

## **Plainfield Planning Commission Meeting**

**September 21, 2015**

**Present:** Will Colgan, Karen Storey, Jean Hamilton, Cito Hardy

**Agenda:** Approval of minutes from previous meeting; Update on bridge meeting, Climate Change Meeting update, Review zoning change details.

**Approval of Minutes:** Will moved to approve the minutes, Jean seconds, approved.

**Update on bridge meeting:** Selectboard contracted bridge engineering study on bridge number 2. Study found bridge is undersized. Recommended width is 1.2 times bigger than the stream banks.

Uvm mapping project used a drone to map the brook watershed with precise GPS coordinates. Found that removing the debris is not going to help because of the extensive surplus of debris.

**Climate Meeting:** at Twinfield at 6 pm.

**DRB meeting on Wednesday:** BlackBear Biodiesel will have a hearing on adding blended biodiesel at 7 pm.

**Review Zoning Changes:** Cottage Industry is limited to 3,000 sq ft of property allows use of pre-existing (at date of zoning passage) buildings, but no outdoor storage.

Change 4.2 to read:

“Any use of a lot for gainful employment operating at a small scale shall meet the following criteria”

Add (g) – “outdoor storage is allowed in compliance with minimum setbacks in its zoning district”

Amend (b) “no more than 5 FTE employees”

Amend Section 2.5.1 Dimensional Standards: Side and Rear yard minimum to 25 ft (from 50 Ft)

**The meeting was adjourned at 8:44 PM**