is intended to

- correct that error. A note on the new plan explains the error. Halleran noted that he has spoken with the Hendrick family to confirm that they are aware of this issue and do not object to the finding. Likewise, the 2001 project is not adversely impacted by this change. The various parcels that were approved in 2001 are still permitted and conform with the zoning ordinance.
- 6

7 Jane Stephenson signed the corrected mylar which will now be recorded and will be 8 available for future reference.

9

Wind Powered Generator Ordinance: The Planning Board spent time reviewing the draft of the proposed wind powered electric generator ordinance, which has been closely modeled after the town's existing communication tower ordinance. As part of these discussions it was decided to increase the setback for these structures on Scenic Roads from the 110% of height to 220%. There was also discussion about the need to reconcile any differences between the wind powered generating ordinance and the existing telecommunication ordinance as both regulate very similarly sized structures.

- 17
- 18 The meeting adjourned at 9:00pm.
- 1920 Submitted,
- 21
- 22 Stephen Halleran

23

- 24
- 25

Jane Stephenson PB Chair

1			
2	MIN	UTES OF THE PLAINF	TELD PLANNING BOARD
3		March 16th 2	009 Meeting
4		Meriden T	own Hall
5			
6	Members Present:	Jane Stephenson	Mike Sutherland
7		Allan Ferguson	Greg Estey
8			
9	The meeting opened	at 7:10pm	
10			
11	The March 2 nd mee	ting minutes were approv	ved as amended. Jane Stephenson signed a
12			ce Hendrick Plan see March 2 nd 2009. Last
13			sary blank upper right hand corner that is
14	required by the Sulli	ivan County Registry.	
15			
16	5 5	U 1	wing the second draft of the proposed wind
17			te's guidelines, the state's model ordinance
18			nguage of the draft. The need to ensure that
19			residential units, but also for all projects that
20	•		megawatt sized project that comes under
21	review by RSA 162.		
22	C1 · C1 1	1. 1	1 1 1 1 4 1 4 4 4
23	-		he board her continued investigation of
24	1	0	type projects. Jane has been speaking with
25	1	1 0 0	on their perspective for these projects. The
26	5	-	community must be in favor of the concept.
27			posal can easily delay and complicate the affordable" housing units is lost.
28	project to the point v	where all hope of doing a	inordable nousing units is lost.
29 30	The group will meet	next on Monday April 6 ^t	^h 2009
31	The group will meet	next on wonday April o	2007.
32	Submitted,		
33	Submitted,		
34	Stephen Halleran		Jane Stephenson
35	Stephen Hunerun		PB Chair
36			i D Chun
37			
38			

1	MINUTES OF THE PLAINFIELD PLANNING BOARD			
2	April 20th 2009 Meeting			
3		Me	eriden Town I	Hall
4				
5	Members Present:	Jane Stephenso	n	Mike Sutherland
6		Allan Ferguson		Greg Estey
7		Judy Belyea		
8				
9	The meeting opened	at 7:00pm		
10		.· · • •	1 1 cth 1	i de Calendaria de L
11				minutes of the 16^{th} were approved as
12		1 of board memb	ers was not re	ached on April 6 th so no meeting took
13	place.			
14		4:		wine schedule. The bound determined
15	ę		1 0	ring schedule. The board determined
16				KUA Site Plan for the Hall Farm
17		lust be moved fr	om May 18	to June 1 st . The meeting on the 18 th
18	will be cancelled.			
19 20	Maridan Fina Danas	where on the This has	and an at informer	ally with Chief Dest who shared with
20	-			ally with Chief Best who shared with nlarge the fire station building. The
21		1	21	6 6
22 23	expansion will be possible thanks to the gift of land by KUA. The Planning Board			
23 24	determined, that while it's likely that the MVFD could be considered exempt from the site plan review, the board prefers to have all governmental projects come through the			
	same process as private business. A site plan for the project will be noticed once final			
25 26	decisions about the building have been made.			
20 27	uccisions about the b	unding have bee	ii iiiauc.	
28	Wind Powered Elec	ctric Generator	Ordinance [,]	The board continued its work on this
20 29				been added to allow for the hiring of a
30	private consultant to work on behalf of the town for mid and large sized projects. Board			
31	-			
32	members endorsed this approach, but felt that the ordinance must be clearer as to the standards that the consultant will use to evaluate the project. Halleran will continue			
33	working on improving the language.			
34	, on a provin			
35	The meeting adjourn	red at 8:30pm.	The next Plan	ning Board meeting is scheduled for
36	May 4 th .	iou ur oie opini		
37				
38	Submitted,			
39	,			
40	Stephen Halleran			Jane Stephenson
41				PB Chair
42				
43				
44				

1 2	MINUTES OF THE PLAINFIELD PLANNING BOARD May 4 th 2009 Meeting				
3	Meriden Town Hall				
4					
5	Members Present:	Jane Stephenson	Ruth Cassedy		
6		Allan Ferguson	Greg Estey		
7		Judy Belyea			
8					
9	The meeting opened	at 7:00pm			
10	TI A 1 20th .	4 1	1.1		
11	The April 20° minut	tes were approved as ame	inded.		
12	Crac Estary and All	on Forman non-orted or	n the day they mant at the State Office a	ſ	
13			n the day they spent at the State Office of		
14	01	0	was filled with many useful topics, amon evices, and the new work force housin	-	
15 16	legislation.	of alternative energy u	evices, and the new work force housing	g	
10	legislation.				
18	The board held a br	ief discussion about the s	schedule of the Hall Farm relocation project	rt	
19			wn boards. The ZBA will be reviewing		
20			the boundary 11^{th} and the site plan for th		
21	relocation of the farmhouse will be held with the Planning Board on June 1 st . The				
22	proposed location for the farmhouse is between Welch and Huse House.				
23	1 1				
24	The Planning Boar	d reviewed some additi	ional materials on Wind Powered Electri	c	
25	Generators (copies a	attached). In particular, the	he European Best Management Practices fo	r	
26	large scale wind far	ms was of particular inte	erest. Halleran plans to talk with municipa	al	
27	officials in Unity NH, Barton and Sheffield VT all towns' that have recently been				
28	impacted by large-scale wind farms. The goal of the work is to develop an ordinance that				
29			ects, but at the same time includes sufficient	ıt	
30	review provisions to handle large scale commercial operations.				
31					
32			anning Board begin a review of the 200	3	
33	Master Plan for upda	ating. This work will beg	gin at the board's June 15 th meeting.		
34					
35	0.1				
36	Submitted,				
37	Stephen Halleran		Iona Stanhanson		
38 39	Stephen manerall		Jane Stephenson PB Chair		
39 40					
40 41					
42					
43					
44					

1	MINUTES OF THE PLAINFIELD PLANNING BOARD				
2	June 1 st 2009 Meeting				
3	Meriden Town Hall				
4 5	Members Present:	Jane Stephenson	Ruth Cassedy		
6	Wiembers i feschi.	Allan Ferguson	Greg Estey		
0 7		Judy Belyea	Des Hudson		
8		Judy Deryea	Des muson		
9	The meeting opened	at 7:00pm			
10					
11	The May 4 th 2009 m	inutes were approved as	amended.		
12	TT 11 (1.1 (
13		1	for the relocation of the Hall farmhouse has		
14		5	Union explained that the school wishes to		
15 16	nave more time to st	udy the project as it relate	es to other possible campus projects.		
17	KUA to the Merid	den Fire Denartment 4	Annexation: Jane Stephenson opened the		
18		-	e. Surveyor Chris Rollins explained that the		
19	-	-	res) of land from KUA property (map 104-		
20			Fire Department (map 104-lot 29). The		
21					
22		purpose of the project is to insure that the fire department has sufficient land for a future building addition. The project plan also depicts additional lands going to			
23	Meriden Fire Department (.04 of an acre) and KUA (.08 of an acre) from the				
24	Holdaway heirs. These two transfers will correct a previous error in the MVD, llc				
25		survey that was discovered as part of this application. Allan Fergsun-KUA Trustee and			
26	•		n from the board for these discussions.		
27					
28	Halleran noted that	t a site plan for the new	fire station addition is scheduled for June		
29	15 th .	1	5		
30					
31	There being no que	stions from abutters, the	application was approved as presented.		
32	0 1	,			
33	The board's next m	eeting will be June 15 th a	nd will include the start of the Master Plan		
34	Update.	C V			
35	•				
36	The meeting adjour	med at 8:30pm.			
37	0 /	-			
38	Submitted,				
39					
40	Stephen Halleran		Jane Stephenson		
41			PB Chair		
42					
43					
44					
45					

1	MINU	UTES OF THE PLAINFIELD PLANNING BOARD	
2	June 15th 2009 Meeting		
3		Meriden Town Hall	
4			
5	Members Present:	Jane Stephenson	
6		Allan Ferguson	
7		Judy Belyea	
8		Des Hudson Miles Setherland	
9		Mike Sutherland	
10	The meeting energy	at 7:00mm	
11	The meeting opened	at 7.00pm	
12 13	The June 1 st minutes	s were approved as amended.	
13 14		s were approved as amended.	
14 15	Maridan Valuntaar	· Fire Department Site Plan Review: Chairwoman Jane Stephenson	
15		Fire Chief David Best discussed the details of the proposal. If	
17	1 0	btained, the department intends to add an additional truck bay to the	
18		tional 10' of width to the entire building along the back wall. The	
19		both of these improvements are designed to enhance the safety of fire	
20		uilding. As currently configured, the building has four trucks with	
21	0	depth of the building is barely enough to accommodate modern fire	
22	2	ompleted, the entry into the building will be from the back and the	
23	11	% ADA complaint including bathroom facilities.	
24	e	1 0	
25	Board members rev	viewed the site plan prepared by surveyor Chris Rollins. Halleran	
26	noted that while m	unicipal functions are exempt from local regulations, the town has	
27	always felt that to the extent possible these projects should go through the local		
28	regulatory process.		
29			
30		iewed a lot coverage calculation prepared by Rollins. The document	
31		ot in complete conformance with the current town regulations the	
32	0	onfigured, (See June 1sts minutes), with the improved fire station	
33		closer to conformance than it currently does (49%). Likewise, the	
34		ile not in the right of way for Route 120, does not satisfy the required	
35		ion of the one bay will not be closer to the road than the existing	
36	station.		
37			
38		I that the new additions will look similar to the existing building and	
39 40	-	outside light is planned. The Planning Board encouraged the	
40	-	ider eliminating the large spotlight that shines down on the station	
41 42	-	y pole. Any new outside lights will need to be dark sky compliant.	
42 43		oldaway noted that this is the perfect application for new modern ghting, providing plenty of light during emergencies, but dark skies	
43 44		hief Best agreed to look into this further.	
44	most of the time. C	mer best agreed to took into uns futulet.	
ъJ			

There being no other questions or comments, a motion was made to find this municipal application complete and proper with the exclusion of the lot coverage issue and setback issues as described. The motion was seconded and voted in the affirmative. A motion to approve the site plan subject to a review of the outside lighting by the Zoning Administrator at the time the addition is constructed. The motion was seconded and voted in the affirmative.

- 8 **Plainfield Library Sign:** Trustee Dennis Girouard met with the Planning Board to 9 discuss plans to upgrade the Plainfield Library sign. The PB explained that as long as the 10 sign conforms to section 3.10 of the zoning ordinance the trustees can move forward with 11 the project without further approval. Halleran noted that if the sign is located on either 12 private land or within the state right of way for Route 12A permission from those entities 13 is required.
- 14

7

Master Plan Update: The Planning Board commenced its review of the current 2003 Master Plan with a review of the requirements for Master Plans as outlined in RSA 674:2. It was determined that with the exception of the addition of an energy section the current plan has the necessary components.

19

The Board next began a comprehensive review of the goals and recommendations for each chapter to see which projects have been completed since 2003. The updated plan will reference the work that has been done and will update the existing goals and recommendations. This work will continue at the July 6th meeting and will be followed by chapter update assignments. Board members noted that while much work remains it is always rewarding to see the number of recommendations that have been acted since the previous update.

- 27
- 28

29 The meeting adjourned at 9:20pm

30

31 Submitted,32

- 33 Stephen Halleran
- 34

35

36

Jane Stephenson PB Chair

MINUTES OF THE PLAINFIELD PLANNING BOARD July 20th 2009 Meeting Meriden Town Hall Members Present: Jane Stephenson Allan Ferguson

Greg Estev

Mike Sutherland

6 7 8

9

11

5

1 2

3 4

10 The meeting opened at 7:00pm

Stoddard Subdivision: Chairwoman Stephenson opened the hearing by reading the 12 posted notice. The application involves dividing the 158.10 acre tract into four lots 1-13 38.9 acres with a pole barn; lot 2-12.2 acres with the existing house; lot 3- 20.8 acres 14 and lot 4- 86.2 acres. The property is zoned Rural Residential. Municipal water or 15 sewer serves none of the lots. Each lot is proposed with its own driveway from Chellis 16 Road. The Stoddards met with the Planning Board on March 2nd for a preliminary 17 discussion about the project. Surveyor Wayne McCutcheon noted that the final 18 project is very similar to the one discussed in March. However, rather than designated 19 house locations, the project calls for no building within 900' of Chellis Road. 20 Chairwoman Stephenson mentioned that the 900' line is not shown on the plan. 21 Surveyor McCutcheon will add the line to the plan. Wayne went on to explain that all 22 utilities will be underground from existing lines, no new lines, for this project will be 23 permitted along or over Chellis Road. Local resident and TDS employee David Chellis 24 suggested that the most efficient way to serve lot 3 and lot 4 would be from the last 25 pole on Meriden Mobile Court Drive, but that this will require a private easement 26 27 from the park owners. Richard Sanborn, owner of the park introduced himself and added that his main concern is that develop of lots 3 or 4 might impact the water 28 source for the park. This happened before during construction of another house on 29 Chellis Road, when the aquifer was impacted and the well at the trailer park went dry, 30 and they had to drill a new well. Surveyor Wayne McCutcheon suggested that 31 perhaps the Stoddards and Sanborns could work out an arrangement concerning the 32 utility easement and the well issue. 33

34

Halleran cautioned the Stoddards that in absence of a land trust or some other third 35 party the Stoddards would be, by default, the enforcement agent for any conditions 36 that they wish to impose. The only concern for the town will be those Planning Board 37 placed or endorsed conditions like the no further subdivision of the lots and the 900' 38 no build zone. Exact house or drive locations (beyond the curb cut) are not town 39 enforced. Likewise it has been the town's experience that buyers typically want to 40 change one or more conditions as part of the actual development of the lot, this being 41 the case, clarity in wording used in deed language will be important. 42

43

Board members noted that there is significant distance between the test pit locations and the depicted house sites on the plan. Surveyor McCutcheon explained that the septic locations are only suggestions used to prove suitability of the lots and that each can be accessed by the most likely house site on the lot, although in several cases it will require long runs of pipes with multiple clean outs.

6

Board members also discussed whether good planning dictated moving the house sites
closer to the road, in the fields, leaving the backland unfragmented. At the same time
preservation of agriculture fields is a priority for the board. In this case the applicants
made it clear that they wish to not having buildings in the fields.

11

Dave Chellis inquired about the possibility of annexing a very small part of lot 1 to his property. The board did not see this as a problem, but at the moment it is not part of the plan proposed.

15

There seeming to be significant details remaining to be worked out, the Planning Board recessed the hearing until August 17th. At the next meeting the Planning Board will be looking for additional information on the utility easements, any project covenants, seeing that the 900' no build line drawn on the plan and if the plan includes any minor annexations or boundary line adjustments to neighbors.

21

Other Business: Halleran reported that he has spoken with local officials in the town's 22 23 of Sheffield and Barton Vermont regarding large-scale wind farms. While the Vermont 24 system is somewhat different than the NH planning process having some sense of the community's collective attitude toward large scale wind projects as part of the Master 25 Plan was highly recommended. In addition, provisions for hiring town experts and 26 consultants to assist the town with its review were seen as very beneficial. Also, 27 making sure that the town's land use regulations cover the situation where Plainfield 28 roads, land and views are impacted by a project that is developed in another town is 29 important. The approved wind farm in Sheffield Vermont will pay all of taxes to 30 Sheffield. However, Barton Vermont maintains the access road and the power grid to 31 the project and is more visually impacted by the generating towers. 32

33

On the request of Chairwoman Stephenson the UVLSRPC will be conducting an audit of town regulations concerning the workforce housing issue. The outcome and recommendations from this audit will be available in early October so that any needed zoning changes can be voted on in March 2010.

- 38
- 39 The June 1^{st} minutes were approved as amended.
- 4041 The meeting adjourned at 9:00pm
- 42 Submitted,
- 43
- 44 Stephen Halleran

1		draft	
2	MINUTES OF THE PLAINFIELD PLANNING BOARD		
3		August 3 rd Meeting	
4		Meriden Town Hall	
5	Members Present:	Jane Stephenson	
6	Weinberg Tresent.	Allan Ferguson	
7		Greg Estey	
8		Mike Sutherland	
8 9	The meeting opened		
	The meeting opened	at 7.00pm	
10	The July 20 th minute	s were approved as amended.	
11	The July 20 minute	s were approved as amended.	
12	The Dianning Doord	grant a faw minutes hains undeted on the status of annlightions in	
13		spent a few minutes being updated on the status of applications in	
14		ard subdivision will be continued on August 17 th , Halleran is aware	
15		continuing to work on utility access issues and the development of	
16	protective covenants	for the property.	
17	1 I I I III		
18	-	ave filed an application for a minor subdivision of his property. Prior	
19	6	property John is transferring one lot to an abutter and one small	
20	annexation to anothe	r abutter.	
21			
22	· · · · · · · · · · · · · · · · · · ·	of the former Hook's Welding Shop is before the ZBA in August	
23	with a site plan to fo	llow. Limited car and camper sales are proposed for the property.	
24			
25	-	te: The board spent the meeting working on the master plan update.	
26	Chapter update assig	nments were as follows:	
27			
28	Historic Resources	Jane Stephenson	
29	Energy	Allen Ferguson	
30	Economic Base	Des Hudson	
31	Natural Resources	Mike Sutherland	
32	Recreation	Greg Estey	
33	Community Facilitie	s Stephen Halleran	
34	Transportation	Judy Belyea	
35	Land Use	Regional Planning Assistance	
36	Housing	Regional Planning Assistance	
37	Population	Deferred until after census	
38	1		
39	Jane Stephenson has	s nearly completed work on a draft the Historic Resource Chapter	
40	• -	rough drafts of these chapters by October 1 st 2009.	
41			
42	The meeting adjour	ned 9.00am	
	The meeting aujour.		
43	Submitted		
44	Submitted,		
45	Stank on II-11		
46	Stephen Halleran	Jane Stephenson, Chair PB	