

## **Plainfield Planning Commission Meeting**

**June 20, 2016**

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

**Agenda:** Approval of minutes from previous meeting; Jens Hilke at conservation commission meeting, scheduling next meeting; Municipal Planning Grant; Draft Zoning; Wastewater permitting.

**Approval of Minutes:** Will moved. Cito Seconded. Approved.

**Jens Hilke:** will be at next Conservation commission meeting to talk about how other towns have integrated natural inventory studies into zoning recommendations.

**Scheduling next meeting:** 7 pm June 27 at fire house.

**Municipal Planning Grant:** Jan, Will, and Bram closed out the grant that funded the Natural Inventory Study. Project complete.

**Waste water permitting:** there is an inquiry about why building permits are allowed before wastewater permit is authorized. Building permit does say that it is not valid until all other permits are in place.

Should we go back to the old way and get the wastewater permit before the building permit is authorized?

Planning Commission has discussed and decided that language will be added to the zoning permit application indicating that zoning permits are not valid until all necessary permits are in place. The language will read "Pursuant of the Town of Plainfield Zoning Regulations, Adopted March 11, 2011, section 2.4 and in accordance with 24V.S.A 4414(13), no use under this zoning permit may begin until a wastewater and potable water supply permit is issued under 10 V.S.A. Chapter 24.

Cito made a motion. Karen Seconded. Motion is carried.

Jean will include Linda on minutes.

**Draft Zoning:**

Jean fix ancillary use definition.

Planning commission will review the accessory use/non-residential building feedback from Sarah. Karen and Will will research.

Karen moved to adjourn. Will Second. **The meeting was adjourned at 8:23 PM**