

## MINUTES OF THE PLAINFIELD PLANNING BOARD

August 6<sup>th</sup> 2007

Meriden Town Hall , 110 Main Street

Members Present: Jane Stephenson  
Greg Estey Ruth Cassedy  
Mike Sutherland Ron Liston

The meeting opened at 7pm at the Meriden Town Hall

**Karla Chaffee, Upper Valley Housing Authority intern:** Ms. Chaffee met with the Planning Board to discuss the UVHC plans to hold a conference on November 3<sup>rd</sup> to discuss regionally the goal of more affordable housing and how best to achieve it. A survey, designed to uncover local housing issues of importance was distributed to board members and filled out. The survey will be used to establish the agenda for the November 3<sup>rd</sup> conference.

**Tony Quimby, Preliminary discussion subdivision:** Mr. Quimby discussed the idea of creating a building lot on Grantham Mountain Road between his home and property of Darrell and Amy Beaupre. If done in conformance with the four to one regulation a small building lot is possible, however, the applicants would much rather include the back land behind the lot that wraps around the Beaupre property, a total of about 25 acres. To do this a 4 to 1 waiver is needed. Chairwoman Stephenson noted that typically the town does waive the requirements for lots less than 50 acres. The board indicated that in absence of some public good a waiver for the proposed lot is unlikely.

Resident Peter Martin pointed out two possible errors in the wording of the four to one language and suggested that this should be looked at as part of the Planning Board's effort to update the subdivision regulations.

The board's June 15<sup>th</sup> minutes were approved as amended.

**Subdivision Regulation Update:** The Board reviewed a progress report from the UVLSRPC on the subdivision regulation update; the first output from the project is due back to the Planning Board in early October.

**Wetland Buffer:** The Planning Board continued its work on this proposed change to the town's zoning ordinance. The proposal was originally going to be voted on in 2007, but was deferred until the March '08 town meeting. The board determined that meeting with the Zoning Board will be an important next step. The Zoning Board will have the responsibility for reviewing and if appropriate granting special exceptions to the regulation. Halleran will try to set up the meeting for either the August or September ZBA meeting.

The meeting adjourned at 9:00pm.

Stephen Halleran  
Chair

Jane Stephenson,