

Plainfield Forward

Report and Action Plan December 2025



Produced by the Vermont Council on Rural Development

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Vision for Plainfield's Future

Compiled from vision statements shared in Plainfield Forward meetings and an online survey. The statements, supported by the majority of participants at the second meeting and survey, represent some broad hopes that residents have for the long-term good of the Plainfield community.

Community members envision a future Plainfield:

- ❖ that is friendly, inclusive, and welcoming to people of all backgrounds, ethnicities, socioeconomic statuses, gender identity, and sexual orientations.
- ❖ that welcomes new ideas and opportunities.
- ❖ where everyone shows up, engages and gets things done.
- ❖ where youth are engaged and have vibrant community spaces to gather.
- ❖ that is an example for other rural communities showing the power of coming together after a major disaster.
- ❖ that keeps our rural character by preserving wild spaces and natural areas.
- ❖ that is pedestrian friendly where people of all ages can move around safely in the village and town.
- ❖ with accessible multi-generational gatherings that bring people together and strengthen relationships.
- ❖ with a vibrant, beautiful town center with successful village businesses where people can walk around and see each other.
- ❖ with public green spaces and access to the river.
- ❖ where the Great Brook flows freely in its natural state, and infrastructure has been safely moved and reconnected.
- ❖ that is affordable for a wide range of classes of people including youth and seniors.
- ❖ where community and individual needs are met, including children, elders, and people with disabilities.
- ❖ that acknowledges and appreciates the immense time and energy of volunteers to run and improve the town.
- ❖ where all types of people who live here have the power to shape the community.
- ❖ where we navigate differences and conflicts together productively, recognize differences and accept everyone's worth.
- ❖ where people want to live, work, and support others in the community

I. Introduction

The Town of Plainfield sits at the confluence of the Great Brook and Winooski Rivers in Washington County, Vermont. Plainfield is a vibrant community filled with farmers, artists and people who love their town and village. Community members connect and care about one another in large and small ways: through events such as Old Home Days, community meals, and in recent years, during disasters caused by flooding. In July 2023 and July 2024 Plainfield saw extreme flooding, erosion, and changes to their village and infrastructure. The emergency response was robust and connected people who lost their homes and belongings with resources and people who could help. The recovery effort has been nothing short of formidable: community members have contributed thousands of hours of volunteer work to complete the complex FEMA processes for public assistance, to seek grants and other funding for housing and the rebuilding of Brook Road and to plan for and take action for how Plainfield can become more resilient.

In that spirit, the Town of Plainfield invited VCRD to facilitate a process to bring together the full diversity of Plainfield residents, organizations, business owners and partners in an open, inclusive dialogue to build connections, and identify actions for recovery and future efforts. The three-part process, facilitated by VCRD, identified actions and resources and supported structures to and added capacity to identified priorities.

This isn't the first time that Plainfield residents have taken action on climate change and their local community and economy. In 2019 Plainfield jointly participated in a VCRD process called Revitalizing all of Marshfield and Plainfield (RAMP). More information about that process can be found here: vtrural.org/marshfield-plainfield/.

In June of 2025, VCRD convened a committee of Plainfield residents and town representatives to think together about what Plainfield needs at this moment. We heard that residents are still struggling with housing and with feeling connected to each other and their community. We heard about challenges the town was facing with recovery costs, losing housing, and how to envision a future collectively with all voices. The committee decided to bring the full community together to talk about Plainfield's collective future in the face of increased and ever more destructive flooding, naming the process "Plainfield Forward."

The public engagement and outreach that launched Plainfield Forward required multi-faceted support from many people in Plainfield. The planning team formed a backbone for community outreach, spreading the word about the kick-off and using every means available to raise the visibility of the Plainfield Forward process.

The Plainfield Forward process brought community members together in a facilitated and structured process to look at challenges, identify priorities and take action on common goals for the future good of the town. On July 28nd, 2025 over 100 community members crowded into the Haybarn Theater at The Creative Campus at Goddard for the first step in the process to share their ideas for the future of their community. The community shared a wealth of assets, challenges, and hopes for the future.

Many action ideas were identified throughout this process and can be found in the "Opportunities" section of this report along with notes taken at the initial forums. At the second convening on September 17, 2025, following careful deliberation around themes identified at the first forum and through online and paper surveys, Plainfield community members voted to prioritize the following efforts:

- [Create a Housing Strategy](#)
- [Create a Resilience Hub](#)

VCRD and its partners look forward to working with the Plainfield community as they advance these projects. They are already hard at work, please support their efforts or join them by reaching out to their community contacts (find details in the Action Plan section of this report).

As this report is compiled, area residents are stepping forward to engage in the groups focused on the Plainfield Forward priorities. Conversations are underway with existing networks and potential partner organizations about how best to coordinate efforts and avoid duplication. While area residents hold the keys to the success of this endeavor, VCRD will continue to provide ongoing support, as well as support from other regional partners.

The Climate Economy Resilient Communities Program is made possible thanks to the financial support of VLITE, the Lintilhac Foundation, and Jane's Trust Foundation. Thank you to each of these funders for making this important work possible.

The Vermont Council on Rural Development helps Vermont citizens build prosperous and resilient communities through democratic engagement, marshaling resources, and collective action. VCRD is prepared to support the efforts of Plainfield as it moves forward and to provide follow-up help to the groups as called upon. VCRD will also serve as an advocate for Plainfield projects with appropriate agencies and organizations in Vermont. Please call on us, and on Visiting Resource Team members (listed with contact information in the back of this report), when we can be of help.

There are many people to thank for making the Plainfield Forward process possible.

Outreach is an essential component of a successful process, and many people helped make that happen. Thanks go to the entire Plainfield Forward Planning Committee for their advice and guidance along the way. Thank you to the many community leaders and organizations who worked together to spread the word about the event and make sure everyone in town was invited and encouraged to participate. Finally, the Plainfield Select Board has been supportive participants throughout the process.

Coordinating the events and outreach was a team effort. Thank you to Kris Gruen at The Creative Campus at Goddard for the use of the Haybarn Theater and Media Rooms for all three meetings, Chef Zak Fugazy of the Haybarn Restaurant for the food, ORCA Media for live streaming all three events and assisting with the hybrid option for the final event, and the Plainfield Accessibility Advisory Committee for coordination and outreach for hybrid options. Thank you to Esther Lent, Hazel O'Brien and Marushka Spates for providing childcare at the Plainfield Forward events. Many thanks to Gigi Guerin and Isla Robecheck for music during dinner at the July 28th event.

VCRD calls in support from state, federal, regional, philanthropic, and non-profit leaders to participate in the Climate Economy Resilient Communities Program. We are proud of the partners we get to work with, and our gratitude goes to the Visiting and Resource Team members that supported Plainfield's first and last meetings. The full list of leaders, agencies, and organizations that offered their expertise can be found at the back of this report.

Getting things done is all about leadership, and we extend our gratitude to all who have participated in the process so far and those who will continue to participate moving forward.

The challenges and opportunities for Plainfield are immense, and we are excited by the energy and potential of the priorities to accelerate the transition to this thriving future. We are excited to support and celebrate the energy from these new initiatives and look forward to seeing the good things to come for Plainfield.

II. The “Plainfield Forward” Process

VCRD’s Climate Economy Resilient Communities program supports three to five communities each year working on local climate action solutions that help reduce greenhouse gas emissions, lower energy use, increase climate resilience, and/or strengthen the local climate economy. Services are adaptable based on the community’s needs and can include support with community engagement processes, strategic planning, technical assistance, and/or project implementation. The Plainfield Forward process was developed to engage and bring together residents, set common goals and directions in a neutral and facilitated structure, and access resources that will help them take action on those goals. **Here is a snapshot of the 5-month process:**



Planning Committee Meeting: June 30, 2025

On June 30, 2025, 16 local community members met to plan for the launch of the Plainfield process. This group came up with a name for the process – Plainfield Forward – and helped to plan the kick-off. They decided on forum topics and an invitation process. Through calls, e-mails, flyers, banners, and lawn signs this team worked hard to promote the kick-off. Invitation language was translated into Spanish to reach Spanish-speaking residents living and working in town.

Committee members included: Rae Carter, Eliza Cleary, Kristie Farnham, Tammy Farnham, Lauren Geiger, Susan Grimaldi, Kris Gruen, Karen Hatcher, Tasa Howe, Liz Perreault, Josh Pitts, Frances Rose Subbiondo, Kendra Totman Padilla, and Betsy Ziegler.

Step 1 ~ Kick-Off Forums and Community Dinner: July 28, 2025

Plainfield Forward kicked off with brainstorming forums held at The Creative Campus at Goddard and a free community dinner in the Haybarn Restaurant. Over 100 participants shared assets, challenges, and ideas for action. The opening session recording can be found here: youtube.com/live/TxgTBS9bzOU.

Members of a Visiting Team present to hear from the Plainfield community included: Matthew Arancio, VT Agency of Transportation; Katie Buckley, VT League of Cities & Towns; Keith Cubbon, Central VT Regional Planning Commission; Ben Doyle, Preservation Trust of Vermont; Rebecca Ellis, Office of Senator Peter Welch; Amanda Gustin, VT Historical Society; Angie Harbin, Downstreet; Nathan Lantieri, Vermont Housing Finance Agency; Pollaidh Major, VT Housing & Conservation Board; Trey Martin, VT Housing & Conservation Board; Julie Moore, VT Agency of Natural Resources; Holly Morehouse, VT Community Foundation; Patricia Moulton, VT Agency of Administration; Haley Pero Office of US Senator Bernie Sanders; David Scherr, (former) Office of Congresswoman Balint; Eli Toohey, Central VT Regional Planning Commission; Laura Trieschmann, VT Division for Historic Preservation; and Andrea Wright, VT Agency of Transportation

Vermont Council on Rural Development staff included: Laura Cavin Bailey, *Climate Economy Program Director*, Lauren Brady, *Community & Policy Associate*; Alyssa Johnson, *Community Visit Program Manager*; Nick Parker, *Community Programs Associate*, Jessica Savage, *Director of Community Collaboration*, and Denise Smith, *Executive Director*. Additional facilitation support was provided by our long-time partner Ben Doyle, *Executive Director*, Preservation Trust of Vermont.

Step 2 ~ Community Meeting, Prioritization: September 17, 2025

VCRD staff distilled brainstormed ideas into 24 key areas of action. Over 80 community members joined at The Creative Campus at Goddard and online to narrow the list of priorities for community action. After lively dialogue and a dot-voting exercise, 10 action ideas emerged with two top priorities:

- Create a Housing Strategy
- Create a Resilience Hub

The remaining 8 topics are also listed below with potential actions and resources to progress those efforts.

- Improve Accessibility
- Advance Brook Road Engagement
- Increase Town Staffing and Capacity
- Strengthen The Creative Campus/Town Connection
- Support Building Rehabilitation
- Address Route 2 Intersection
- Increase Bike and Pedestrian Safety
- Expand Housing Opportunities

Participants then signed up for the top two priorities that will convene to move these priorities forward. A recording of this meeting can be found here: youtube.com/live/6MRwD50Sfjw.

Vermont Council on Rural Development staff included: Laura Cavin Bailey, *Climate Economy Program Director*, Lauren Brady, Alyssa Johnson, *Community Visit Program Manager*; Nick Parker, *Community Programs Associate*, and Jessica Savage, *Director of Community Collaboration*. We had additional support from Jillian Turcola from the Montpelier Commission for Recovery and Resilience.

Step 3 ~ Resource Meeting and Priority Group Action Planning: October 16, 2025

On October 16, 2025, over 50 community members along with facilitators, and resource team members came together to develop action plans, identify resources, and prioritize next steps that the groups will work on in the months ahead to implement the priorities. From here forward, all “Plainfield Forward” action is focused at the community group level.

The Resilience Hub effort will build on and strengthen the work already underway by community members creating a Resilience Hub Network. The Housing Strategy group will morph into the Plainfield Housing Advisory Committee and working groups.

Resource Team members present to hear from the Plainfield community and provide reflections and resource ideas to move forward included: Jayme Bauer, VT Department of Housing and Community Development; Summer Colley, UVM Office of Engagement; Bronwyn Cooke, VT Department of Housing and Community Development; Patty Eisenhour, Town of Londonderry; Lena Greenberg, Community Resilience Organization; Jess Hyman, Champlain Valley Office of Economic Opportunity; Nate Lantieri, VT Housing Finance Agency; Sam Lash, Central VT Regional Planning Commission; Dan Molind, HOPE Coalition; Pat Moulton, VT Agency of Administration; Jessie Schmidt, VT Community Foundation; Eli Toohey, Central VT Regional Planning Commission; and Tim Tierney, VT Department of Economic Development; Chelsea Van Vliet, Marshfield Resilience Hub; Pam Wilson, Barre Up; and Jessie Schmidt, VT Community Foundation

Vermont Council on Rural Development staff included: Laura Cavin Bailey, *Climate Economy Program Manager*, Nick Parker, *Community Programs Associate*, Dani Parkins, *Technical Assistance Coordinator*, Jessica Savage, *Director of Community Collaboration*; and Denise Smith, *Executive Director*.

III. Action Plans for the Top Two Priority Groups

Resource Meeting, October 16, 2025

On Resource Day participants worked closely with a facilitator and a visiting resource team to develop step-by-step action plans and a list of human and financial resources to help achieve their goals. Additional action ideas and resources are included from the Resource Team at the end of each section. Priority groups are composed of community members and appointed contacts. To join or stay connected to a priority group, reach out to the contacts listed in each section or visit bit.ly/plainfieldforward.

Create a Housing Strategy

Participants noted ideas to expand housing efforts in town such as education about zoning, inviting more people to live in Plainfield, mapping where to build, and repurposing buildings for housing. This group could balance *more* housing with natural and working lands and coordinate with existing initiatives such as the East Village Expansion project. A group could explore, visualize, and expand beyond the work underway, including what zoning enables currently for new housing options in the village, The Creative Campus at Goddard, and other locations around town, and make changes if needed. This process could set housing targets for the town, including a variety of types of housing, and work with housing organizations, developers and homeowners to implement.

Facilitator: Jessica Savage, Vermont Council on Rural Development

Resource Team Members: Jayme Bauer, *Community Development Specialist II*, VT Department of Housing and Community Development; Patty Eisenhaur, *Housing Group*, Town of Londonderry; Erika Hoffman-Kiess, *Executive Director*, Green Mountain Economic Development Corporation; Jess Hyman, *Associate Director of Statewide Housing Advocacy Programs*, Champlain Valley Office of Economic Opportunity; Nate Lantieri, *Research Coordinator*, VT Housing Finance Agency; Pat Moulton, *Flood Recovery Officer*, Central Vermont, Agency of Administration; Jessie Schmidt, *Director of Strategic Initiatives*, VT Community Foundation; Eli Toohey, *Community Development Planner*, Central Vermont Regional Planning Commission; and Tim Tierney, *Acting Commissioner*, Department of Economic Development.

Current status and overview of the issue today

- We have the East Village Expansion Advisory Committee working on this and submitted a CDBG-DR application.
- The Town voted to update its zoning after many years, including linking The Creative Campus at Goddard with the Village below, which creates opportunities for joining sidewalks. Planning and zoning work has been done.
- Voted to change our zoning to facilitate the creation of more housing in Plainfield by changing lot sizes.
- The Planning Commission is going to begin work to create a new Town Plan starting this winter.
- Selectboard is working on this topic, not just the East Village Expansion Advisory Committee.
- At the last town meeting, there was a vote for a creation of a broader housing strategy. Not clear that anything has happened as a result of that.
- Mike Davidson, owner of The Creative Campus at Goddard, has purchased the Plainfield Inn, and is submitting a CDBG-DR application for restoring that building requesting \$2 million to turn it into housing. Also considering options for cottage style housing on the Creative Campus at Goddard.
- Number of things going on around town, but not an actual housing strategy and that's the piece that's missing.

- New Home Fair organized as part of Old Home Days, including options for building ADUs. Very successful, over 200 people who attended besides vendors to increase local awareness of building options. Looking to do one next year and the East Village Advisory group is poised to do that again.
- Home Fair came out of a prospective buyers group that is a subgroup of the Village Expansion Advisory Committee.
- Neighborhood Development Area underway to be established and approved; this is a designated area that has benefits to support and break down barriers to housing.
- Selectboard working to establish a Housing Committee.
- During the RAMP process in 2019 (vtrural.org/marshfield-plainfield/) a spreadsheet was developed with a list of vacant homes in the village but will need to be updated/redone since there have been many changes since that time.
- A micro start-up business, Cedar Mill Homes, LLC has been established, whose mission is purchasing abandoned or “problem” houses in and around Plainfield, rehabbing them, and selling the renovated houses at affordable prices. The pilot house has been purchased and rehab has started. (The Plainfield Revolving Loan Fund gave a small loan for this project.)

Priority Action Steps from the Plainfield Community

1. People join the (newly forming) Housing Committee & Planning Commission and consider what other groups could take on the work.
 - a. Establish goals/charge for Housing Committee & other sub-committees (possibly housing targets and zoning).
2. Inventory/map current housing stock and available properties (including relocation sites) and determine targets for the number of housing units needed.
 - a. Gather data (understand Plainfield demographics)
 - i. Inventory flood damaged homes, vacant homes, and underutilized homes, with value estimates included
 1. Create a list of owners.
 2. Map these homes for visual reference.
 3. Include flood maps and buyout properties.
 4. Inventory available relocation lots in the Village as well as land outside the village. Create a database or expand the existing database.
 5. Conduct a structural/historical review of those underutilized homes.
 - b. Conduct needs assessment (with public input)
 - i. Possible support from Agency of Commerce and Community Development or Vermont League of Cities and Towns.
 - c. Create goals for the number of units to be built.
3. Establish regular meetings between The Creative Campus, Select Board, and Housing Committee.
 - a. The Select Board and The Creative Campus at Goddard management should work together more frequently and regularly to discuss shared goals and collaborate on projects.

Other Potential Action Ideas from the Plainfield Community

- Develop a town ordinance for vacant homes.
 - o Build upon what the town has already looked into.
 - o Brattleboro is a good example.
 - o Explore all legal options to incentivize rehabilitation of buildings.
 - o Enforce the new ordinance.

- Contact owners to find out their intentions. Explore relocating historic buildings. As a last resort, look into deconstruction of buildings. (There are companies which salvage usable housing parts, mostly of unique items like beams or windows. But these should be investigated for possible partnerships during demolition.)
- Explore historic preservation resources. Consult the NPS Historic buildings rebuild guide: Guidelines on Flood Adaptation for Rehabilitating Historic Buildings (U.S. National Park Service) ([nps.gov/articles/000/guidelines-on-flood-adaptation-for-rehabilitating-historic-buildings.htm](https://www.nps.gov/articles/000/guidelines-on-flood-adaptation-for-rehabilitating-historic-buildings.htm)).
- Explore “campus #3” on The Creative Campus at Goddard for housing. Consider public/private partnership for the development of Campus 3.
- Survey/inventory the town through Front Porch Forum to ask people if they are willing to subdivide.
- Consider enabling ADU’s in town zoning.
- Figure out how to work with Downstreet and get a project in the pipeline.
- Have conversations with the owner of Creative Campus about senior/intergenerational housing to build community areas for housing.
- Reach out to owners, to ask what their intentions are, plus have ordinance as back up with continued lack of action on their properties.
- Form a Housing Community Trust to share risk of ownership in places where flooding may re-occur. Life Center Association in West Philadelphia is an example: [lcacoop.org/](https://www.lcacoop.org/).
- Identify vacant lots with potential for new houses, document through conducting an inventory.
- Create a communication plan that is coordinated and implement it.
- Weigh in on town ordinances (particularly for vacant properties).
- Volunteer to fill vacancies in town government.
- Consider all ideas. What will the housing committee do vs creating other committees.
 - A committee for housing.
 - Housing targeted zoning.
- Work with willing property owners to relocate historic buildings from the floodplain, and as last resort if demolition is only option, potentially deconstruct historic homes and re-use/salvage features where feasible.
- Make zoning updates for streamlined development of ADUs and multifamily homes. Encourage people to consider these options on their properties
- Create a mutual agreed upon set of best practices/standards for construction/reconstruction for any residential builder or developer.
- Create a List of existing standards, expectations, and best practices. Could set energy building standards for town (Brattleboro is a good example).
- Compare Plainfield goals vs State goals (state 40,000, Plainfield about 80 units behind on goals).
- Consider changing the lot sizes outside the village to get smaller.
- Factor Wastewater capacity limits into housing targets in the village. Wastewater capacity in 2019 was 50% of the 20-year valuation of the system. Plainfield has lost usage of the system since then and expects to lose more. Could grow by about 150+ households. Factor in costs for expanding Village wastewater systems and how they can be shared with the Town and The Creative Campus at Goddard.
- Create a town newsletter, specifically for housing.
- Create trails to better connect The Creative Campus at Goddard with the Town and Coop.
- Consider cluster housing developments to maintain more open land, one of the tenants to Smart Growth Vermont.
- Learn from neighboring towns (Hardwick, etc). Bring on town administrators or managers to move this work forward and consider sharing positions with neighboring towns.
- Review the last Town Plan and adjust housing targets are properly examined.
- Understand Plainfield demographics.
- Create a place for people to plug in easily, new people and creative solutions.

- Revisit the town plan (traffic, environment, etc). This group could get involved in the update of the town plan happening in 2026.
- Create apartment options for young people, senior housing, etc.
- Create cooperatively owned housing (owned by Plainfield residents).
- Encourage local ownership of residential housing.
- Limit short-term rentals.
- Consider universal design when improving businesses/residences or considering new businesses/residences for accessibility.



November 2025 Meeting Update

- The Housing Strategy group met on 11/20/25 to begin work on the action steps identified on 10/16. See meeting minutes here: drive.google.com/file/d/1ly7RVqTCDHx8RE1cWKBJG--bptVT8xqG/view.
- Charge of the Selectboard for the Plainfield Housing Advisory Committee (PHAC) can be found here: drive.google.com/file/d/1pS55LOjErbX8B3RQCANZNfXXPCzPVUhK/view.
- The Selectboard will interview applicants to the Plainfield Housing Advisory Committee (PHAC) in early December to make committee appointments. Those who are interested in working groups should contact selectboard member Frances Rose Subbiondo, selectboard3@plainfieldvt.gov.
- Next meeting: Agreement that the next gathering should be with the newly formed Plainfield Housing Advisory Committee - PHAC (the general public and those interested in joining working groups are encouraged to attend).

Resource Team Recommendations

These recommendations for other potential actions and resources to consider were shared by Resource Team members representing a wide array of professionals and peers from across the state, and encompass their experience, past success and consideration of the community's unique assets and needs.

Action Recommendations

- Establish a working relationship with Division for Historic Preservation, exploring guidance and funding available to historic resources/districts. Contact Laura Treischmann: laura.treischmann@vermont.gov.
- Establish a working relationship with Downstreet and the Dept. of Housing at the Agency of Commerce and Community Development.
- Create townwide publicity to join the new Housing Committee and why that is important: "Shape the community, be part of the solution, we need your expertise." Consider a solicitation similar to what Michael Billingsley did to get folks out post flooding. "We have come so far but have more work to do, we need you!"
- Ask residents to come forward if they have a desire to sell, convert apartments, etc. versus reaching out and asking. That may turn some folks off.
- Run financial models to show what 10, 20, 100, or 150 new users on the wastewater and water systems mean for fees and capacity.
- Research housing cooperatives. How they work the best and what factors are at play when they do not.
- Explore the Vermont Housing Finance Agency's housing data housingdata.org/.
- Work with Central Vermont Regional Planning Commission to collect and interpret demographic needs and community interests.
 - RPCs are working on future land use mapping, which is extended into 2026 and will include Housing Targets. This process includes regional and municipal housing targets. Engage your RPC in this process to inform them about your community needs.
 - Review the community housing needs assessment booklet from your RPC.
 - Work with your RPC for assistance with brownfields or other vacant, contaminated sites CVRPC has brownfields assessment funding. Municipalities can access the BRELLA program dec.vermont.gov/waste-management/contaminated-sites/brownfields/BRELLA/brella-application.
- There is a free Brownfield Inventory Tool/App. VLCT and the VT Dept of Housing and Community Development are testing it. Land bank being created and you can put your vacant properties on it.
- The Agency for Commerce and Community Development (website: accd.gov) is currently conducting a feasibility study for creating a State Land Bank- Quasi-governmental entity that can hold vacant properties and provide support for re-development.
 - Be sure to stay informed about any updates from this feasibility study and tactical plan to create a state one.
 - There is also an ordinances subcommittee through ACCD that is currently meeting to discuss what local ordinances need to be in place to effectively align with State Land Bank requirements. Stay informed about their meetings as well.
- VHIP applications open through Downstreet program 20% match up to \$50,000 forgivable loan for new housing units. Two tracks, people exiting homelessness or below fair market rate.
- Any vacant buildings because of brownfields/contaminated sites CVRPC has funds for brownfield remediation.
- CVRPC has transportation, mapping, and infrastructure planners to support inventories.
- Explore the Community and Housing Infrastructure Program (CHIP) program. Applications open up in January 2026. This program is a Tax Increment Financing (TIF) tool designed to allow small communities to build housing by financing the necessary infrastructure, like water, sewer, and roads. Invest in their communities: accd.gov and accd.chip@vermont.gov.
- Explore opportunities to apply for the Vermont Housing Improvement Program (VHIP) 2.0.

- Ensure community buy in and that they are brought along in the process of this work; start with an open process. Perhaps continue the VCRD model of public meetings.
- Research and explore housing committee examples from around the State.
 - Towns
 - ADUs/community opportunity
- Form a community group working on community connections with those not in the room.
- Start with the “WHY” in your goals for data collection.
- Don’t try to do it all at once! Look for low hanging fruit. What can you start now, what’s possible?
- Explore NBRC grant funding that will reopen in February or March of 2026 Catalyst Program, municipalities can apply for projects and planning. Contact: kristie.farnham@vermont.gov.
- Build connections with your local Rural Development Corporation (RDC).
 - All about networking! Connect with both your RPC and RDC to get connected to their networks for technical assistance, funding, and expertise.
 - Capital stack for projects is going to get extensive, so networking helps to build out more of those resources.
- If you’re interested in learning more about how the owner of The Creative Campus at Goddard intends to develop the property, visit White River Junction where this same developer has done a lot of work.
- Learn from others as much as possible and what has already happened.
- Align with other town committees and develop a clear town vision around housing development.
- Build alliances. For example, a sub-committee focused on seniors could partner with the Senior Center, local schools and social workers to reveal housing needs.
- Connect with the Vermont Community Foundation (VCF) for funding and technical assistance. VCF has a mission-driven investment portfolio for housing and community development and can provide low interest loans or higher risk loans.
- Plainfield has some great energy and ideas to address mitigation issues.
- Generate possible design guidelines that reflect the historic character-defining features unique to Plainfield for any new housing development.
- Consider regular Community Development Block Grant Planning Grants to help you accomplish studies, inventories, etc.
- Cultivate volunteer help.

Resources

VCRD Community Leadership Guide: This guide has a wealth of information and resources associated with many different types of community driven projects. These chapters give insight into how to develop your action plan further (access the full guide here: vtrural.org/guide/):

- **Improve and Develop Housing:** Within this chapter, you will find more detailed action steps and recommendations for how to develop a cohesive housing strategy within your community.
- **Framing a Process for Public Engagement:** As you are developing a housing strategy, it will be vital to frame this process with the public in mind. This chapter offers perspective and suggestions for engaging your community for public input, volunteers, and local support.
- **Developing a Community Vision:** Reflections from your resource team stressed the need to have a clear town vision for housing development. This chapter, like the public engagement chapter, will offer a process to follow that will help you and your community come together around a clear community vision.
- **Setting Priorities for Action:** A key challenge that many communities face when dealing with housing projects is effectively prioritizing actions to take. This chapter offers insight into different decision making and prioritization processes that you can employ in your group.
- **Budgeting and Fundraising:** Housing development requires effective budgeting and strong fundraising strategies to manage the high costs involved with these types of projects. This chapter shares recommendations and resources for managing your housing budget and how to fundraise effectively.

Central Vermont Regional Planning Commission (CVRPC): Your RPC is the primary technical assistance resource for local planning and regulation. They can provide support in grant writing, planning, and other actions.

Designation Programs (Downtown and Village Center): The DHCD offers Village Center Designation (most appropriate for a town like Plainfield) which provides tax credits and priority consideration from other state programs and agencies, making it easier to leverage private and public funding for village development and repurposing buildings for housing within the village center.

Division for Historic Preservation exploring guidance and funding available to historic resources/districts. Contact Laura Treischmann: laura.treischmann@vermont.gov

Downstreet Housing & Community Development: This nonprofit organization has expertise in housing development and would be a strong partner for implementing housing projects and setting solid housing targets.

Green Mountain Habitat for Humanity is more than just a home building organization. They provide resources for housing, information about housing development, and also provide direct services to local community members. vermonthabitat.org/.

HOPE Coalition has its operational facility along Route 2 (just outside the village) to house response personnel to rebuild during and after disaster. Connected with Southern Baptist Disaster Relief and other organizations that will mobilize human power where needed. Operates/owns a mass feeding trailer and kitchen support trailer, 40-foot storage container on site for tools and supplies. Works in Washington and Orange County.

The Manufactured Home Improvement and Repair (MHIR) Program is currently closed for 2025 but may open back up in 2026 if base funding is secured. In its current form, the MHIR program provides funding in the following ways (see details here: mhirprogram.vsha.org/):

- Infill Awards are available to park owners to assist with small-scale capital needs to infill vacant lots and cover associated expenses up to \$20,000.
- Home Repairs Awards offers homeowners funding to cover the costs of repairing existing homes to prevent displacement.
- Foundation Awards can help prospective and current homeowners to pay for a foundation and related expenses in preparation for siting a home, up to \$15,000.

More than 4 is an example of a Vermont-based pro-housing communications campaign with sharable materials: morethan4vt.org/.

Municipal Assistance Center at the Vermont League of Cities and Towns (VLCT): Staffed professionals offer a wide range of assistance, including guidance on municipal law and land use planning. They can contract with Plainfield for individualized assistance, including ordinance and policy drafting and review.

Northern Border Regional Commission grants. The Catalyst Program supports a broad range of economic development initiatives that modernize and expand water and wastewater systems; revitalize transportation infrastructure; establish workforce development programs and facilities; grow outdoor recreation infrastructure and economies; and construct new childcare and healthcare facilities. The Forest Economy Program supports the forest-based economy and assists in the industry's evolution to include new technologies and viable business models across the 4-state NBRC region. Many of these grant programs have annual funding opportunities, so even if they aren't accepting applications right now, try to find out if there will be future opportunities to apply. nbrc.gov/content/program-areas.

Rapid Response Mobile Home Infill Program (MHIP): As part of a comprehensive response to Vermont's housing affordability crisis, compounded by recent flooding, a Mobile Home Unit Task Team was assembled to oversee the Rapid Response Mobile Home Infill Program (MHIP) to jumpstart and fast-track Mobile Home lot

improvement and home placement within participating Mobile Home Parks to foster affordable homeownership. affordablehomes.vermont.gov/.

Small Grants for Smart Growth is a grant program that provides seed money for catalyzing, community-based initiatives that are grounded in or help to support smart growth. Projects might involve advocacy for better land use, by getting involved in the “nuts and bolts” work of municipal planning, regulations, or a permitting process. A project could also be a town or local group effort to promote downtown or village center revitalization and historic preservation; to develop a plan for better sidewalks or paths; to identify ways to support housing choice and affordability; or to plan on conserving land for agriculture or forestry. vnrc.org/small-grants-for-smart-growth/.

Explore the **State Housing Needs Assessment** with allocations by county: accd.vermont.gov/housing/plans-data-rules/needs-assessment.

The Vermont Community Development Program offers grants to support planning, infrastructure, housing and economic development. Community Development Block Grants are federal Planning Grants available through the VCDP. vermont.gov/community-development/town-future.

Vermont Department of Housing and Community Development (DHCD): Provides resources like the Municipal Planning Manual and guidance on topics like Zoning for Great Neighborhoods and Accessory Dwelling Units (ADUs), which are directly relevant to exploring and changing what zoning enables. DHCD staff can also provide phone or email assistance to local officials.

The Vermont Housing and Conservation Board (VHCB) has a Rural Economic Development Initiative, or REDI program, which can pay for grant writers once you’ve identified funding sources. Visit to learn more or contact Mariah Noth at mariah@vhcb.org or 802-828-1098. vhcb.org/redi/.

The **Vermont Housing and Finance Agency (VHFA)**, in partnership with HousingData.org, has developed an extensive housing resource toolbox with resources that are available and useful in Plainfield. Here is a summary list of housing resources and tools provided by VHFA that compliments the housing resource toolbox: vhfa.org/sites/default/files/documents/Housing101Resources.pdf.

Housing Toolbox: housingdata.org/toolbox - Resources and best practices to help municipal decision-makers and community members with planning and developing local housing policy. This toolbox contains:

- First steps to understanding local housing advocacy
- Information to help communities assess their housing needs
- Tips for starting and enhancing housing committees
- Local and national housing policy recommendations
- Links to other state housing resources, such as Zoning For Great Neighborhoods
- How to write a local housing needs assessment for your community: housingdata.org/toolbox/housing-needs-assessment.
- Housing Committee Toolkit: housingdata.org/toolbox/housing-committees.
- This article from Thriving Communities provides further details and information about the VHFA Housing Resource Toolbox: thrivingcommunitiesvt.org/toolkit/.

The Vermont Housing Improvement Program (VHIP) 2.0 provides grants and 0% interest loans up to \$50,000 per unit to property owners to create affordable rental units. The program is flexible and allows for several ways to bring rental units online including rehabbing units with code violations, converting non-residential structures to residential units, and building new structures with up to 5 rental units. Apartments and homes funded with VHIP 2.0 must be available as long-term rentals at an affordable rate, and the property owner must provide a 20% match of grant funds. You can also use VHIP to help fund the creation of ADUs: accd.vermont.gov/vhip#VHIP%20Funding and accd.vermont.gov/housing/funding.

Vermont Municipal Planning Grants (MPG): These state funds are a competitive program to support a wide range of local planning and implementation projects, including updating town plans and land use regulations to support housing goals. Applications are typically due in the fall. November 4th, 2025. MPG's are administered by the Vermont Department of Housing and Community Development (DHCD). You can learn more about these grants and get assistance with them by working with CVRPC.

Contact the **Vermont State Housing Authority** for assistance and as another member of your team: vsha.org/.

Accessory Dwelling Unit (ADU) and Home Share Guides and Resources

There have been many different guides, roadmaps, and toolkits developed in recent years around accessory dwelling units in Vermont. Take some time to review these documents as a group, and start curating a list of ideas, resources, and information insights (applicable laws, regulations, operating procedures, etc.) that are relevant for and could be used to support housing opportunities in Plainfield. The list below is a list of "how-to" docs that are relevant to Plainfield:

Guide to Accessory Dwelling Units: The Central Vermont Regional Planning Commission presents this Resource Guide to Accessory Dwelling Units (ADUs). The material in this guidebook was first authored and compiled by the Addison County Regional Planning Commission and we are grateful for their sharing of this information with the Central Vermont Region. centralvtplanning.org/wp-content/uploads/2024/03/CENTRAL-VT-ADU-Guide.docxFinal3_25_24.pdf.

The Vermont Homes for All Toolkit and community engagement process re-introduced Missing Middle Housing (MMH) to Vermont by focusing statewide attention on small-scale gentle infill and incremental development as a strategy to address Vermont's housing and affordability crisis. accd.vermont.gov/current-initiatives/homesforall.

Need to Know Housing Legislation is a document that addresses key changes to Act 250, State designations, regional planning, and local regulations: vhfa.org/sites/default/files/documents/NeedToKnowStateHousingLegislation.pdf.

Your Four Key Takeaways from Act 181 to Spur Housing Creation is a presentation document that provides up-to-date information about the changes to housing development laws (specifically Act 250) in Vermont: While exploring the zoning regulations in Plainfield, this document, and others like it, will be an important resource for you to reference. vlct.org/sites/default/files/uploads/resources/documents/town-fair-four-key-take-aways-from-act-181-slides-desk-copy.pdf.

This Legislative Update to Planning and Land Use for More Homes in Vermont report was developed by the League of Cities and Towns and is another resource for reference when exploring what's possible in Plainfield around new housing opportunities: vlct.org/sites/default/files/uploads/Document-Library/act-181_p-z-forum_gill-hemmerick_20241017-1.pdf.

The Town of Shelburne has compiled their own list of **Accessory Dwelling Unit Resources** that you can use to better understand the practical use of ADUs, as well as the benefits that they provide in a community: A few of the resources listed that are worth noting here are a chart outlining the ADU approval process, AARP guides for ADU designs/development plans, and zoning applications. shelburnevt.org/511/Accessory-Dwelling-Unit-Resources.

The Rockingham Planning Commission has compiled a **list of resources for accessory dwelling units to reference:** You can use this document to compare regional/local approaches to ADUs, as well as for complimentary information related to other ADU resources listed in this report. therpc.org/RHNA/accessory-dwelling-units.

State Permitting Considerations for ADUs are outlined in this document, which could be used to develop considerations specific to Plainfield: colchestervt.gov/DocumentCenter/View/1002/Accessory-Dwelling-Units.

Review the State of Vermont Agency of Commerce and Community Development webpage about planning for Accessory Dwelling Units: accd.vermont.gov/adu.

Enabling Better Places: A Zoning Guide for Vermont Neighborhoods: This Guide is structured to enable a planning department or local government to address those topics that have the most significant impact on the affordability of housing in Vermont. Many of the recommendations can be used throughout the state, but they have been developed specifically for village and town centers and nearby neighborhoods because these areas have the most potential for providing more housing options, and new homes in these areas can benefit communities by increasing the number of rate payers for existing utilities and by raising property tax revenues. outside.vermont.gov/agency/ACCD/ACCD_Web_Docs/CD/CPR/Planning-Your-Towns-Future/CPR-Z4GN-Guide-Final-web.pdf.

The Addison County Regional Planning Commission developed their own **guide for ADUs in Vermont**. This is a great document to reference in conjunction with other regional ADU guides. You can also find more information about ADUs on the ADCRPC website: acrpc.org/wp-content/uploads/2023/07/ACRPC-ADU-Guide-Appendices-2.pdf
acrpc.org/2023/07/acrpc-resource-guide-to-accessory-dwelling-units/.

The Northwest Regional Planning Commission has a **Guide to Creating Accessory Dwelling Units**, as well: nrpcvt.com/wp-content/uploads/2024/10/NRPC_ADU_Guide_Appendices10.14.24.pdf.

How-To Checklist for ADU's (pdf): This how-to checklist, developed by the Department of Housing and Community Development (DHCB), outlines the considerations when developing an ADU so you can be sure you are moving through the process with confidence. outside.vermont.gov/agency/ACCD/ACCD_Web_Docs/Housing/Accessory-Dwelling-Units/ADU-Checklist-AUG-2021.pdf.

Mad River Valley Housing Coalition (MRVHC): Serving the towns of Fayston, Warren, Waitsfield, Moretown, and Duxbury, MRVHC published a Guide to Creating & Renting Accessory Apartments in the Mad River Valley. mrvpd.org/housing-resources/.

New Hampshire Housing: Publishes ADU guidebooks for homeowners and municipalities for residents of that state that includes many helpful ideas for design, construction, and budgeting as well as resources. Note that the statutes and regulations cited are not applicable in Vermont. nhhfa.org/housing-challenges-solutions/accessory-dwelling-units/.

Vermont Natural Resource Council (VNRC): This webpage includes a Community Planning Toolbox for persons interested in developing an ADU. Here is another resource from VNRC that provides guidance on **planning and hosting a Design Charrette**: This resource, as well as the previous one, has been pulled from a much larger "toolbox" of resources on the VNRC website. It would be worth your time to review this toolbox more fully and see what other resources you may find useful: vnrc.org/community-planning-toolbox/, vnrc.org/community-planning-toolbox/tools/accessory-apartments/, and vnrc.org/community-planning-toolbox/tools/design-charrette/.

HomeShare Vermont is all about people helping each other. Each compatible homesharing "match" we arrange is unique and based upon the needs, interests, and lifestyles of the individuals involved. With over 40 years of experience, skills, and knowledge, HomeShare VT helps residents find just the right person to share their house with. Comprehensive screening assures a great pool to select from, but it is always up to the people in the program to decide who they want to live with. Find out more at the following website: homesharevermont.org/.

Sharing Housing Inc. is a 501(c)(3) nonprofit organization promoting shared housing as a viable and enjoyable answer to the joint crises of housing affordability and loneliness facing our society through education and advocacy. Shared housing is an ancient method of survival and wellbeing that can be adapted to modern life. sharinghousing.org/our-mission/.

A Vermonter's Guide to Home-sharing is designed to make home-sharing possible for people of all ages. It contains information on how to decide whether home-sharing is right for you, how to find the right home-sharer, and how to make home-sharing work. Throughout this guide, fill-in-the-blank questionnaires and checklists help the reader through the process. homeshare.org/wp-content/uploads/DIY-Homeshare.pdf.

Peer Resources and Connections

There are many communities across Vermont that have active initiatives for expanding housing opportunities in their area. You can read about and connect with some of these communities here.

Building Better Waterbury Housing Resources: developed by the Housing Task Force with support from a VCF grant. waterburyvt.com/boards/housing-task-force/building-better-waterbury-workshop-1.

Bridport, Putney, Rochester and Windham: all towns which recently prioritized housing after a VCRD community process. Contact VCRD staff to be connected to the community groups in those communities.

Brattleboro Area Affordable Housing (BAAH): . BAAH provides technical assistance to homeowners in Brattleboro and Bellows Falls who want to add an apartment to their house. This organization has assisted in the creation of more than 50 new apartments. baahvermont.org/wcax.com/2024/10/16/randolph-housing-development-taking-shape/.

Keys to the Valley is a website developed through a collaborative effort between the Upper Valley Lake Sunapee Regional Planning Commission, Two Rivers Ottauquechee Regional Planning Commission, and the Mount Ascutney Regional Commission. Combined, they seek to better understand the housing situation in Vermont by developing a data-driven regional housing study, which will quantify where residents live and work, how long their commutes are, the value of their homes, and other essential data points critical to grasping the scope of the problem. This information has become the foundation from which to engage communities in open and honest conversations about the issues that impact housing and possible solutions, such as – development costs, environmental impacts, health indicators, location, regulations, infrastructure, financing, and transportation. keystothevalley.com/about-us/whats-kttv-about/.

The **Randolph Area Community Development Corporation is working on the development of a “New Net Zero Downtown Neighborhood”** in Salisbury Square that is another great example of a creative housing solution that works: racdc.com/SalisburySquare. Here is a news clip from WCAX3 discussing the new Randolph Housing Development: wcax.com/2024/10/16/randolph-housing-development-taking-shape/.

The **Rutland Regional Planning Commission has developed a housing resource guide** that could be useful in Plainfield. acrobat.adobe.com/id/urn:aaid:sc:US:55cff9ce-3b1d-472f-a8aa-141dc466279b.

Woodstock has a worker housing program, as well as a local deeds program: woodstockcommunitytrust.org/current-projects/. These are great examples of creative solutions to housing that work. sevendaysvt.com/news/woodstocks-worker-housing-program-finds-many-takers-42022175/.



Create a Resilience Hub

A group could develop community spaces that enable gathering and storage of shared items such as a tool share, thrift store, *laundromat*, maker space, food pantry/hub, flood preparedness supplies, and more. In addition to physically storing items, this place could be a central community gathering spot for events, meetings, and social gathering. This group could also expand its work beyond a physical building to include connecting volunteers, expanding wellbeing, and building town capacity.

Facilitator: Laura Cavin Bailey, VCRD

Community Point of Contacts: Olivia Turner oturner48@gmail.com and
Rae Carter raecarterempow@gmail.com

Resource Team Members: Bronwyn Cooke, *Planning and Policy Manager*, Department of Housing and Community Development; Lena Greenberg, *Co-Director*, Community Resilience Organization; Sam Lash, *Climate & Energy Planner*, Central Vermont Regional Planning Commission; Chelsea van Vliet, *Coordinator*, Marshfield Resilience Hub; Pam Wilson, *Coordinator*, Barre Up; and Jessie Schmidt, *Director of Strategic Initiatives*, Vermont Community Foundation

Current status

- A “Resilience Hub” also includes volunteerism, wellbeing events, expanded events, town capacity and is not just a physical place.
- A Resilience Hub could be ANYTHING, it could be a network of everything including existing organizations and spaces.
- There is a group of about 20 folks coming together to talk about and learn from what is happening in Marshfield and learn about what is the same and different. About building a network of folks in conversation with Community Meals, the Library, farmer’s market, The Creative Campus, HOPE Coalition, Grace United, Plainfield Coop, Rec fields, Selectboard, municipal services, senior center, etc.
 - Have a community survey active to gather interest based on skills and capacity for the effort.
docs.google.com/forms/d/e/1FAIpQLSc7TmkXmPcxaU42qdNFItovd4qBQUY23fNDJvnaleS1dkHZvA/viewform?usp=header.
 - Have been meeting with the Plainfield Area Community Trust, Community Resilience Organizations, and library to discuss fiscal sponsorship opportunities.
 - In contact with the Central Vermont Regional Planning Commission to help identify and get support with grant funding opportunities.
 - Have a Resilience Hub definition, shared values, and asset mapping.
- At the VCRD leadership conference, there was a presentation about this type of network organizing in other regions.
- Regional context of how this is happening in lots of places in Vermont and beyond.
- There is a gap in the communication beyond Front Porch Forum or Plainfield People’s Facebook page.
- Lack of a place for people to plug in easily, to generate new people and creative solutions.
- Friday night community dinners exist but need more.
- Have the Community Resilience Organizations (CROs) Resilience Hub Toolkit.
- Have a Needs Assessment.
- Multiple places for a physical hub in town exist already.
- Active relationships between groups.
- Image of the resilience hub being a wheel with spokes or a living body nervous system.
- Designing interventions and connections that are needed to expand that network.
- Analogous to Habitat for Humanity (fun, satisfying, rewarding, homes built)
- Cutler Library has things available to borrow (small).
- Not one space to hold everything or stored.

Priority Action Steps

1. Gather funds to seed and fund people doing this work.
2. Organize a core set of folks and skills to organize the group.
3. Communication that's accessible and easy to understand.
4. Gather Resources Page where relevant documents are available and live in one place and are available for everyone.
5. Explore fiscal sponsorship for community meals and farmers' market.
6. Assessment of existing resources, organizations, etc. that exist in Plainfield and region.

Other Potential Action Ideas by Plainfield Community

- Create Communication coordination.
- Create a place for people to plug in easily, new people and creative solutions.
- Collaborate beyond Plainfield, for example connect with ReSOURCE in Barre.
- Develop volunteer training (for example tool use from ReSOURCE)
- Organize interested people together.
- Determine skill sets available from interested folks, determine skill gaps.
- Gather interested volunteers who want to get involved.
- Communication to the broader Plainfield community about process and tools.
- Online place to gather info from the community (a tool).
- Communication chain around town when systems fail, or when they are working.
- Radio station to get generator and power for ongoing communication during disturbance.
- Identify deficits or choke points or complicated things that keep other things from happening.
- Develop and add to place online for documents.
- A day together to move items forward, define values, determine Toolkit next steps, funding opportunities, etc.
- Conversation with VT Farm to Plate about how to implement the VT Food Security 2035.
- Track who's not attending Resilience Hub events and develop ways to connect with those folks.
- Cultivate Plainfield Historical Society conversations.
- Communicate through existing networks to get information out to everyone.
- Hold a volunteer fair.
- Develop "Food Plates," a distribution network of bringing food to people who are participating remotely due to disability or other reasons. Generates connections between people and broader networks.
- Identify concerns and opportunities to "un-do" those concerns.
- Twin Valley senior meals drivers exist, how to expand them and build on existing networks.
- Map Green Mountain Transit and Meals on Wheels deliveries and identify gaps.
- Develop a budget for launching and ongoing initiatives of the Resilience Hub.
- Funding ongoing work of the Resilience Hub and initiatives.

November 2025 Meeting Update

The Core team of Chris Siegriest, Frances Rose Subbiondo, Katie Proietti, Olivia Turner and Rae Carter will work together as project managers and logistic coordinators for developing the Plainfield Resilience Hub structure and operations. This group will evolve as they build and there will be different opportunities for leadership as they get established. Through November and December the Core Team will build out next steps from the Plainfield Forward event to:

- develop core values and scales of urgency
- develop core team group norms and roles and responsibilities

- identify how to work with the Resilience Hub Toolkit (docs.google.com/document/d/14BP-QH2db38sJuVMp2Rs2AxfepnuEIUCJASnewGmioU/edit?tab=t.0) and engage the community
- create a plan and next steps for town resource assessment
- plan for next steps to integrate with Plainfield Town, Hazard Mitigation, and Emergency Management Plans
- finalize fiscal sponsorship relationship and early stage grant funding
- plan for community meal/farmers market projects
- They will establish the Resilience Hub Collaborator Network to launch in January. They invite those of you who work at or represent town buildings, spaces, and committees to complete the Collaborator Network Memorandum of Understanding (MOU) (docs.google.com/forms/d/e/1FAIpQLSeq37ZKcLIwuGYoFFfJpTgJTilBNw2oFAGNNZez76nBxciATg/viewform?usp=header).
- They will plan for a volunteer fair to identify and share projects in winter 2026. They will work on ways to communicate and include the whole community. Sign up here to receive more communication: docs.google.com/forms/d/e/1FAIpQLSc7TmkXmPcxaU42qdNFltovd4qBQUY23fNDJvnaleS1dkHZvA/viewform?usp=header.

Resource Team Recommendations

These recommendations for other potential actions and resources to consider were shared by Resource Team members representing a wide array of professionals and peers from across the state, and encompass their experience, past success and consideration of the community's unique assets and needs.

Action Recommendations

- Identify what resources to assess that already exist.
- Identify resources at scales for example what you have to offer (generator, etc.).
- Formal asset mapping when things are further along.
- Local examples of identifying skilled residents and addressing skills gap are Barre Up and CREW (Waterbury)'s ongoing tool use trainings and Montpelier's Neighbor Net montpelierneighbor.net/about.
- Identify formal and information networks that existed before current systems in place today (tap elders, or mutual aid structures, or in the absence of mutual aid-what existed?).
- Review and identify key folks and connection gaps to coordinate:
 - o Local Emergency Management Plan
 - o Local Hazard Mitigation Plan
 - o Town Plan
- In addition to the local Emergency Management Plan, become familiar with the other national and regional non-profits or NGO entities who are activated into designated roles during a disaster. This will allow you to identify true gaps in service versus perceived gaps. These include 211, the Red Cross, the Salvation Army and Crisis Clean-up. These orgs have one mode of operation for "blue skies" days and another for ramping up disaster services. Become familiar with the roles and subspecialties that each provide following a disaster/emergency, so that you do not have to reinvent the wheel. It is also useful to know at what scale each entity is willing to operate (example: the Red Cross and Salvation Army may be willing to mobilize around smaller-scale tragedies like a house fire, while Crisis Clean-Up will mobilize at larger scales.
- Review state Resilience Implementation Strategy and find where it aligns with Plainfield goals to build support and funds to implement.
- Identify shared values of urgent needs versus times of spaciousness.
- Volunteer coordination hub to track in kind labor and materials for FEMA reimbursement and for other grant applications requiring match. This allows emergency management folks and LTRG to focus on the needs at hand.

- If the community can document and push needs out to the entities supporting during a disaster, it enables those needs to be met faster.
- Donation management could be run through the volunteer hub, or as its own.
- General information about starting a standing tool library will differ from information about essential supply chain management/distribution during a disaster. For an “all the time” tool library within a resilience hub, here are two resources/toolkits:
 - shareable.net/library-of-things-toolkit/
 - sustainabilityengagement.syracuse.edu/guide-how-to-start-a-tool-library/
- Create a better facility set up to receive donations and organize them so HOPE and others could push out donated goods in a faster and consistent way, such as The Plainfield Health Center, The Creative Campus at Goddard, the coop greenhouse, or the HOPE property of the former church on Route 2 (3 acres), any place that can receive a tractor trailer and store goods in bulk.
- HOPE Coalition would support a resource center located at their property on Route 2; there are some funds available to support that effort.
- Locate a parking area and pad for potential temporary hoop barn that can receive a tractor trailer and flat for forklift to maneuver. Truck load is 52 pallets.
- Hopeful when people come together and can identify and make change on tangible things.
- Existing initiatives such as the farmers market and community meal are pretty fundable projects that could build funding for broader ideas. (Bring a Plate) will help you communicate with others, bring people to the table, and assess what needs exist.
- Develop your communication for what you want to be doing.
- Identify your people who are the organizers? Who has skills? Who can you lean on and not get burnt out? Be sure to fill your own cup, and you will be surprised with how many people care and are on the same page as you.
- Develop pitch to funders with specific programs and projects happening.
- “Under promise and over deliver” to funders. Make it small, deliver on it, and add tangential benefits.
- Find the small wins and go for those now.
- Remain flexible in the work that comes up.
- Funding landscape is a rough place, but state doesn’t have a definition of “resilience hub” and focuses on local hazard mitigation plans, local emergency management plan. This lack of a state definition allows you some space to develop a municipality-specific description of what would be needed at a Plainfield hub. (example: do you have a neighborhood that is more vulnerable than average to long-term power outages or enough family farms that you need to factor in veterinary care and animal transport in an emergency? Can you make a case why certain kinds of specialized skills need to be represented?). Your local knowledge allows you to identify vulnerabilities specific to Plainfield or small neighborhood subsets within the area and develop your own definition of what assets, offerings or programming would remedy these needs.

Resources

Better Places: accd.vermont.gov/community-development/funding-incentives/better-places.

Community Resilience Organizations can be a fiscal sponsor for the work. gocros.org/.

Groundswell Resilience Hub - groundswell.org/community-resilience-hubs/, <http://groundswell.org/rcm-framework/>.

HOPE Coalition is the Long Term Recovery Group currently covering the Washington and Orange County area, including Plainfield. There can be more than one Long Term Recovery Group in a region then the groups will communicate to ensure that they are not duplicating efforts and share training, resources, tools, expertise, etc. HOPE has an operational facility along Route 2 to house response personnel to rebuild during and after disaster. Connected with Southern Baptist Disaster Relief and other organizations that will mobilize human

power where needed, including operating their own mass feeding trailer and kitchen support trailer, and a 40-foot storage container on site for tools and supplies. Contact Dan Molind - daniel.molind@yahoo.com.

Overview of **Long Term Recovery Groups**: disasterphilanthropy.org/cdp-resource/long-term-recovery-groups/.

Statewide map of other **Long Term Recovery Groups (LTRG's)**: disasterrecovery.vermont.gov/individuals/long-term-recovery-groups.

Join a **Marshfield Resilience Hub** meeting, all are welcome to attend and see how they organize and work together. Contact Chelsea van Vliet, Marshfield Resilience Hub Coordinator, marshfieldrh@gmail.com. Marshfield meets monthly and is constantly surprised with the new things to learn.

Municipal Energy Resilience Grant Program: Leverage energy and funds already going into projects in Plainfield (Plainfield has funds to upgrade municipal buildings and must be spent before Dec 2026). bgs.vermont.gov/municipal-energy-resilience-program.

Mutual Aid Overview from the Climate Resilience Project: climateresilienceproject.org/strategies/mutual-aid/.

Mutual Aid Legal Toolkit: theselc.org/mutual_aid_toolkit.

Resilience Hub Toolkit: Work outlined in the toolkit is complementary to existing flood or disaster preparedness efforts and plans and can be taken on by any group of people, regardless of official roles or access to financial resources. The toolkit lives on an online/offline interface at resiliencetoolkit.org; you can download the whole Toolkit at resiliencetoolkit.org/downloads. Requests for printed toolkits and support using the toolkit via resiliencetoolkit@gocros.org.

Urban Sustainability Directors Network (USDN) Resilience Hubs Materials and Resources <http://resilience-hub.org/resources/>.

Vermont Community Foundation could be funder for this work, connect with Jess Schmidt (JSchmidt@vermontcf.org) to find out more options.

Federal funding guides and assistance – **Vermont League of Cities and Towns** vlct.org/.

Vermont Municipal Planning Grants (MPG): These state funds are a competitive program to support a wide range of local planning and implementation projects, including updating town plans and land use regulations to support housing goals. Applications are typically due in the fall. November 4th, 2025. MPG's are administered by the Vermont Department of Housing and Community Development (DHCD). You can learn more about these grants and get assistance with them by working with CVRPC.

Definitions of **Voluntary Organizations Active in Disaster (VOAD's)** and **Community Organizations Active in Disasters (COAD's)**: disasterphilanthropy.org/cdp-resource/national-voluntary-organizations-active-in-disasters/.

National Voluntary Organizations Active in Disaster VOAD Long term Recovery Guide: nvoad.org/wp-content/uploads/National-VOAD-LTR-Guide-2023.pdf.

Vermont Voluntary Organizations Active in Disaster VOAD: vtvoad.org/.

Health Equity and Community Design Technical Assistance Pilot
healthycommunitiesvt.com/#:~:text=The%20TA%20Pilot%20will%20provide,design%20and%20health%20equity%20projects.



IV. Next 8 Prioritized Action Ideas

In addition to the top 2 priorities chosen at the September 17th meeting from the list of 24 potential action ideas, participants chose these 8 action ideas as other important priorities for future action in Plainfield. For this section, VCRD staff pulled relevant content into each of the 8 topics from the notes of all meetings and surveys, Visiting Resource Team recommendations, and VCRD's Community Leadership Guide as a starting point for future action that the community could pursue.

- ▶ [Improve Accessibility](#)
- ▶ [Advance Brook Road Engagement](#)
- ▶ [Increase Town Staffing and Capacity](#)
- ▶ [Strengthen The Creative Campus/Town Connection](#)
- ▶ [Support Building Rehabilitation](#)
- ▶ [Address Route 2 Intersection](#)
- ▶ [Increase Bike and Pedestrian Safety](#)
- ▶ [Expand Housing Opportunities](#)

Here are some general contacts and resources that apply to all of the action ideas.

Town of Plainfield Website: plainfieldvt.gov/.

Plainfield Selectboard: plainfieldvt.gov/select-board.html.

Plainfield Grants Administration Team: This team formed post-flood to address the financial and technical challenges of securing federal, state, and local support. They are the central hub for FEMA, FHWA, and other grant processes related to the Brook Road project and are leading the Hazard Mitigation Grant application for the Great Brook Watershed. plainfieldvt.gov/grants-administration.html.

Plainfield Flood Response Info: This webpage provides information and contacts related to the 2024 flood recovery, including details on Individual Assistance and Public Assistance (particularly for FEMA-PA/FHWA). plainfieldvt.gov/flood-recovery.html.

Plainfield Town Hall and Opera House: plainfieldartsvt.org/.

Plainfield Historical Society: plainfieldvthistory.org/.

Central Vermont Regional Planning Commission (CVRPC): CVRPC is the regional planning body for Washington County. They offer technical assistance and help municipalities and regional organizations with planning and grant applications for community and infrastructure projects. centralvtplanning.org/.

Common Good Vermont: CGVT is a hub for the non-profit sector. They often post up-to-date grant opportunities, including those for facility and capital projects, and offer capacity-building training. commongoodvt.org/.

Vermont League of Cities and Towns (VLCT): A Municipal Assistance Center for consultation on a wide range of municipal issues. vlct.org/.

► Improve Accessibility

This action idea was added during the September 17th event. Participants noted that accessibility in Plainfield goes beyond buildings and involves how people are included in events and meetings. There was support for increasing and expanding all aspects of inclusion and accessibility in Plainfield. It was noted that the Plainfield Accessibility Advisory Committee is already working to improve the accessibility of Town events and would welcome additional support for advancing inclusion in all community initiatives.

Current Context

- Plainfield Accessibility Advisory Committee working with the Selectboard working on issues that have been neglected as well as deferred maintenance.
- Accessibility isn't just buildings; it's the way we function and the way that people are included.
- Created an Accessible Event Guide for town-sponsored events (linked in Resources section).
- Partnering with The Special Needs Support Center to do a Title II Self-Evaluation and Transition Plan Process Assessment (which applies to local and state government) for assessment of the town's facilities and functional procedures.
- Collaboration with the Plainfield Forward event and meetings to have hybrid options.
- Small committee of three members who have disabilities themselves are focused on town events but also focusing on voting accessibility, universal design in new and existing buildings and raising awareness of disability advocacy.
- The Accessibility Committee has a public barrier reporting form to gather input on town buildings: *Town of Plainfield Disability Access Barrier Reporting Form* available at: docs.google.com/forms/d/e/1FAIpQLSfIJ7-v_wkKF0bBJpLNlenM33maEZ16NlcTT784jGh9NNNLQw/viewform?pli=1&fbclid=IwY2xjawOb4BNleHRuA2FlbQlxMABicmkETE1aGFPY01HZzVHeTNHcGQ0c3J0YwZhcHBfaWQQMjlyMDM5MTc4ODIwMDg5MgABHrDx28gtruLi3IFioshQMgpJK7s34XmF-24D4K-Pqy266qe3c12rEDAbb5qW_aem_gv5pGbGrlsvpnVSPbgRzKw.

Potential Action Steps

- Increase membership on the Accessibility Committee and collaborate with other town committees (recreation, arts, etc).
- Continued representation of Accessibility Committee on both Housing and Resilience Hub priority groups.
- Work with the town on updating the website to be ADA compliant as well as continuing to ensure town meetings and events are accessible.
- Work with the town on updating municipally owned buildings to assess and upgrade ADA compliance.

Resources

Plainfield Accessible Event Guide:

plainfieldvt.gov/uploads/8/1/0/6/81063668/plainfield_accessible_event_guide_6-18-2025.pdf.

Plainfield Accessibility Committee Disability Barrier Reporting Form:

docs.google.com/forms/d/e/1FAIpQLSfIJ7-v_wkKF0bBJpLNlenM33maEZ16NlcTT784jGh9NNNLQw/viewform?pli=1.

AARP Community Challenge grants: The AARP Community Challenge grant program is part of AARP's nationwide Livable Communities initiative, which supports the efforts of neighborhoods, towns, cities and counties across the country to become great places to live for people of all ages. AARP also has a Walk Audit tool to develop pedestrian-friendly streets that support safety. states.aarp.org/vermont/aarp-vermont-announces-grant-opportunity-for-community-improvement-projects, aarp.org/livable-communities/getting-around/aarp-walk-audit-tool-kit-english/.

Accessible Web - is a Vermont business that specializes in accessible websites. They conduct audits that help improve accessibility. [Web Accessibility Software & WCAG Audit & VPAT Services](#).

ADA Checklists for Existing Facilities - ADA Center of New England is a resource for all things ADA and has a checklist for cities and towns doing self-assessments of existing facilities and includes possible solutions. [adachecklist.org/](#).

Vermont Community Development Program - **Accessibility Modification Grants**.

Disability Rights Vermont: General Voter's Guide - Page 15 outlines the use of an OmniBallot tablet that can be used for accessible voting in federal elections. [disabilityrightsvt.org/wp-content/uploads/2024/06/General-Voters-Guide-2024-web.pdf](#).

Federal tax incentives for small businesses covering ADA-compliance expenses: [adata.org/faq/what-funding-assistance-available-removing-barriers-and-accommodating-customers-disabilities](#).

Funding and Assistance for Municipal Planning -Vermont League of Cities and Towns (VLCT) has a list of funding sources along with consultants that are working with cities and towns on improving accessibility. [vlct.org/resource/improve-accessibility-funding-and-assistance-planning](#), [accd.vermont.gov/community-development/funding-incentives/vcdp](#).

Paul Bruhn Historic Revitalization Grant through Preservation Trust of Vermont.

- [accd.vermont.gov/historic-preservation/funding](#)
- [ptvermont.org/help/grants/paul-bruhn-historic-revitalization-grants-2025/](#)

Principles of Universal Design [The 7 Principles - Centre for Excellence in Universal Design](#)

Special Needs Support Center - The Plainfield Accessibility Advisory Committee has used SNSC's services for town assessments. SNSC also serves as a resource for grant funding. [snsc-uv.org/](#). Contact Kendra LaRoche at 603-448-6311 and kendra@snsc-uv.org.

Vermont Center for Independent Living- VCIL has a Community Access Program that provides technical assistance to local governments looking to improve accessibility to town buildings. CAP evaluations are free of charge as VCIL is Vermont's ADA technical assistance and training provider. Contact: Peter Johke. Phone: 802-224-1815 Email: peter@vcil.org [vcil.org/services/community-access-program/](#).

Peer Resources and Connections

Hartford, VT Certified Disability Friendly Town - The town of Hartford has taken steps to designate itself as a certified disability friendly town with an ADA compliant town website. The Hartford Parks & Recreation Department has an Inclusion & Accessible ADA Plan. Plainfield has already taken steps by also becoming a certified disability friendly town. [hartford-vt.org/3847/Disability-Friendly-Town](#).

Vergennes Opera House All Access Project - Friends of the Vergennes Opera House has been working on this \$2.2 million accessible Opera House project since 2021 and has received federal, state and local funds. [vergennessoperahouse.org/all-access-project.html](#).

► Advance Brook Road Engagement

The current engineering study of Brook Road is underway with plans for community involvement. Community participation and review of options will be critical in determining the path forward for the rebuilding or relocation of Brook Road. A group could ensure robust community engagement in that process as appropriate during the study.

Current Context

- There have been a series of tours about Understanding Our Rivers led by George Springston, which are free field trips along the Brook. These have been advertised on Front Porch Forum.
- The flood in 2024 washed out 13 locations of Brook Road including culverts, bridges, and landslide washouts along Brook Road. Each of those is a separate federal highway administration project seeking federal funding.
- The selectboard warned the first of the public input sessions in October with a hearing for the first segment of Brook Road: Mill Street bridge to the first washout on Brook Road. Sometime after that will roll out the other segments that will span several years.
- Current engineering progress is being updated during selectboard meetings.

Potential Action Steps

- With each community engagement, know what you're asking for and how to communicate that to your community. Be able to describe your goal clearly. Then choose engagement tools that match your goal.
- Build public communication events into every step of your development process. Projects tend to move forward with a rhythm, and successful leaders take advantage of each point in the cycle to communicate about their efforts.
- Improve communications tools, make them more accessible, and encourage both your team and the public to use the same tools consistently. A single online communications hub can serve as a clearinghouse for all your project's events and any public information you're hoping to share. In addition to an online hub, you should also develop a system for engaging individuals and families lacking internet access.

Resources

VCRD Community Leadership Guide: The guide has a wealth of information and resources associated with many different types of community driven projects. Review these chapters to gain further insight as you continue to develop your action plan (see the full guide here: vtrural.org/guide/):

- **Framing a Process for Public Engagement:** Community engagement on flood response and recovery is already underway in Plainfield. That said, it is always a good idea to consider whether the issue at hand needs to be reframed in order to better engage with the community. This chapter may provide new ways of thinking about your public engagement and how to keep community members involved.
- **Inviting the Public:** Long term projects need long-term engagement from the community in order to be successful. This chapter will help to explore strategies for inviting the community to participate in this project.
- **Communicating with the Community:** Framing a process for public engagement and inviting the public to participate are both great first steps, but your communication with the greater community needs to be effective and consistent. This chapter provides insight into different ways to communicate effectively with your community.

Town of Plainfield Highway Department: This page provides background information and updates for the Brook Road Bridge project, which is currently seeking funding from FEMA's Hazard Mitigation Program (HMP). plainfieldvt.gov/highway-department.html.

Town of Plainfield Historic Flood/Hazard information: The site was created by the Town’s former Flood Advisory/Hazard Mitigation Committee and it provides history and background on flooding events in Plainfield, as well as meeting minutes and reports developed in response to past emergency responses. <http://plainfieldhazard.com/>.

VTrans Better Roads Grant Program: State-level funding & technical assistance for road-related erosion control, culvert replacement, and water quality improvement. Your culvert and streambank projects are highly relevant here. The specific funding categories C (Streambank) and D (Culverts >36”) offer up to \$40,000 and \$60,000, respectively, for construction. Technical assistance is provided directly by Better Roads staff. vtrans.vermont.gov/highway/better-roads.

VTrans Transportation Alternatives Program (TAP): State level funding for non-motorized facilities, community improvement activities, and environmental mitigation projects relating to stormwater and highways. This could potentially fund the “engagement” and “resilience planning” elements of this action plan. vtrans.vermont.gov/highway/Municipal-Grant-in-aid-Program.

VT DEC River Management Program: This program provides technical and regulatory assistance for any construction or excavation work in rivers and streams, including bridge work, streambank stabilization, and emergency recovery.

Vermont Housing & Conservation Board (VHCB) Clean Water Fund: This fund offers grants up to \$150,000 for eligible activities, including river corridor restoration and protection and floodplain restoration. vhcb.org/our-programs/conservation/apply-for-funding.

FEMA Building Resilient Infrastructure and Communities (BRIC): Although FEMA funding is currently frozen, it’s important to keep an eye on FEMA funding of this sort. This funding is specifically for hazard mitigation activities, including project scoping, planning, and implementation. trorc.org/programs/flood-recovery/.

Vermont Community Foundation (VCF): The VCF has funding programs for a wide variety of community and economic development projects. In recent years, however, VCF has been focusing more on funding & technical assistance for long-term recovery and community resilience efforts, often used to fill gaps in state/federal funding. The VT Flood Response & Recovery Fund supports community resilience and watershed management. vermontcf.org/strategic-initiatives/crisis-disaster-giving/.

► Increase Town Staffing and Capacity

Participants noted the high quality of the town staff while recognizing that there is a huge demand on the town’s time and capacity to manage projects and pursue additional grants. A group could support and find resources to hire additional town staff such as project managers, grant writers, planners or other staff in partnership with the Selectboard. Shared staff positions could be explored through the Regional Planning Commission, or with neighboring towns.

Current Context

- Since the flood and recovery, the town has relied heavily on volunteer help to bring funding into the community and to file FEMA and Federal Highway claims. However, this approach is not sustainable. There are an estimated five to ten years of projects ahead that will require dedicated management and staffing. The current volunteers and staff are not sufficient to meet these demands, and the town needs to begin planning now to ensure adequate staffing to meet the moment and sustain progress in the years ahead.
- Over the past year, the Town has increased its staffing: separated Town Clerk and Town Treasurer into two positions and added two other positions, bringing the total number of staff up to 10.
- The two additional staff required taxpayer money.

Potential Action Steps

- Assess the staffing needs of your community to determine staffing roles and workplans. Then work with organizations like the Vermont League of Cities and Towns to develop a strategy for securing the staffing resources needed.
- Secure technical assistance from your local RPC/RDC and others to serve as stop-gaps as you work to generate longer term staffing resources.
- Identify and pursue project-specific funding opportunities that allow you to hire staff that address your community's needs. Start with smaller grant opportunities to gain initial funding and traction, then begin identifying larger funding opportunities (such as through the NBRC) that can secure staffing roles for long-term capacity development.
- Develop a staffing/project management plan that aligns with your Town Plan and other strategic documents employed within your community to better determine when and where additional staffing support may be necessary.
- Consider where consultants may be more effective than hiring full-time staff. Developing a shared consultant pool with other municipalities may be a good strategy to leverage professional expertise for a series of short-term development projects.

Resources

Central Vermont Regional Planning Commission (CVRPC): Reach out to your Regional Planning Commission (RPC) for guidance and direct support on developing more capacity and increasing staff support in the Town's administration. They can provide advice on which grants best fit the town's long-term project needs and to help connect Plainfield to state technical assistance. centralvtplanning.org/.

Vermont League of Cities and Towns (VLCT): Connecting with VLCT for capacity planning and staffing support to get one-on-one coaching and technical assistance towards achieving your goals. They have a number of programs that can both assist in providing staff capacity through their technical assistance and also in helping the Town of Plainfield build the capacity necessary to hire staff directly to address these capacity constraints. Below are links for a few of these programs from VLCT:

- **Federal Funding Assistance Program:** VLCT helps members narrow down grant possibilities, offers one-on-one consultations to discuss projects, and can follow up with applicable funding opportunities. They can also coach town staff or volunteers on grant writing and review draft applications. vlct.org/resource/increasing-municipal-capacity-grants
- **Municipal Operations Support (MOS):** VLCT has a team of experts with experience in management, finance, grants, and project development to provide non-legal technical assistance on day-to-day operations and capacity. vlct.org/municipal-operations-support
- **Disaster: Preparedness, Response & Recovery:** This VLCT page aggregates resources specifically for towns dealing with disasters, including links to FEMA, the state's ERAF program, and other funding sources. vlct.org/topics-all/disaster-preparedness-response-recovery

Rural Economic Development Initiative (REDI): This program from the Vermont Housing and Conservation Board (VHCB) works with municipalities with populations of 5,000 or less on community-based economic development, outdoor recreation, and working lands projects. REDI hires a consultant to provide professional services for the town's project, which can be a key way to bring in professional capacity without a direct hire. vhcb.org/redi/. Contact Mariah Noth at mariah@vhcb.org for more information.

Funding Opportunities that Pay for Staffing: While direct, long-term operational staffing grants are rare, the best approach is to seek grants that include funding for project management, grant administration, and planning, which effectively cover the cost of the staff Plainfield needs. The following funding sources may be a good option to explore to increase staffing capacity over time.

- **Community Development Block Grant – Disaster Recovery (CDBG-DR) Funds (ACCD):** Staffing and capacity for planning and project management are eligible activities. It is to be determined if this funding will become available for 2024 flooding. accd.vermont.gov/community-development/funding-incentives/disaster-recovery.
- **Flood Resilient Communities Fund (FRCF):** Established by the VT Legislature for flood mitigation, resilience, and water quality. It can fund planning activities, infrastructure projects, and project scoping grants. vem.vermont.gov/flood-resilient-communities-fund.
- **Northern Border Regional Commission (NBRC):** This federal commission invests in community and economic development in all 14 Vermont counties, including those that are economically distressed. Projects can cover public works, broadband, economic recovery, strategic planning, and workforce development, which could include a new staff position or a consultant for a fixed term. thinkvermont.com/programs/.
- **Community Facilities Technical Assistance Disaster Relief Program (RCAP Solutions):** Through a USDA Rural Development grant, RCAP Solutions can assist eligible communities in Washington County with federal loan and grant applications for community facilities free of charge, helping to relieve technical burdens. vlct.org/resource/increasing-municipal-capacity-grants.

▶ Strengthen the Creative Campus/Town Connection

Participants had many ideas about what could happen at The Creative Campus at Goddard including senior housing and housing in general, arts events and other spaces. A group could strengthen the relationship with the owner and staff at The Creative Campus to explore and inform what happens there and provide connections to town activities and needs.

Current Context

- The Creative Campus at Goddard (thecreativecampus.org/) provided free space for hosting the community Plainfield Forward process.
- Programming is happening all summer to bring folks to campus: for example Shakespeare and musical performances. It has been great seeing Plainfield filling the theater and walking on campus.
- Opened a restaurant in summer 2025, folks are having food together. Re-opened Oct 1, 2025 with a Plainfield Harvest Supper with Bread and puppet performance.
- Lots of concerts and programming.
- Housing effort: short term AirBnB housing now, which some folks are renting longer term.
- Lots of opportunities, lots of open doors.

Potential Action Steps

- Build a relationship with the owner of the Creative Campus as well as the staff. Understand what their goals are and build a shared vision for what is possible on the campus to meet Plainfield’s needs and desires.

Resources

VCRD Community Leadership Guide: The guide has a wealth of information and resources associated with many different types of community driven projects. As you work to develop your action plan further, the Chapter on “Communicating with the Community” shares activities, resources and ideas you can draw from when building community relationships (see the full guide here: vtrural.org/guide/).

Housing Resources: See the [Create a Housing Strategy](#) section of this report.

Generator: The Generator is a non-profit that provides the combined services of a business incubator, artist accelerator, and classroom focused on the intersection of art, science, and technology. They have been very

successful in building a sustainable business model as an independent nonprofit serving the creative economy. generatorvt.com/.

Governor's Institute of Vermont (GIV) - The Arts Institute: The Creative Campus, with its dormitory and studio facilities, could be a site for a GIV summer institute. This provides a guaranteed stream of young artists and educators to the campus each year and builds a pipeline for future programs. giv.org/summer-institutes/arts/.

New England Foundation for the Arts (NEFA): Look to NEFA for major project funding, as well as being listed on their Creative Ground directory, which promotes artists and organizations across New England. nefa.org/.

Vermont Community Foundation: Offers resources and guidance for grant-seekers, including access to their funds and programs. They also manage nonprofit endowment funds and offer capacity-building grants. Key programs include: Arts & Social Cohesion Fund (for projects that unite people). Opportunity Gap Community Impact Grants (to address inequalities). Spark Connecting Community (\$500-\$5,000 for local engagement/social capital). vermontcf.org/.

Vermont Crafts Council: The campus could become an official Open Studio Weekend site, hosting multiple artisans. Use the facilities to host professional development workshops for artisans (e.g., kiln work, woodworking, digital marketing). vermontcrafts.com/.

Vermont Humanities: While primarily focused on humanities, their grants support public programming and they work with nonprofits, which could align with the campus's educational and cultural mission. vermonthumanities.org/.

WGDR Central Vermont Community Radio: The station is a tenant in the Pratt Building. Continuing a strong relationship will provide a platform for The Creative Campus to communicate its mission and activities to the broader Central Vermont area. wgdr.org/.

► Support Building Rehabilitation

Participants noted that there are quite a few vacant houses and buildings in town that could use rehabilitation. A group could work to bring empty structures back into use, explore a vacancy tax to incentivize changes to vacant buildings, or explore moving existing floodplain structures to higher ground for reuse. People suggested volunteer repair days, connecting owners to funding for rehab, creating town incentives for upkeep, coordinating with the Plainfield Area Community Trust, or looking at land trust models.

Current Context

- The town clerk has done some research about ordinances in other towns on derelict buildings. There is interest in following this up from the Selectboard.
- There was briefly a village revitalization task force that was very interested in this, but it is currently not active.

Funding Resources

Building Communities Grants (BGS): Multiple categories (Human Services, Educational, Recreational, Regional Economic Development) that provide funds for construction and capital improvements to community facilities. Grants typically up to \$25,000 and require a match. bgs.vermont.gov/commissioner/building-communities-grants.

Cultural Facilities Grants (Vermont Arts Council): Assists in the improvement of community facilities used to provide cultural activities to the public, focusing on enhancing capacity for cultural programming. Requires a 1:1 match. Search the Vermont Arts Council website for current program details: vermontartscouncil.org/grants/find-a-grant/organizations/cultural-facilities/.

Preservation Trust of Vermont (PTV): With The Creative Campus at Goddard maintaining several historic buildings, developing a relationship with the Historic Preservation Trust of Vermont will be key if any renovation/redevelopment projects arise on the campus. ptvermont.org/.

The **Paul Bruhn Historic Revitalization Grant** from PTV supports preserving and restoring buildings and community gathering spaces that are economically and socially significant. Especially interested in projects that enhance economic and community activity in Village Centers. google.com/search?q=ptvermont.org/what-we-do/funding-grants/.

State Historic Preservation Grants: Competitive 50/50 matching grants (up to \$20,000) for the repair and restoration of historic features (roofs, foundations, structural elements) on buildings listed or eligible for the National Register of Historic Places. accd.vermont.gov/historic-preservation/funding/historic-preservation-grants.

Vermont Community Development Program (VCDP) - CDBG Grants: Funds public facility renovation, economic development, and housing creation/rehabilitation, with a primary goal of benefiting low- to moderate-income persons or eliminating run-down or abandoned buildings. Includes Planning Grants for architectural plans and feasibility studies. accd.vermont.gov/community-development/funding-incentives/vcdp/applicant-guidance.

Vermont Community Foundation (VCF) - Spark Connecting Community: provides many different grants (generally \$500-\$5,000) for grassroots projects that strengthen community connections and build social capital, which can include community-created public art for downtown revitalization or other place-based projects.

Vermont Housing and Conservation Board (VHCB) - Historic Preservation: Supports the acquisition and/or restoration of historic buildings with a public use focus. May also cover pre-development costs via their Project Feasibility Fund. vermontcf.org/funds/spark/.

Resources

VCRD Community Leadership Guide: The guide has a wealth of information and resources associated with many different types of community driven projects. Review these chapters to gain further insight as you continue to develop your action plan (see the full guide here: vtrural.org/guide/):

- **Revitalize Your Downtown or Village Center:** For information that directly relates to the rehabilitation and maintenance of historic buildings, this chapter will share project management suggestions, as well as connections to regional organizations and funding sources to support the advancement of your project.
- **Develop a Community Center:** Although this action plan is specifically targeting the revitalization of historic buildings, there are many examples across Vermont where historic buildings have been retrofitted to serve as a community center and can often open up doors to alternative funding sources.
- **Communicating with the Community:** Without a doubt, revitalization of historic buildings requires strong community support and engagement to be successful. This chapter will provide direction on how to engage effectively with your community to maintain momentum and overcome obstacles related to this type of development work.

Vermont Division for Historic Preservation (ACCD): The State Historic Preservation Office (SHPO). Provides guidance on the Secretary of Interior's Standards for Rehabilitation (required for all historic grants and tax credits) and maintains a Funding Directory for historic projects.

Downtown & Village Center Tax Credits (ACCD): State income tax credits for business and property owners in designated areas (Plainfield is a designated Village Center) for historic rehabilitation, façade, and code improvements.

Vermont Community Loan Fund (VCLF): VCLF provides loans, not grants, but is a great resource for flexible financing for non-profits and businesses undertaking community-focused development, housing, or economic development projects.

► Address Route 2 Intersection

Through collaboration with the selectboard and building upon past work, a group of Plainfield residents could build relationships, understanding, and advocacy with VTrans and other decision makers to address and re-do the intersection at Route 2 in town.

Current Context

- The Selectboard has been meeting with VTrans about the intersection since VTrans came back with a downsized scope/vision. VTrans sent out a traffic safety crew recently to study signage from Maplefields to the road leading up to the Creative Campus. This past September, VTrans provided a photographic series and safer signage suggestions for that stretch of road. The Selectboard is still waiting to hear back from VTrans about their questions on the downsized project scope that required engineering responses for the Route 2 intersection.
- There is an active subcommittee of the Selectboard which includes the Road Commissioner. They have kept legislators involved, including Sen. Andrew Perchlik.
- 20+ years of history trying to address the issues with this intersection, information here: plainfieldvt.gov/route-2-main-street-intersection.html

Potential Action Steps

1. Continue to work with and strengthen coordination with VTrans to improve the streetscape/Route 2 corridor and key intersections.
2. Improve recreation and pedestrian resources along Route 2. Through understanding and marketing what exists, explore current gaps, and develop strategies to improve current and new facilities/infrastructure.
3. Leverage the recent VTrans report about signage between Maplefields and the Creative Campus to improve/add signage along Route 2 to highlight local assets and increase safety.

Resources

VCRD Community Leadership Guide: This guide has a wealth of information and resources associated with many different types of community driven projects. Review these chapters to gain further insight as you continue to develop your action plan (see the full guide here: vtrural.org/guide/):

- **Communicating with the Community:** When taking on road construction projects, it's important to engage the community early and often, particularly when it comes to local businesses that may be impacted. Reviewing this chapter will help you develop a plan to keep clear and effective communication channels open to the public throughout the project's lifetime.
- **Budgeting and Fundraising:** Although not as heavy a lift as housing development or revitalization projects, road work is expensive, time consuming, and often runs over budget. Taking the time to develop a strong fundraising strategy and a healthy budget will be key in mitigating a lot of the challenges that may occur.
- **Improve Bicycle and Pedestrian Safety and Accessibility:** A major concern for community members is road safety and accessibility. Developing a plan for how to address these concerns will pay dividends when the community rallies behind your project, rather than against it.

Central Vermont Regional Planning Commission (CVRPC): As the Regional Planning Commission that serves Plainfield, the CVRPC is a key resource for technical assistance, regional planning, and coordinating transportation projects with VTrans. Their Staff and the Transportation Advisory Committee (TAC) provide

direct technical support, help prioritize projects for VTrans funding, assist with grant applications, and conduct local planning studies. centralvtplanning.org/programs/transportation/.

Vermont Agency of Transportation (VTrans): Since the project involves a US Route (Route 2), VTrans is the primary partner for funding, engineering, and approvals. It will be important to develop a working relationship with them before the project begins in order to have a clear understanding and path for how to conduct road work on a state highway.

- **VTrans Municipal Assistance Section:** This section of VTrans provides technical staff, guidance, and oversight for local transportation projects, including roadway and intersection improvements, ensuring they meet federal and state regulations. vtrans.vermont.gov/highway/local-projects.
- **Highway Safety Improvement Program (HSIP):** This is a key federal program administered by VTRANS specifically designed for highway safety improvements. Addressing community concerns around the Route 2 intersection will benefit from being involved in this program. vtrans.vermont.gov/highway/local-projects.
- **VTrans Grants in Aid Program:** This program offers grants to municipalities for various transportation improvements, including roadway and intersection improvements. vtrans.vermont.gov/highway/Municipal-Grant-in-aid-Program.
- **Transportation Alternatives Program (TAP):** TAP funds can be used for projects that may be part of the intersection improvement, such as new pedestrian and bicycle facilities, which could tie into the larger intersection redesign. vtrans.vermont.gov/highway/local-projects/transport-alt.
- **Vermont State Highway Safety Office (SHSO):** Located within VTrans, the SHSO awards federal grant funds for projects that improve highway safety and reduce crashes. They are also involved with the **Vermont Highway Safety Alliance** for professional collaboration and data analysis. shso.vermont.gov/.
- **VTrans Operations and Safety Bureau (OSB):** This bureau focuses on traffic safety, including data analysis and traffic signals, and can provide expertise regarding the specific engineering and traffic control needs of the Route 2 intersection. vtrans.vermont.gov/operations/OSB.

Downtown Transportation Fund: If the intersection is within or serves a Designated Downtown or Village Center in Plainfield, this fund from the Vermont Agency of Commerce and Community Development (ACCD) can assist with transportation-related capital improvements. accd.vermont.gov/community-development/funding-incentives/downtown-transportation-fund.

► Increase Bike and Pedestrian Safety

Participants noted that there is a lack of safe and connected bike and walking routes throughout town. A group could plan and create more connected paths, trails and sidewalks along Route 2 and between points of interest such as the Creative Campus at Goddard, the Food Co-op, the community health center, the library, Twinfield Union School, and other locations. A regional asset to coordinate with is the Cross Vermont Trail that goes through Plainfield and could explore private land trail networks for public use, similar to trail networks that exist in East Montpelier and Calais.

Current Context

- Rose Paul is on the Board of Cross Vermont Trail Association which has the capacity to do planning and trail building. Rose has done a lot of thinking and knows who the landowner parcels are from the coop to the Village and had a tentative conversation with The Creative Campus.
- There is a right of way across the Plainfield Health Center property from the post office to The Creative Campus at Goddard. Right now it isn't really passable for that purpose (Health Center is supposed to maintain).
- Local chapter of Vermont Mountain Bike Association: Riders in Plainfield and Marshfield.
- There has been a lot of effort to do traffic calming in the Village and Route 2: Bump outs on Main Street and Mill Street has been piecemeal over time.

- Speed has increased in the Village because of more vacant houses.
- There are community efforts on improving sidewalks.
- National Park Service, Rails, Trails and Conservation Assistance Program (RTCA) is supporting the town by looking at buyout properties along the Great Brook. They are interested in thinking and planning about trails through the Village. Plainfield is a pilot community that is getting technical assistance through the program in Fall 2025-2027. Local contacts include Conservation Commission, Recreation Commission, Karl Bissex/Selectboard, and Michael Billingsley, Emergency Management. Two contacts at the National Park Service are: Stephanie Stroud, stephanie_stroud@nps.gov and 857-270-3013, Helen T Siewers, helen_siewers@nps.gov, RTCA nps.gov/orgs/rtca/index.htm.
- Pre-application to the Better Connections Program through the Agency of Transportation is underway, contact Rose Paul at: rosevt1955@gmail.com, vtrans.vermont.gov/planning/projects-programs/better-connections. The group included representatives from the Selectboard , the Creative Campus, the Cross VT Trail, VT Agency of Transportation, and Agency of Commerce and Community Development. If a grant is awarded, that group will be seeking Steering Committee members. The grant will fund a consultant(s) to facilitate community planning and create a drawing of Plainfield’s vision and opportunities for bike/pedestrian safety.

Potential Action Steps

- Application submitted for the Better Connections Program VTrans grant and if awarded participate as Steering Committee members in the planning and design opportunities.
- Create a Bicycle and Pedestrian Plan that aligns with current safety and accessibility needs and also takes into consideration future changes to Route 2 as a result of redevelopment.

Resources

VCRD Community Leadership Guide: This guide has a wealth of information and resources associated with many different types of community driven projects. Review these chapters to gain further insight as you continue to develop your action plan (see the full guide here: vtrural.org/guide/):

- **Improve Bicycle and Pedestrian Safety and Accessibility:** This chapter is directly related to this action plan and should be reviewed to learn more about how to go about developing, implementing, and funding projects of this nature.
- **Communicating with the Community:** Because this is about safety and accessibility for pedestrians and cyclists, including them in the design elements of this project are critical. Not only will you glean valuable insights into what really matters to members of the community, but you will also empower those community members to be an advocate for your project as well.

Central Vermont Regional Planning Commission (CVRPC): As the Regional Planning Commission that serves Plainfield, the CVRPC is a key resource for technical assistance, regional planning, and coordinating transportation projects with VTrans. Their Staff and the Transportation Advisory Committee (TAC) provide direct technical support, help prioritize projects for VTrans funding, assist with grant applications, and conduct local planning studies. centralvtplanning.org/programs/transportation/

Local Motion - Complete Streets Technical Assistance: This organization Provides technical support, community engagement, and resources on Complete Streets principles and low-cost traffic calming, highly relevant for safety/accessibility improvements. localmotion.org/complete_streets

Vermont Agency of Transportation (VTrans): Just as with the “Route 2 Intersection” action plan listed previously, VTrans is the primary partner for funding, engineering, and approvals for Bike and Pedestrian Safety and Accessibility. It will be important to develop a working relationship with them before the project begins in order to have a clear understanding and path for how to conduct effective safety and accessibility practices when implementing this project. Many VTrans resources have already been listed in the “Route 2

Intersection” action plan that may still be relevant to this project. Review those resources, as well as these additional resources from VTrans as you develop your action plan further:

- **VTrans Bicycle and Pedestrian Program:** Annually awards millions in federal/state funds for bicycle and pedestrian infrastructure improvements, including planning grants and small-scale active transportation safety projects (e.g., crosswalks, sidewalk gaps). vtrans.vermont.gov/highway/local-projects.
- **VTrans Bicycle and Pedestrian Design Resources:** Provides technical guidance, policies, and engineering instructions for designing safe and accessible facilities (e.g., crosswalks, shared-use paths, Complete Streets guidance). Essential for the design phase. vtrans.vermont.gov/highway/local-projects/bike-ped/resources
- **VTrans Bicycle and Pedestrian Strategic Plan (BPSP):** Outlines the statewide vision and goals for bicycling and walking, guiding how VTrans integrates active transportation into all projects. Use it to align your project’s goals.
vtrans.vermont.gov/sites/aot/files/planning/bikeplan/VTrans_BPSP_Report_FINAL_20210310-ExecutiveSummary.pdf

Vermont Municipal Planning Grant (MPG): The VT Agency of Commerce and Community Development (ACCD) funds planning efforts which can include developing active transportation plans or feasibility studies for new bike/pedestrian amenities and facilities.

Vermont League of Cities and Towns database on Funding opportunities for trails and sidewalks:
vlct.org/resource/funding-opportunities-trails-paths-and-sidewalks

Vermont Department of Health: Cyclists & Pedestrians: Links safety to public health, and references programs like Safe Routes to School and Watch For Me VT, which are critical for education and enforcement components of safety. healthvermont.gov/emergency/transportation-safety/cyclists-pedestrians.

► Expand Housing Opportunities

Cooperative housing, condos, accessory dwelling units (ADUs), homeshares, and housing trusts were all mentioned as ways to create more homes for new and existing residents. A group could add capacity to the town appointed East Village Expansion Advisory Committee in their research to date on housing ownership models. This group could continue to expand these ideas and share opportunities with developers, homeowners and housing organizations with a town wide lens.

Current Context

- New Home Fair organized as part of Old Home Days, including options for building ADUs. Very successful, over 200 people who attended besides vendors. Looking to do one next year.
- The fair was organized by a prospective buyers group that is a subgroup of the East Village Expansion Advisory Committee.

Potential Action Items

Partner with the newly forming Plainfield Housing Advisory Committee.

Resources

See housing resources in the [Create a Housing Strategy](#) section of this report.

V. Plainfield Forward Other Key Opportunities

Along with the ten chosen priorities, the fifteen key opportunities listed below reflect other potential ideas for action that Plainfield community members shared through community and student forums, and an online and print survey. Though these opportunities weren't chosen as priority projects through this process, community members may find the list useful as they look to expand on current projects or take on new ones.

The content of the action ideas was generated by what the VCRD Visiting Team heard from Plainfield community members through the July 28, 2025 forums, September 5, 2025 youth forum, and online and paper surveys. It is not endorsed as a platform by VCRD or by the community — instead, it is a set of ideas for review and prioritization at the Plainfield Forward meeting on September 17, 2025.

Expand Skill-sharing and Volunteerism

A group could connect people who need help with those who can give it — from rides to yard work and more. Building on the work that many are already doing in this area, a group could expand Plainfield skill sharing opportunities. This group could develop neighborhood groups that link people geographically to build out connections such as tool use, information about road conditions, or other needs. This group could hold a “Volunteer Fair” connecting people with open town committee positions, local organizations, and share other opportunities for community involvement.

Prioritize Cleanup from the Flood

Participants noted the presence of debris and flood damaged buildings that still need attention and are barriers to moving forward. A group could learn about cleanup requirements, find resources and once FEMA approves buyouts support volunteers or contractors to remove debris and salvage what could be reused as desired by the building owners.

Improve Road Safety

A group could establish traffic calming measures such as speed bumps, pedestrian crosswalks with flashing lights, bump outs, more flower barrels, and other features to encourage pedestrian safety along Route 2 and in the village. The group could also explore and create a new egress out of the village for emergencies.

Support Community Mental Health and Wellbeing

A group could build out existing networks of support in Plainfield, especially the extensive mutual aid post-flooding. This group could compile and document resources for folks in need of post-flood mental health support, access to housing, and include intergenerational support connecting corners of the town and region such as the senior center, youth, and everyone in between. This group could also work to make Plainfield a more welcoming, inclusive, safe place for all people by developing a welcome packet for new residents, creating spaces for youth to connect and spend time, or exploring other ways to support all residents.

Expand Greenspace and Park Connectivity

A group could expand and connect the greenspaces, trails, and wildlife corridors throughout Plainfield. They could coordinate and support the outcomes of the village buyout properties becoming connected public parks with trails along the river.

Improve Town Aesthetics and Vitality

A group could incentivize beautifying Plainfield through flowers, art, and building upkeep. Community volunteer clean up days could be coordinated with community meals and become additional places for connections. Coordinated volunteer days could take on tasks such as painting buildings, mending fences, flower barrel expansion, upkeep on properties, and more.

Expand Community Events

Building upon the many existing events in Plainfield, a group could promote, expand, and coordinate community events. This group could coordinate existing programming at the library, farmers market, community meals, the grange, the Opera House, and The Creative Campus at Goddard. Additional events could include activities for young adults, such as dances, trivia nights, and other 18+ events. This group could expand focus to multigenerational, outdoor, and arts events including chess, book groups, crafting clubs, or guided nature walks.

Increase Food Access and Community Gardens

People noted that there is a need in Plainfield for food access for many residents while celebrating the local Food Co-op and residents who are farming and growing food on their land. A group could create community gardens, a food shelf, bulk buying clubs, and other food access opportunities.

Increase Business Support and Vitality

A group could support and attract businesses to the village center and throughout Plainfield. Efforts to advertise the village along Route 2 could bring people into the village. Additional support could be organized to promote and showcase in-home businesses throughout Plainfield and encourage efforts such as art galleries of local artists, a laundromat, cafe, music venue, co-working spaces, various food options, youth focused venues, and more. Workshops and collaboration with the high school or other job training entities could encourage young folks to pursue local jobs and support the region.

Improve Outdoor Gathering Spaces

A group could expand parks that include trails to bike, walk, and view nature, and outdoor gathering places for community gardens, growing medicinal plants, and more. This group could also add benches on Main Street or along the rivers, shaded picnic tables, natural play areas, or a small stage for local performances. The group could improve the recreation field with lighting, equipment, and activities like concerts or movie nights, and create new floodable park facilities.

Support Families, Children and Youth

Childcare, youth training, youth job opportunities, and volunteer opportunities were all mentioned as gaps in town by participants. A group could explore ways to support parents and caregivers, expand childcare options in town and increase youth participation in events and volunteering. This group could also look into expanding and enhancing youth spaces around town, possibilities include an indoor gym, basketball court, remote control car track, and more.

Improve Village Signage

Participants noted that signage would help people know what is available in the community, and that there are many community assets that need to be made more accessible including expanding parking options. A group could create a wayfinding and signage plan for the village and more

options for parking at the library, Opera House and other community locations. This group could also look into ways to provide air filtration and air conditioning in public spaces.

Improve River Access

A group could open up safe, easy ways to get to the rivers for swimming, boating, and fishing. People suggested clearing brush, improving riverbank paths, adding simple benches, and creating a river map with public access points. The group could partner with local landowners, organize river clean-up days, and connect river access points to trails and the recreation fields.

Expand Transportation Options

A group could develop a local rideshare board to connect people taking short trips and those in need of rides. They could also launch a small, local shuttle to connect people to the library, post office, co-op, and other important stops. Community members imagined a fun, painted vehicle with volunteer drivers, scheduled runs on certain days, or on-demand and special event service.

Expand the Arts and Creative Economy

Participants noted the arts culture is strong in Plainfield, and a group could explore ways for Plainfield artists to be featured in art galleries and displays, shared studio spaces, and to further strengthen The Creative Campus at Goddard and Plainfield as a draw for visitors to the community. This group could explore ways to make Plainfield a workforce center for craftspeople and artists. Local outdoor art could also be incorporated throughout the village to entice folks to explore around town.



VI. Forums and Survey Notes

Compiled from focus group discussions held with over 100 Plainfield community members and the VCRD Visiting Team on July 28th, 2025, through a paper and online survey, and a youth forum.

Although the prioritization work of the Climate Economy Resilient Communities Program requires a town to decide what is most important as it moves forward with Task Forces, nothing is lost in the process from the long list of concerns and ideas expressed in early community focus sessions. Many interesting and diverse thoughts are represented here, and are presented as a reminder of issues explored, and a possible foundation for future projects.

Community Conversation

What are the Assets in Plainfield

- Beautiful setting.
- Wonderful arts culture.
- Spruce Mountain hiking trail.
- Full of people who are willing to give their love, time, intelligence, caring for each other.
- Gratitude.
- Most amazing clean river and streams.
- People growing food – homesteading.
- Amazing library.
- Eatery in town.
- Deli and grocery store just outside of town.
- Amazing group of youth families and pre-k program.
- Community night.
- Connections with FPF.
- Rail bed - safe for families off the road.
- 3rd spaces - make good use of.
- Route 2 commuter.
- Young people - Plainfield is a place young people want to live.
- Young people are moving in.
- Plainfield Community Trust.
- Route 2 as an asset because people want to stop here and check out our businesses and community.
- Twin Valley Senior Center serves 6 towns; with meals three times a week is a tremendous asset for food and connection.

What are the Challenges?

- River running through the town, Closed Route 2.
- Intersection is a challenge even when the bridge isn't closed.
- Vacant Houses.
- Signs to tell people not to swim in the rivers.
- Afraid of losing voices in school laws.
- Not enough affordable housing to buy or rent.
- Debris in the village.
- Massively increasing dunning for ICE. We need to make sure there is somewhere people can go.
- People who are aging.
- More public transportation.
- Food insecurity and a deep need for food assistance. With Federal issues that will become greater.
- People living in their vehicles.
- Lack of affordable childcare and it makes it difficult for people with young families.
- Digital divide. Isolation for people who do not use digital media.
- FEMA buy out of 27 houses. What our village will look like and who will live here.
- Reliable broadband.
- Not enough sales - market dwindles.
- Alternative route to Brook Road is very dangerous and curvy.

Opportunities: What Should Be Done / What Action Can Be Taken by the Community?

- Village Trust Initiative - actively exploring applying for this grant. Community togetherness Ideas for what buildings and ideas you have for this grant.
- Brook road repaired.
- Vacant spaces back online.
- Clean the river from debris to be able to access it.
- Better parking for library especially with Route 2.
- Improve roads for expansion for traffic increases.
- Plainfield land trust to distribute risk of river side housing that remains.
- Plan to make village, Goddard campus and rivers, neighborhoods more walkable and bikeable.
- Community gardens.
- More engagement for children.
- Looking beyond the village- New Hamburger example in town.
- Respectful of the land and water and effect on our contribution to climate change.
- Spark on campus - elevate youth on campus - keep the Goddard campus in mind for your ideas.
- More people stepping up to fill town committees and volunteer opportunities.
- Ways to engage the youth more in serving the community.
- Moving the vulnerable town clerk's office and fire department to Goddard.
- More people who are able to vote - please vote.
- AC in the Hay Barn Theater.
- Second egress in and out of the village - need collaboration with other bordering towns.
- Architectural materials should be considered and are carbon zero materials.

- More things happen on main street, businesses, parking etc.
- Plainfield Inn reconditioned for events and housing/hotel.
- Accessibility to mobility issues.
- Recreation field is usable by people with all abilities.
- Accessible community gardens.
- Cute, quirky, fun shuttle that drives people around town.
- Shuttle delivers books.
- Intersection has been a problem since he was a baby. State is postponing doing anything serious about it.
- Join in the conversation about Plainfield Area Community Trust (PACT).
- Renewable battery source.
- Recreation field needs basketball hoops.
- Walkable village - walk to town hall, the library, the church, and the rec fields.
- Housing for transient young people.
- Youth hostel in Plainfield.
- Goddard - affordable senior housing being built.
- Connect community more to Twinfield community school.
- Woven into a resilience hub - food pantry, food hub, house needs and efforts be collaboratively connected through a resilience hub.
- Plainfield conservation corps.
- More walkable trails – for example, Calais or East Montpelier trail system.
- Innovative next gen resilience and engineering.
- Creative Campus and Twinfield School more entwined for artistic.
- Laundry mat in town.
- Walkable ADA accessible trails at the rec field that lead to a stage for performances.
- Park where all the buyout houses used to stand.
- The rec field is connected to Route 2 access with a pedestrian bridge.
- Beautiful walking paths throughout the Goddard campus, connected with town.

Points of Vision for the Future: *What are your hopes for the future for Plainfield? What is your vision for this?*

What does Plainfield look and feel like in the future?

- That our sense of community expands so we don't have racism anymore, we are helpful to our households with children and elders, and we provide services for people with disabilities so everyone can participate. Building on current interconnections and neighborliness.
- Has all services – like a store, laundromat, and gas station – in one place.
- Has flying cars in 30 years, so we won't need to worry about Brook Road!
- The Great Brook returning to its natural state, so we accommodate it instead of the other way around.
- That is visually attractive.
- That has an edible medicinal garden and riverwalk along the brook where the flooded houses now stand. It provides recreation, accessible paths, places for youth, providing food and medicine, wildflower meadows, native shrubs and trees, pollinators, and can flood.
- Has a Mainstreet with plenty of places to get coffee, meet up with your neighbors, lots of people, kids and all ages walking up and down the main street.
- That is connected so that the people who are in the village, the hills, and the campus all feel like we're part of one funky fun cohesive community where we have a shared identity.
- Remains a small town where we can go out and meet people and we have activities that bring us together.
- That has accessible multi-generational gatherings.
- A place where people are relatively equal and the people who live here have the power to shape the community and that land isn't just held by a few large landowners/developers.
- Where everyone is connected and where individual needs and communities' needs are met.
- Where all the children in the villages and the hills can move around safely and can enjoy the natural resources and be looked after by the whole village.
- That is diverse where anyone of any skin color or orientation can be safe and feel that they belong.
- That is no longer fighting to hem in the Great Brook, and it is running its natural course.
- A place where people are smiling and people are inviting people into their homes and sharing with one another. Where we can navigate differences and conflicts together productively and dance and celebrate.
- That is not being gentrified, it is accessible and affordable for a wide range of classes and people.
- A creative process that meets and exceeds the Town vision and that the Creative Campus at Goddard becomes a center for the arts that can impact the region.
- internationally recognized center for training in sustainable agriculture based in the community you have here right now.
- That is vigorous and vibrant.
- can balance the need for affordable housing with the preservation of our natural resources and not become a suburb.
- More activities and multi-use development tied into the community, especially something on School Street. Keep Plainfield Weird!
- Any new construction or significant renovation is made using beautiful cozy materials that fit in well with what is already here.
- Where we have figured out how to use much less energy, are thriving in healthy spaces, and can say goodbye to fossil fuels.
- Would like to see more engaged youth and see their community spaces revived.
- Be a model for what can happen after a major disaster in how we come together as an example for other rural communities.
- Affordable for young people and seniors, safe for both, and where people come from out of town for both outdoor and indoor activities.
- Builds on culture of public events and public needs where everyone shows up and engages and get things done.
- All demographic groups recognize their differences and accept their worth and that we can continue to evolve as the best town in Vermont.

- We are going to use limited resources for town and community needs and not federal mandates... that we understand that and embrace that so that we can embrace everyone across the spectrum of people and support them. We can understand that more, we can be more committed to supporting all people.
- As a center for people to come to make beautiful things, center for jobs for artists and crafts people. Be supported and employed.
- Inclusive accessible and friendly community known for its arts, recreation and local businesses.
- Being able to get on Route 2 without taking my life in my hands.
- Less time isolated in our homes, more time in our communities walking around interacting with each other, need to have places to go, accessibility, being outside in the community and shared places.

Housing Forum

Visiting Team: Andrea Wright, Nate Lantieri, Trey Martin, Angie Harbin, Rebecca Ellis, Julie Moore, Eli Toohey, Pat Moulton

What are the Assets in this Area?

- Desirability, people want to move, live, and stay here.
- Love all of our old brick houses!
- We have an open piece of land adjacent to the village center, a willing owner to sell, and a group of community members dedicated to creating housing for our community.
- We have old houses with tremendous history across generations, founding families, well-documented thanks to the Plainfield Historical Society that speaks to the special history of this place.
- There's a lot of land that doesn't have housing on it that could have housing on it.
- We have a number of abandoned or derelict houses which could be repurposed, rehabbed. The selectboard is aware that there are other opportunities beyond the village expansion project going on.
- Our town is paying attention to the rules and regulations we could use.
- I like the idea of using some of our vacant land, and love the open land just as it is, as forests and fields.
- Our zoning is pretty functional; we have specifications that keep the village the village and keeps the open land more open.
- There's an opportunity to do cluster housing so that the land can stay open while housing is developed.
- Housing opportunity on the Creative Campus (formerly Goddard), there could be a lot more here.
- The Town's proximity to Montpelier and Barre and other towns makes it attractive to live here.
- The Co-op is a great resource for people to buy in the area.
- Opportunity to control short term rentals in town, the town could explore ordinances.
- Our zoning was recently amended and now allows for more development in town. The question of ruining our vistas is mostly addressed by that zoning.
- Multiunit buildings in the village, it's awesome for families to have kids running around and sharing yards and have a strong neighborhood community.
- We have a main street that is not a highway which increases our walkability.
- We have seen an intentional community, New Hamburger, which has been successful, and we can learn from.
- Creative Campus (formerly Goddard) space and buildings.

What are the Challenges?

- 5 years ago, the RAMP process did a survey of run down housing buildings in the community, and researched owners... met lots of obstacles despite dedication.
- The scale of development has been a barrier because our population can't hit the 30-unit threshold to work with an affordable housing developer. Can we get scattered site development?
- The prices of houses make it really hard for people to think about buying them.
- If we don't listen to our intentional community, we are apt to miss out on opportunities to do that right again.
- Availability of housing, I know several people with two very good incomes, who still can't find housing within a reasonable commute to their jobs.
- Uncertainty - inflation, tariffs, making it prohibitive to take risks.
- Expense of extending sewer and water to possible housing locations.
- Need for rental, condo, multi-family and single-family options.
- Even when you can afford the land you may not be able to afford to build.
- Visions of greater density vs open fields... this tension is a barrier. Have personally had the chance to travel and have seen small towns where there's a whole spectrum of housing for all different income levels. There's a mental barrier at work here. It is a privilege for a few people to live with so much empty open space. There can be a small town with greater density, two or three story buildings, where people are living in a more walkable and more close-knit community. We need a mental shift to this cultural barrier and the fear of more density.
- Struggling with false dichotomies and binaries of new folks or developed/open spaces. There are more opportunities for yes/and... for both to be true. We are far from losing all our open spaces and we are really far from housing security. I encourage everyone to recognize that we all really care and we can embrace each other despite differences and we have a lot of common ground.

- We need to figure out a third way so that not everyone has to deal individually with a bank and get a terrible mortgage, or who can't build equity while renting.
- Federal subsidy money for affordable housing is way down and drying up which makes all of this more difficult.

Opportunities: What Should Be Done / What Action Can Be Taken by the Community?

- We have an opportunity to figure out the risk and cost of building housing and finding a way of collectivizing that cost rather than being on our own.
- Tie our housing goals to other goals that are complimentary. Housing doesn't exist in a vacuum, we need to think about small businesses and other ways to build the tax base as well. Building the tax base can make housing more affordable. We should think about both at the same time and how they complement each other and support infrastructure as well.
- We need to advocate to our political representatives at every level for public investment into affordable housing development.
- We need more small businesses, and we also need a bigger population in town in order to support the businesses.
- We have excess capacity for water and sewer in downtown, it would be great to use that and be able to add 200 or 300 people to our downtown.
- Understand the zoning and what it enables. We could publicize and do public education about our zoning options so that we could have micro developments like ADUs. So that our town can understand what the options are and can take advantage of it.
- Possibly Creative Campus (formerly Goddard) has excess capacity in wastewater as well and could be better used.
- Was struck by a post about how difficult it is to be at the whim of a landlord, and wonder about reclaiming and renovating old buildings so that they could be a condo or town house style ownership model so that young people could build equity.
- How do we leverage collective action to make it more advantageous and more accessible. Could have a Plainfield Land Trust or Housing Trust, could bundle a few derelict houses which makes it more appealing for startup funding, rehab them, and put them in the hands of people who are members of the trust paying dues. Check out the Life Center Association.
- Hear a conflict where people conflate dense housing as taking away open spaces, but actually it's the other way around. Density preserves open spaces, maybe we could have more forums like this or otherwise share information about how different types of housing have different environmental and human impacts.
- New Hamburger is an 8-unit common interest community that shares land, septic, water systems, have managed to build an affordable community, we were lucky, we started a long time ago, we shared a lot of stuff, we started small and built simple houses, expanded over time, made choices to live without certain things at first. Share expenses, mitigate environmental impact, and have lots of shared resources like a barn and shop and so on. Work together, accept that it's hard but it's worth it. Maybe others can learn from this example. It has taken different financial structures. At one time it was a housing co-op.

Reflections of the Visiting Team

- So much great community spirit, that is the number-one asset! The idea of bundling, collective models, etc. are powerful ideas. I heard smart growth serving shared community goals and having win-win solutions, that's a great way to start these conversations.
- You can't underestimate the value of your water and sewer capacity, there's recent legislation called the CHIP act that can provide low-cost infrastructure development.
- VHIP is an incentive to landlords to fix up derelict buildings, and through USDA-Rural Development there is disaster relief funding that is slated to come to VT which could be used for water sewer. Also Community Development Block Grant Disaster Recover (CDBG-DR) which it sounds like the community is aware of and applying for.
- The way you describe the path forward, this is a really developed conversation where you have lots of tangible ideas. Impressed by the level of thought that has gone into steps toward addressing the challenge. This is a great sign and a great asset. Interesting that you noted vacant homes, there's a tool where you can look up the vacant housing in your community: HousingData.org – specifically this page on vacant homes. Your community has a high stock of derelict buildings and that is a unique opportunity. Also, it sounds like you are all rowing together for the same team, so to speak, and that is an asset in itself.
- Through this conversation, struck by the openness to different ownership structures which reflect your unique history and is a strength, could turn that into an action step and really explore the options that might be right for members of your community.
- Excited to hear the education pieces around zoning. Those recent zoning changes came about because of community action which just shows how powerful your community already is. There is a VHIP guide to building ADUs in Central VT, contact Eli Toohey, with Central Vermont Regional Planning Commission. Eli Toohey would also love to come to Plainfield and participate in a forum about the different types of housing options.
- So awesome to see the deep care for affordable housing and the welcoming community. It's really inspiring. Downstreet does facilitate VHIP for Plainfield, this is good for ADUs as well as vacant rental units. It has a full array of homeownership supports. Also have revolving loan funds and grants, which can support repairing or improving homes. Noting that we've talked a lot about the varying ownership models which Downstreet can also support with info and resources.
- Any vacant houses qualifying with asbestos or PCB Brownfields can apply to further funds. Central Vermont Regional Planning Commission receives 2 EPA Brownfields Revitalization grants- 1.2 million for assessment and 1 million for clean up through our yet to be set up Revolving Loan Fund (RLF). The award

- starts October 1st, but RLF will take some time to set up. Brownfields are sites that have redevelopment barriers due to real or perceived contamination which includes building contamination such as asbestos.
- Identified location for new housing, that seems like a great opportunity, so tangible. Sounds like it's close to the village which could cut down on infrastructure needs.

- The Co-op is also a great asset, you could think about ways to make the Co-op accessible by foot or by bike. Consider this as a planning opportunity.
- Mainstreet is not a highway! That is so great, it means you have a lot of flexibility.

Vitality: People and Pride of Place

Visiting Team: Karen Scott, David Scherr, Matthew Arancio, Katie Buckley, Amanda Gustin, Keith Cubbon, Laura Trieschmann

What are the Assets in this Area?

- We have nice architecture in our Village, and sidewalks.
- Immediate access to nature in our backyard and coming to town, rail trail, there is more nature in Plainfield than town infrastructure.
- People of Plainfield are prenominal, allowing library to order fantastic books, interesting people, great resources.
- Who village is like an extended family, amazing community.
- Silver lining of amount of work we had to do during the flood has made us strong.
- Inclusivity, it feels like a place that's willing to disagree, but prioritization of providing safe space for all.
- There are a lot of talented, smart and engaged people who are willing to show up.
- Respect and listen during community meetings.
- Sense of we are in this together, inclusive, and welcoming.
- Rec field is great.
- Incredibly positive energy in town.
- Love the Plainfield Food co-op.
- Long history of people working things out in town.
- Church, Town Opera House, and used to be Inn are favorite buildings in town.
- Church is the heart energy of the community.
- Famers Market and community meal at the church and how that's come together after the flood.
- Wonderful music and theater for a small town.
- A lot of culture and creativity.
- Halloween Parade, intergenerational connection.
- How little people are on their phones, and instead people are engaging face to face in important ways.
- Route 2 allows quaint town, but easy access to get some place.
- Health Center in town.
- Nifty little radio station in town that has diverse set of programs and group of listeners, and supporters.
- Plainfield Co-op. A lot people and history came together to move to larger location and were supportive of the move. It's now becoming a place to run into your neighbors.
- Education - Goddard campus and library only place not needed to buy anything.
- Small businesses.
- A lot of potential at the Goddard campus.
- Recreation access is easy and abundant.
- Positive Pie in town.
- Outer Spice is a new breakfast spot in town in the village.

What are the Challenges?

- FEMA buyout process is taking so long that we are living in a community that has abandoned buildings and does not contribute to Pride of Place. Just waiting for OK to take these down.
- Open heartbreak hotel is traumatizing for folks to see.
- Everyone has an opinion on things and less people stepping up to solve things.
- Vacancies on town committees, lack of action to support the work needed in town.
- Cost of living is high, rent, food, and can't be a volunteer because people are maxed out trying to pay for basic things.
- 15 minutes from Montpelier, so easy to use that as our "big city," Plainfield could become a bedroom community if we don't have a heart and businesses to sustain people here in town.
- Not that long ago there was Laundry, 3 general stores.
- Graffiti on bridges, and other things have not been kept up.
- We want people to make Plainfield their home, but what is our entrance into town, and our appearance.
- Maintenance of our town buildings, need painting, need to acknowledge needs in town assets.
- Safety is soundness and control of the things we can control in town, versus waiting for other funding.
- Context of the state and federal status will continue to impact our town.
- How to grow our community with intention and safety for folks that are being targeted by ICE and others.
- Homes in town with no upkeep in decades.
- Intersection of Route 2 is a barrier to a vital village, for example people going to Positive Pie, or other businesses that may want to come and be in Plainfield.
- If you don't live in Plainfield, there is not acknowledgement of the village and what there is to do there.

Opportunities: What Should Be Done / What Action Can Be Taken by the Community?

- Marking signage to bring people into the village and let them know what there is there.
- PACT – Plainfield Area Community Trust has some ideas for historic buildings in town. Mission is to preserve the history of

Plainfield and support its economic vitality through purchasing building and leases building out to tenants.

- Make robust community process around a community trust model for purchasing building to make it what the community needs.
- Plainfield beautification committee to clean up graffiti and take on items. Example of Montpelier's Trash Tramps (meet every Tuesday and pick up trash).
- Volunteer fair, centralized thing for people interested in giving back and don't know the best way their time could be used in and what opportunities exist.
- Longer term resilience hub in the community, but capacity to volunteer is not accessible to all people. Look at post capitalistic economic options.
- Small, quirky and nimble, so creative ways to meet each other's needs through compensation, or barter networks. Expand volunteer efforts to barter system.

- Continued conversation with the library about how to follow models of the Marshfield resilience hub. Skill shares, tools shares, build group that wants to be a part of that.
- The library is great model for how to volunteer and direct desires of volunteers into tasks individuals are interested in.
- Develop ways to build volunteer muscles with kids, community meal, reciprocity of energy.
- Random Acts of occasional beauty, municipal gardens and others places in town, ex: barrels of flowers, encouraging neighbors to add more.
- Collective "barn raising" of bringing people together for big projects.
- Statehouse visibility to keep on the radar of state politics, representing Plainfield.

Reflections of the Community Visit Team

- Infrastructure is everywhere and is center of this community.
- Cohesive community vision is first step to how state agency can support. Vision consists of projects that then can be moved forward.
- Throughline is sense of community that goes deep and is very rich and textured between people. How can that continue in a thoughtful way to be welcoming to new people and be apparent to new people. Path forward is to build upon that to meet people's needs both material and civically and bring people into that sense of deep community.
- National and impact of climate change is not unique to Plainfield, microcosm to all VT communities.
- Out of the flood came community. Plainfield is on the minds of Vermont Community Foundation.
- Character and nature of the people in Plainfield is a strong energy and sense of deep community.
- Serious infrastructure challenges, lack of order, intersections, and ideas for how to bring those together with the assets.
- Volunteers that have stepped forward have been amazing to get the town poised for funding to do projects.

- People make Plainfield who it is.
- What happens when people transition out of their roles, retire, etc., how to get things to be stable and bring in new people.
- Quechee had a day to paint houses, hundreds of volunteers with food after. Building community spirit needs a little more organization.
- Amazing people, passion, respect.
- Slice off small pieces that people will have a 1-hour time to give and get fed. Find small projects that build and make big impact.
- Included in meeting at the state and regional planning level.
- Heard a lot of buildings need to change, there is trouble getting past buyout buildings, vacant buildings, debris. How to move Plainfield forward to where you want to go.
- Small towns that are successful have collaborative shared leadership.
- If you've seen one small town, you've seen one small town.

Community Spaces and Events

Visiting Team: Ben Doyle, Karen Scott, Matthew Arancio, Katie Buckley, Eli Toohey, Amanda Gustin, Laura Trieschmann, Haley Pero

What are the Assets in this Area?

- Farmers market, community meal, at the church.
- Stonewall, church yard.
- Opera House, town Hall.
- Always something happening at the library.
- Rec Field.
- Library, event and kids activities.
- Outer Spice.
- Positive Pie.
- Old Home Day.
- Halloween Parade.
- Opera House music.
- Dance lessons.
- Luncheons at the senior center.
- Senior center offers classes and games, and meals, Tai Chi, etc.
- Old Co-op building just sold and a potential space but not accessible. The Grainery now owns it.
- Twinfield school, space where there is community with kids can gather, pickleball group and other gathering spots.
- Queer arts festival.
- Old Plainfield Inn, great spot and ballroom.
- Beautiful rivers: ski on river, boat, fish and swim on the river.
- Goddard campus and new restaurant on the campus.
- Rail trail for hiking.
- Health Center/clinic, offered vaccination clinics during COVID.
- Country Bookstore.
- Plethora of resources for a town our size.
- Event venues: places in town in the hills – Spruce Mt. Bar, and others, private land where people are holding events brings folks to town.

What are the Challenges?

- Health center, you can't get an appointment, and they aren't taking new patients.
- Preservation of historic buildings and stand to lose 29 houses in village district, including the Heartbreak Hotel, that were the heart of the village.
- Parking is a challenge for events at the library, opera house, etc.
- Small town with limited money.
- Library writes a lot of grants for programming or fundraising but those are limited.
- Potential to lose 10% of grand list with buyouts.
- Intersection of Route two and village is a hazard.
- Not well-maintained crosswalks at the post office, town hall, village.
- Accessibility to public spaces is difficult. Loud lift in opera house that's hard to access, Church elevator is broken, old co-op building doesn't have an elevator. Gathering larger groups is hard due to accessibility.
- Having accessible spaces for events is a challenge that is under cover. Opera house lift is loud, hard to use, and not user friendly.
- Goddard wasn't accessible to use by the community until a few months ago.
- Recreation committee tried to shepherd the rec fields and upgrade equipment, but tremendous amount of work is needed to manage that project. There are 5 seats on the committee with one vacancy.
- People power is a challenge to write grants, and make things happen that have been identified by the community.
- For example, the play equipment at the rec fields needed volunteers to research, find the money, write the grants, then manage the projects.
- Using the Opera House requires crossing guards, signs, and lights to make the crosswalk safe. Challenge for 1 person organizer for events to take place there.
- Parking in town, and dangerous intersection on Route 2.
- As long as we rely on volunteers to do all the things that need to be done, we can't address all the needs while we are in recovery mode.
- Capacity issue: Don't have paid person to own the projects, such as the town manager or community development officer who is the community connection that holds the projects.
- How do we bring the money to fund and maintain capacity in town?
- There is a separation of Plainfield residents that live outside village and don't feel as connected to the village.
- Don't know what to do with all the resources, lack of planning for resource use. For example, is the Church needed for a community space?
- We are functioning from the flood crisis, but not moving forward quickly, and have not seen any money yet coming in.
- Recreation assets are not accessible to wheelchair users or others.
- We need more people attracted to the town to come in, new energy.

Opportunities: What Should Be Done / What Action Can Be Taken by the Community?

- Add population and add resources to town.
- Reduce, reuse, recycle the houses being bought out to be moved to higher ground.
- Repurpose portions of buyout buildings for new housing stock.
- Money, more people, and barter piece all working together. More housing, more people, and culture shift that volunteerism but also growing jobs and developing economic opportunities for the people who live in town. Other ways to meet the needs through barter system and match abundance and scarcity.
- People to come as they are, we should be ready to do job training to meet economic needs.
- High school training kids in trades, there is people power there with the youth. Workshops with the high school kids.
- Resilience Hub.
- Evaluation and asset mapping of community spaces in the village.
- Small group representatives of the many town assets come together to determine use and overlap and/or needs.
- When we see the construction in the village people will begin to feel movement in town.
- Open and accessible trails.
- Socials committee actively seeding conversations and connections across existing divides: Plainfield rural/village, tiny/giant homes, cultural divides, group of people motivated to see people across life experiences.
- Near-term events could be hosted in outdoor venues to bring people together without the need for huge amounts of money to retrofit existing buildings.
- Accessible entrance and path at the rec field. Accessibility committee has started conversations with recreation committee to make this happen.
- Composting toilet down at the recreation fields to replace the porta potty there now.

Reflections of the Community Visit Team

- A lot of energy and engagement here tonight, with a lot of resources already.
- Two buckets, lower hanging fruit to start with then take on larger bigger projects.
- Some federal money available for disaster recovery.
- There is a huge amount of physical assets: buildings/structures, and human talent and passion resources, all puzzle pieces in the future, all that may be missing is one thing to lock into place the future folks want to see.
- Vision is on the way, community is here, time to start thinking about next steps on how to implement that plan. For example, doubling your public space in village. What are the roads, sidewalks, needed for those changes to the physical spaces.

- How to set aside local funds for local match to federal resources? If that's determined it can start to unlock doors to the other funds available moving forward.
- Design and management of new public spaces in the village.
- Making those project reality through local funds in place to match federal.
- Get a municipal planning grant from ACCD to do village master plan, new village expansion, loss of many houses in the lower village. Look at all municipal resources and determine path forward.
- You have community spaces that aren't accessible, plans help philanthropic advisers know where to direct funds. Time spent planning is not wasted.
- Manage assets including town volunteers. Plainfield is on cusp of big things, but is needing a bigger tax base by bringing people to the area.
- Central Vermont Regional Planning Commission can help with the municipal planning grant application.
- Have so many great places, spaces, and events.
- Accessibility grants are available through state.
- Already a close-knit community can get closer with more social connections.
- Clear plan, vision for the town, walk and talk and make the plan happen.
- Asset inventory mapping and go through and understand what is municipally owned, what is owned by others, etc.
- Accessibility brought up as huge component to town plan.
- Professional staff in a small community is really hard justifying, even with a shared position with other towns, local government is extremely complex and critical in these times.
- Flood recovery weaves into all of the planning.
- Need leadership with great ideas, and great buildings that can support those ideas.
- Capacity is an issue, the town needs more full time staff or a part-time shared position with another town.
- Plainfield has a love of its historic buildings, move forward with a historic district survey and boundary which helps you define where you are now and where to move forward.
- VCRD process is launch pad to the future plan.

Roads, Infrastructure and Access

Visiting Team: Andrea Wright, Nate Lantieri, Trey Martin, Angie Harbin, Rebecca Ellis, Julie Moore, Keith Cubbon, Pat Moulton

What are the Assets in this Area?

- Plainfield road crew is awesome, so grateful for the great work they do.
- Hopefully we will get fiber internet in town (local NEK CV).
- Washout about a decade ago, SB and road crew did work to get a bigger culvert: they were proactive and solved the problem!
- Water and wastewater crew is excellent: Tristan won two awards (nationally recognized!)
- Adaptability of everyone in town: things happen and people have to take alternate roads, washout signage being done by people who don't want people to get hurt
- Wastewater and water capacity is at around 60% of Wastewater capacity. We have a couple of different springs, redundancies in system, and have wells. Only turn them on if we have to test the pumps. The amount of water that comes out of the hills in town is nice.
- Recreation: we have an old rail bed in village, and it's used a lot and is a wonderful resource, people pushing their baby carriages on it all summer.
- Roads all go up into the hills, and they are all beautiful: the scenery you see on our back roads is gorgeous.
- Half township: half as many miles of roads to maintain.
- Huge asset is Route 2, town is on one side of it, allows us to get into town quickly, allows us to have a health center, library, quick access and have mountain roads on the other side of town.
- Spruce Mountain: draw for a lot of hikers, maintain the fire tower on top, great scenery.
- Buildings in town that are not being used or kept up like the Inn and other buildings are an asset that could be converted into useful space.
- Volunteer fire department and EMS: always on call! They are so important.

What are the Challenges?

- Brook Road has somewhere between 10-15 million in damage from washouts, have to get federal help to fix that but it's a real challenge.
- Current Brook road detour: narrow, windy steep and dangerous: rolled over dump truck, near misses all the time.
- Only one real ingress and egress to the village, bridge needs work, horrendous detours to get to and from town.
- Moving around the village without a car: going to the Opera House, health center and library: it feels like a game of Frogger! Would be nice to make the village more walkable and bikeable.
- US 2 is a federal highway; Plainfield has little access: getting a crosswalk with a flashing light is really hard. People turn right onto route 2, go to Maplefield and turn around instead of trying to turn left at the intersection.
- Access to Goddard: extension getting from village to Goddard, was a nice path but didn't get maintained.
- Challenge is we don't know what is going to happen at Goddard and what we'll get to recover from flood: hard to think about what we can do.

Opportunities: What Should Be Done / What Action Can Be Taken by the Community?

- Talking about infrastructure: broadband access isn't good. NEK Fiber is working on that but it's inconsistent. Solution is there are different people working on different strategies and they will hopefully succeed.
- Route 2 intersection: that has been on the burner forever, need to get it started again. A traffic light would be the solution.
- Finishing the sidewalks in the village and out to Goddard.
- Town agreed with Vtrans in 2018 on a major reconstruction project after 5 years of public input, we've asked about it, they sent us a downgraded scope proposal, response from SB tomorrow (7/28/25). Do like extending the sidewalk and putting a crosswalk in, they said nothing will happen for 4 years. Tomorrow a letter will go out and we have been advocating for this: support that letter, passed a sidewalk policy and zoning with Goddard campus as part of village: where are places we can fund to get those places? Get funding for sidewalks.
- Pedestrian suspension bridge from rec field or park or anywhere to get people across the highway, connected to paths/sidewalks.
- Connect Plainfield village across the river to library, post office, health center, etc.
- Cross Vermont trail: connection from Plainfield to East Montpelier needs a few more landowners to make that connection to get people off Route 2 on bikes.
- Sidewalk on side of route 2 from library and post office to get to those important destinations. Extend the sidewalk up towards Goddard from post office.
- Add a bus stop at the new coop, more runs of the bus generally.
- Abandoned and dilapidated houses: get those taken down if not sound or fixed up and made into more housing.
- If Brook Road is going to be rebuilt, then rebuild it in a way that works with climate, nature and the brook so it isn't going to happen again in another 10-15 years: rebuild it to meet our future needs.
- Get a road realignment and this work is part of the process in examining alternatives, there is a section that is parallel to that road way that stretches from Grey Road and part way up Camin Road, potential alternative and water system that we have, draw people from south end of town and village expansion can happen there, direct thoroughfare to Camin Road then separate it from street and expand on that development and expand town in that direction, dense housing resources, we know we have this big bowl/water assets.
- Expand the town staff: only have 1.5 grant staff, all those applications take time, all that project management takes time, build our own capacity to follow on these opportunities and follow thru on implementation.

Reflections of the Community Visit Team

- Reflect on what seems like a tangible opportunity for sidewalks in connecting a village to a village and community needs. Downtown/village and what people need to access with sidewalks. Making some progress on a plan, things are in action to be able to go for grant opportunities and there are quite a few. Letter will be delivered, and conversations will continue.
- Love that you praised your road crew, and they are your disaster response crews, Route 2 intersection has long term problems, happy to see the town trying to actively get good fixes.
- Road crew and water and wastewater crew: what a really great place to live, this is where we should develop housing! It seems like people understand where to build housing density. Town capacity is also really important to pay attention to!
- Technical capacity for applying for grants, lucky to have Josh, great set of volunteers, great SB members, Integrity Group, even with all that there are still gaps in terms of doing all the forms, planning etc. Consider bumping up the town budget to have planners, grant writers on staff.
- It sounds like there are a lot of opportunities. Things that are not ready to be worked on right now, but you have the bones of a lot of great opportunities, and if there should be town staff capacity, that checklist can progress.
- Invest the state's conservation funding as well as do rural development: all of the elements that small communities need for investment are here: recreation access, with more sidewalks and bike trails, great possibility for walkability and bike ability, connection to St Johnsbury corridor, capacity to attract visitors, two areas where you could connect and develop: lots of communities would love to have what you do!
- High quality town staff: incredible gift, rail bed and recreational trail opportunities, views, fire tower, etc. lots of opportunities to invest in those things. Upsizing culverts and other pieces of infrastructure: 40-50 year proposition but keep at it. Slow but steady work and keep at it!

Virtual, Zoom forum, all topics

Visiting Team: Haley Pero, Nate Formalarie.

What are the Assets in this Area?

- People help each other, like after the flood (volunteers); for example, people on Gore Road had an email group that they used to help each other.
- Cutler Memorial Library – it's a nice little town library if you like books; past two librarians have been very good, have tried to keep the library adapting so it's an asset to the town.
- The Stone Wall Church – this is the heart of the downtown.
- Bike path at the park and ride.
- Informal swimming hole where Great Brook and Winooski meet (unofficial recreation spot near ballfield, great for small children because water is shallow).
- Goddard Campus; gardens and clock house as a setting for plein air painting.

- Natural resources like the brook and the forest; glad that there's a lot of forested land and some agricultural land (a

good mix – it should be preserved as more housing is considered).

- The Health Center (FQHC).

What are the Challenges?

- There isn't enough housing, and it's too expensive – especially to buy something now (home values have doubled – now \$350,000-\$400,000 for a basic house). Housing should also be downtown, not taking farmland out of production.
- Flooding destroyed a significant number of rentals (Heartbreak Hotel, another building nearby with at least four units).
- Rentals are very expensive - \$1500-1600 per month.
- Have lost taxpayers (to flooding? Unclear).
- The town is in the valley bottom – so a lot of places that you might want to build are in the floodplain.
- Library parking is a challenge – it's hard to get to.
- Transportation: intersection on Route 2 (identified beginning in 1968 as a significant problem that Vtrans is going to fix "soon" – but hasn't been fixed). This is especially a problem for pedestrians. Cars go more than the 35mph speed limit, making it hard to cross the road. 40 years ago, people were

told the solution was 10 years out – and it continues to be 10 years out. Ways to fix it are expensive.

- Brook Road is destroyed; if we put it back together, the cost could be \$12-15 million, just putting it back as is, not making it resilient to the next storm.
- Lack of another egress out of downtown.
- Transportation if you don't have a car is a challenge.
- Lack of a grocery store in Plainfield you can walk to or get to easily by car.
- People speed on the roads.
- Racism – some people don't feel safe visiting Plainfield, which is something that is especially important to address with ICE's action. Need to take a stand against ICE as the terrorist organization that it is. This could encourage the surrounding communities to stay the same, could form a sanctuary.
- Internet is not great.
- There are a lot of abandoned and/or dilapidated houses.

Opportunities: What Should Be Done / What Action Can Be Taken by the Community?

- Develop another egress out of town (no good alternative crossing point).
- A shuttle for transportation options.
- Speed bumps to slow traffic.
- Encourage more discussions about race (a public forum series – not just lectures) so we can hear from people who are affected locally and address issues locally and potentially join together with other surrounding towns to create a sanctuary. Diversity is a strength.
- Improve the internet.
- Create simple Excel signup sheet that lists who has cars and can offer rides to others.
- Support young families; it's exciting there are so many young families active in Plainfield, but we should make sure we are supporting them.

- Get a laundromat.
- Rehab dilapidated housing – along the lines of Habitat for Humanity. This could be financially supported at the state or federal level. People could acquire properties and get access to funding to rehab if they put in sweat equity (could even tack on costs to mortgage). People in town have skills in homebuilding, even if they aren't professionals.
- Zoning changes to prevent homeowners from letting homes rot.
- Zoning changes to allow for smaller lots, especially in the downtown (some of this may have recently happened).
- Funding for low-interest loans for rehabilitating houses or providing additional affordable housing.
- Community gardens (maybe near the river).
- Riverwalk (see visions section).

Reflections of the Community Visit Team

- Today has reinforced what I know about Plainfield; you don't see in every community the willingness to move forward and change. It's a willingness to do things differently, find new places for housing, etc.
- There are a ton of good ideas, and a great sense of community.
- I heard, how do we find ways around Route 2 – linking areas by bike.

- Vacant properties is right on; state has a program for landlords – maybe it could be expanded to homeowners or put in a land bank.
- Considering the flooding, there is lots of positivity.
- Community engagement, pride in the community – hard to replicate this. The challenges are big and expensive, but solvable.

Points of Vision for the Future

What are your hopes for the future for Plainfield? What is your vision? What does Plainfield look and feel like in the future?

- That our sense of community expands so we don't have racism anymore, we are helpful to our households with children and elders, and we provide services for people with disabilities so everyone can participate. Building on current interconnections and neighborliness.
- Having all services – like a store, laundromat, and gas station – in one place
- Flying cars in 30 years, so we won't need to worry about Brook Road!
- The Great Brook returning to its natural state so we accommodate it instead of the other way around.
- A riverwalk near the brook, where buyouts happen – plant wildflower meadows, native shrubs and trees, pollinators, etc. Pretty park area that can get flooded and you don't have to worry about it.

Youth Forum

A youth forum was held at Twinfield Union School with nearly 50 students and their homeroom teachers on September 5, 2025. Students also turned in individual worksheets that asked the following questions. Thank you to Tracey Witherspoon, Renaissance Program Director, Stephanie Ainsley, Secondary Principal and Twinfield homeroom teachers for helping VCRD coordinate a successful youth forum.

What are the Assets in this Area?

Why do you like living here? What do you like about Plainfield

- I like that nothing bad happens here.
 - I like to live here because it's quiet. Plainfield is a nice little town, so it's local and more human-oriented.
 - Maplefields is nice.
 - I live in Plainfield at (address) and it is good.
 - Most of my family lives in Plainfield. Plainfield is not loud.
 - Marshfield assets – baseball field, public library, play games on the computer.
 - I like living in this area because it's better than Barre. I like stuff about it.
 - I like living here because of the outdoors.
 - I like living here because it is a small town.
 - What I like about Plainfield is the community.
 - I like living here because it's beautiful. We have fields and forest and stunning river/streams.
 - Good fishing, trails to dirt bike.
 - Easy access to the outdoors is one of if not the biggest perk of living in Central Vermont.
 - The nature and people have courtesy. I like that there aren't that many people and it's peaceful.
 - I like that it's quiet where I live.
 - I like living here because it's small and a nice community.
 - I like the store.
 - When one lives in a smaller town, one's sense of community must be strong. Plainfield is one such example of tightknit friendly society.
 - I like living in the Marshfield/Plainfield area because there's not a lot of people.
 - I like the nature. The people.
 - I like living in Plainfield because there is easy access to nature. There is peace and quiet.
 - This area is more secluded rather than the other places I lived.
 - I like how Plainfield is not very big.
 - Less crime, less population.
 - The town is a nice place. I like walking my dog through it.
 - I like living in a small town because I know most of the people and can bike to their houses.
 - I like that it is peaceful.
 - The stores.
 - It's pretty quiet. I like going for a walk around my neighborhood.
 - It's pretty, and is a strong small community. The forest and such is pretty.
 - I like living here because it's pretty quiet.
 - My friends are fairly close.
 - I like hunting in Plainfield.
-

What are the Challenges?

Are there things you don't like about living in the area? What would you change? Are there things you worry about? What are the problems in town?

- Not a lot of people.
- I don't like living here, it's boring.
- There isn't anything to do, something bad always happens
- I don't like living here.
- There's not a mall, not things to do really. The only reason I'm living here is because of my parents.
- I don't like that it's so far away from everything, like shopping, food, fun things to do. I would not change anything.
- I don't like living here.
- Not much to do.
- (Question: What do you wish you could change?) Moving here.
- The kids in town. Things have been hard, what's going to happen? They are rude, mainly the older ones.
- Really small. Long drives to get to each other.
- Not a lot of diversity (demographics of town).
- Old and white.
- Get nervous when it rains a lot, and I'm concerned about flooding. Flood plain and getting hit hard by floods.
- Not a lot of job opportunities.
- Lack of affordable housing.
- People who are new to the area comment that the town is insular, hard to move here and get to know people.
- I don't like living in Plainfield.
- I don't like back roads. I would change the part where it's like this (Route 2 intersection, it's hard seeing on road coming up to the intersection).
- I don't like that it's a small town. I would make it have more businesses like restaurants. I worry about flooding. I don't know.
- Because a lot of the community is in poverty we have very little. Our school has very limited opportunities and we do have is often less robust than richer towns. As a singer, it sucks to see the music programs in other schools as compared to our almost non-existent one.
- Super boring.
- Pedophile problem!
- I don't (like living in Plainfield). There's nothing to do.
- This area is very sparsely populated so it is sometimes boring. There are not many events that happen. Frequent flooding is also an issue as well as their difficulty with rebuilding. Not many job opportunities close to home.
- Some things I don't like is that there are not that many people, not having a lot of people can be nice sometimes but it's hard to meet new people at Twinfield since there are so little people. I worry about flooding.
- I wish there were more things to do in our town.

- There aren't many activities to do, so it is boring. More activities and community events, to have a closer community.
- I wish there were more things to do in Marshfield like more stores.
- There isn't anything to do.
- Most people (not kids) in Plainfield are unfriendly.
- There aren't many things to do in the area. In the rec field there was needles everywhere.
- Some downfalls of living with these demographics (mostly older white folks) is differences in values and a less diverse community. Poverty (and homelessness and substance abuse) is a real problem within Vermont. I would diversify the community and lessen the wealth gap.
- Respect is an issue. People are rude.
- There isn't much in the town itself. You have to travel to get anywhere.
- I don't like that it feels like a nuclear bomb dropped and every single soul vanished. I would put more fun places to hang out. One problem in the town is that it doesn't feel like a town.
- Having to drive 10 minutes to get anywhere. No public transportation.
- I don't like living in Plainfield because it is difficult to find people who are normal.
- Things I don't like about Plainfield is there is nothing to do and we don't have an indoor court (like a YMCA) or indoor rec.
- Nothing to do, it's boring.
- I don't like living here because it's far from everything and it's boring.
- It's small, there isn't a lot to do, if you want to do something you have to go far away, there aren't a lot of people.
- I don't like how small it is. I wish there was more to do and more people to make more schools with more people in them.
- There is nothing to do.
- I like most things about this area but I'm worried about the school and the lack of consequences for harassment.
- There's not much to do here.
- I'm not a huge fan that it's so small. Maybe expanding it a little.
- Question: Are there things you worry about? Yes. What do you wish you could change? The entire town.

Ideas for the future

What are your ideas for things that we could do to make Plainfield a better place to live, learn, and grow? What do you wish was different or wish you could change?

- The school skate park is not very usable, students might use skate park if it was improved.
- Soccer field got eroded in last flood, fix the Twinfield soccer field.
- Build more thrift stores or clothing shops.
- More things to do.
- A lounge, a gym!!! To workout.
- The things I want for this town I'm assuming aren't possible unless we got rid of all the houses because we're so small. I want somewhere to snowboard that's closer. I want to fix the roads and bridges and fields and houses.
- I think there needs to be punishment for harassment at school, because I haven't felt safe here before.
- Help rebuild soccer field and rec field and help expand areas for stuff to do. Combine schools/bigger schools.
- Update the town for new generation. I think this town is designed for old people, that's why the new generation wants to leave town.
- Less dirt roads.
- Indoor basketball court.
- Extend town, add housing, more housing in town that's affordable.
- Have something like a "blessing box;" a mini library of hygiene needs people can take if they need them.
- A café.
- More activities and community events.
- Make more areas for hanging out.
- Make better things for the kids and us to do like make the rec field better with more things to do. I wish what was different and change would be to make it more safe for kids.
- Music events.
- Make Marshfield bigger.
- A remote control car fast track, indoor or outdoor.
- A gym.
- Soccer field!!
- Better public transportation.
- Keep town cleaner.
- Get rid of some of the flooded houses.
- Find a place for a dog park, we have the things, but need a space.
- Fix the roads, potholes.
- Clean it up. More community spaces.
- Job opportunities/businesses (examples like Dunkin, Taco Bell, pizza places).
- Radio controlled race track (indoor or outdoor).
- Fix the rail trail and other trails.
- Enhance/clear out the area around the bus on the rail trail.
- Improve playground.
- Flood action, prevention and repairs need to have more funding and more action, as well as fixing roads!!
- Better access to emergency services, it took a long time for an ambulance to get to my house.
- "Community assembling shapes the future" – have town meetings where people can show up and be active on these projects as they're developing. Strong community gathering, community assembly, quarterly possible, where people can give input. Community suppers are great, expand them.
- People be less grumpy.
- Free coffee at places in town, more than just Monday at the Hardware Store.
- Maybe put more things to do around Plainfield. And put a Taco Bell in town. You have too!!
- New housing out of the flood plain.
- A general store / bring the Co-op back.
- Sports complex.
- Walmart.
- More food places.
- Bigger school lines in student parking.
- Lines in student parking lot.
- Stores.

- We should add more stores.
- More houses.
- Redo some of the older houses. More places for new business for more job opportunities.
- Put a spooky nook.
- Schools combining for a bigger community.
- 1 giant Walmart.
- Build more housing. If the population grew that could possibly improve the town. More to do. Building more flood resistant infrastructure could improve the town and make it less susceptible. More events would make it easier to join the community. More businesses would increase available jobs.
- You should add a Dunkin.
- Better driving classes.
- Get a better restaurant.
- A bigger store.
- Pave some dirt roads. Dirt roads are better for the environment but they can be just as expensive as asphalt.
- Invest or write grants for stronger infrastructure and more adorable housing. Raise awareness to the deficiency of school funding. Creating more jobs (this could include a conservation corps, VYCC, etc). Add a blessing box in Plainfield.
- Add blessing boxes.
- What would make Plainfield better is things like community events and stuff. I wish it could be more people to hang out.
- More things to do and making it less hippy.
- Add activities, variety of jobs.
- Expanding the town. Having more to do around town.
- More stuff to do.
- A diner in Marshfield would be good. Add a diner to Marshfield, oh yeah.

Do you want to live in Plainfield when you grow up? Why or why not?

- IDK where I want to live when I grow up bc I kinda want to travel around the world. Or maybe I might move back to GA.
- NO.
- Absolutely not.
- Hell nah no Walmart.
- I would not like to.
- No, because of bad memories.
- Yes because part of growing up is learning how to drive and drivers in Plainfield VT are nice drivers I feel like and aren't that selfish.
- No, I don't like VT.
- No definitely not it's way too small and has nothing I like. I don't even want to live in VT.
- Yes, I am a fan of the woods in the area and I admire the homesteading, "make do" style and kind people.
- No it's too small and boring.
- NO.
- Yes family is here.
- No. IDK.
- I don't want to live in Plainfield when I grow up because my career will require me to live near an airport.
- No because I would probably move to find better opportunities.
- No. Because it is boring.
- Definitely not.
- No, there's nothing to do.
- No, it doesn't really feel like home to me. More like a temporary place to stay.
- No, but I don't want to live in a city. I want to live in a different town.
- NO!
- I don't know. Probably not but we'll see what happens.
- Yup. Because I've lived in both towns. I grew up here.
- No because I'll be in New York where there are more shopping places.
- Nope, I'm leaving as soon as possible.
- Hell no Vermont/Plainfield have nothing to do also very expensive.
- Absolutely not.
- NO. I want to expand my horizons.
- No just because I want to travel.
- I'll honestly probably move before I'm done with high school.
- NO.
- No, it's too small.
- Nah.
- (Want to live in) Tennessee .
- No I won't live in Plainfield because I have always lived in Vt and I want to live somewhere warm all year round.
- Not really because it's not well known.
- I grow up in Plainfield so I do not care.

What do you like to do outside of school?

- I like hanging with friends outside of school. I read.
- Not leave the house.
- Play sports.
- Basketball.
- I like to play sports.
- I race outside of school (Barre/NH) and get far away from Plainfield as possible.
- I like to snowmobile.
- I do lots of sports in the Plainfield area.
- I like to write and draw.
- Hanging out with my cousins.
- Snowboard at Burke.
- Walking.
- I like to snowboard and talking with my friends.
- I like to video game.
- I like skiing and snowboarding at Bolton.
- Ski at Burke, running, hanging out with friends, driving, soccer.
- Sitting in my backyard, reading.
- Sleep (multiple answers).
- I like to hang out with friends.
- I like to golf or play basketball.
- The basketball court at the Jaquith library is nice and I like to play there sometimes. In the winter I enjoy snowboarding.
- I play the piano as well as sing and play guitar.
- I like to play video games, ski and hang out with friends.
- I dance outside of school (I live in Marshfield).
- I like to hang out with friends.
- I like to hang out with my friends.
- Go to the store.
- Go shopping and hang out.

Additional Action Ideas

Here are the action ideas community members contributed through a paper and online form.

- All structures should at a minimum, meet the 2023 RBES Energy code and in my opinion should go deeper to meet passive house performance based energy code, ie the passive house standard for our climate zone 6a . In small home there is little to none added cost for this energy upgrade.
- We must ban ICE from our community. We officially recognize them as a terrorist organization. We must come up with an action plan to protect community members and refugees.
- We must start a Reparations project to address past hate crimes and to invite open, free discussion about how to make reparations with the specific victims/witnesses of hate crimes and to foster a safe, peaceful community for newcomers and current residents alike. We should openly welcome discussions about racism in Vermont, and how to counter it and protect targeted demographics from hate crimes. It's in the towns best interest to attract people of diverse backgrounds, cultures, and skin tones. Diversity is key to the innovation required to grow a resilient community. We must welcome any and all victims of hate crimes to come forward in order to make the reparations necessary for them to feel safe in this town again.
- We need speed bumps on main street, people like to speed down into town. It automatically makes the town less safe, accessible, walkable, family and pet friendly, and pleasant. We need to take action and install speed bumps after the steep downslopes into town.
- We absolutely, positively need a laundromat. Maybe it could be a coop sort of deal.
- A little art gallery for the village's many artists to display their artwork.
- A tool share network and makers space, preferably free for anyone to use to repair or build things. There can be rules put into place in order to ensure that everyone gets to use the space fairly and safely.
- More 18+ events. Plainfield has a wonderful variety of family/kid friendly programming which is an incredible asset for a thriving community. However, not all of us have kids, or are interested in children, and don't want to have to mind them when going out for a fun activity. There are also plenty of wonderful programs at the senior center. But the village is incredibly boring for child-free millennials/gen z. This demographic can be just as wonderful an asset as children, parents, and elders. I would love to see things like child-free dance socials, ttrpg groups, fitness groups, adventure groups, educational programs, skill share, secret societies, darts, etc.
- Let Plainfield change gradually and naturally. No big plans.
- Demo the flooded houses and create green space. Create the development upslope so that Millie's can move into town. Revitalize Goddard.....
- My 9yo son suggested that we have regular community clean up days where community members help out people that need assistance cleaning up their yards and homes. This would help beautify our town and create community.
- The town supports a travelling community nurse to support residents and aging in place. Concern about the erosion off Rt2 2 and the cutting off of the town of an easy route to the co-op and Montpelier and I-89.
- (1) Establish a free shuttle service and/or delivery service from the lower village and/or the village expansion to the Plainfield Co-op or other groceries. (2) Provide opportunities for friendly inter-racial social connections. (3) Subsidize the creation of additional affordable housing, e.g., rehabilitation of vacant housing and/or construction of new, eco-friendly houses & apartments for rent and for sale.
- Sidewalks, sidewalks, sidewalks. Connect upper/lower villages with safe walkway. Most people live outside of the village and have access to outdoor recreation space and garden space. The village needs more affordable apartments and more accessible features for all ages.
- Create a Plainfield ride share system that can connect a driver to a passenger going to the same general location. I see so many single occupancy cars around the area (mine included). I often wonder if we are going to the same places - library, grocery store, bank - and all we lack is a tool to make a quick connection. Hitch a ride, meet a neighbor, kick up a little less dust on the roads.
- Establish a tool library for DIYers. There are hundreds of tools, from post-hole diggers to extension ladders, that people need for small projects or short periods of time but can't afford to buy - or maybe they just don't want to own/store for the long term. There are lots of functioning examples of tool libraries in more urban parts of the country, but Plainfield has a lot of handy people with a lot of under-utilized tools, and it might work for us.
- Change the law so that landlords cannot leave structures derelict and uninhabited!
- Create economic and community initiatives to help people restore and repair their homes (this could be tax incentives and/or community mutual aid). People who can't afford to renovate their houses could apply and neighbors could work together to repair homes and make the neighborhood look better while also helping people make their homes safer and more sustainable.
- Do NOT loosen protections for the preservation of natural areas or the ability for neighbors to have input about planned developments! Creating housing is vitally important, but it must not be done at the expense of natural preservation and quality of life! It CAN be done, with creativity and sensitivity and without eroding the protections that have been put in place for good reasons.
- Avoid light pollution.
- Provide incentives for car-pooling.
- Increase public transportation options (continue to support bus service).
- Fine, tax, punish landlords who do not restore and use their properties. Provide incentives for offering rental housing in these structures and in people's private homes (there must be

- a hundred large homes with plentiful acreage that could easily house people, either in the already-built structures or on the surrounding lands).
- Instead of rebuilding Brook Road where it is, consider alternate roads away from the brook that still provide connections and transport into town.
 - Encourage development on the Goddard land (perhaps Mike Davidson would be willing to sell some of his 130 acres) for affordable housing, say to Downstreet or some other non-profit housing organization, or even a private developer.
 - The East Village Expansion project as it stands requires far too many people, cars, structures to pay for it, in a very small area, surrounded by wetlands! The danger of erosion, run-off, flooding of the lower village is too great. The cost is prohibitive for truly affordable housing. The years of construction noise and mess would be extremely disruptive without a return on the investment either economically or in terms of providing the affordable housing needed—as plots would be far too expensive, and building houses far too expensive, to help most people affected by the flood. Even if the town does not have to pay for it, this is not an economically viable area for the project, considering costs of road, electricity, and water infrastructure in return for such a small area (6 acres!) or buildable land. Building on the wetlands to expand area is reckless and unconscionable!
 - Consider instead a smaller development on the Main Street piece of the property across from the Park and Ride. Two small apartment buildings (at least) could be built there, where there is already access to road, electricity, sewer, etc., walking distance to park and ride and lower village, without great expense or disruption. Could be done by Downstreet or other non-profit, or by private developer.
 - For Plainfield to abandon the East Hill housing project which is flawed, expensive, too complicated, environmentally unsound and the result of a deeply flawed process and start from scratch to find reasonable, affordable solutions for replacing the housing lost in the flood.
 - For Plainfield to focus on finding a way to clean up the flood damage, sediment and dangerous, unsafe open buildings rather than focusing on new construction. Creating an action plan that makes the village safe and appealing.
 - For town officials to find a way to work with State and Federal officials to fix the dangerous route 2 intersection in a satisfactory way rather than putting energy into berating those officials.
 - Request that VTRANS and CVRPC do a scoping study to create a sidewalk along the south side of Rt 2 so that people can walk to the library, Post Office and Health Center without having to cross Rt 2, and to extend the sidewalk along the north side of Rt 2 all the way to Goddard campus. Provide traffic slowing features at the blinking light, or wherever there are crossing points on Rt. 2. Request that VTRANS stick to its original plan for improving the Main St/Rt 2 intersection.
 - Hold public information sessions to share results of the Great Brook scoping study now underway before making decisions about Brook Road and search for a solution that allows the brook the room it needs.
 - The Conservation Commission and the Recreation Committee work together to envision, fund and create a Great Brook Park with public input.
 - The Cross Vermont Trail Association and the CVRPC are asked to do a scoping study for an alignment of the CVT from the village to Country Club Road.
 - A new town committee is formed that models after the East Montpelier and Calais trails groups to consider where neighborhood trail loops could be created with private landowner permission.
 - A housing committee is tasked with working with the new Goddard owners to create single family residential housing on the campus.
 - The East Village development committee tailors the number of proposed lots to the available public funding and works within the constraints of the onsite wetlands, resulting in a modest grouping of houses that does not impact the wetlands.
 - Plainfield Area Community Trust (PACT) applies for assistance for our historic village to help it regain vitality.
 - Ask the Family Forest Carbon project to make a presentation in town to help landowners consider whether to enroll their woodlands in the program, sponsored by the Conservation Commission.
 - Work with the Friends of Winooski River and the VT Rivers Conservancy to remove the old mill dam in the village.
 - We follow a public process to carefully consider what to do about Great Brook and Brook Road. The solution needs to promote the long-term stability of the brook. Moving a significant portion of the road away from the brook seems like a good start. Any remaining bridges need to be enlarged to pass water, sediment, and wood during floods. The planned buyouts of homes are a critical step in reducing the risks from flooding.
 - The Recreation and Conservation Commissions can work together on a linear park along Great Brook. We follow the example of East Montpelier and build a trail network on public and private land that attracts people to come visit our town.
 - We convince VTrans to completely renovate the Rt. 2 intersection in the village. We make Rt. 2 from the village to Goddard pedestrian-friendly and look into a trail that goes out to Goddard, crosses the Winooski, and provides a safe route to Country Club Road.
 - The Goddard campus could provide both rentals and some sort of permanent ownership such as condos or single-family homes, thus easing the housing crunch.
 - The East Village project should be done in such a way that a modest, uncrowded cluster of houses is built in a way to absolutely minimize wetland loss and ensure no added stormwater impacts to the village. The only wetland impacts should be for the road itself (these appear unavoidable).
 - For goodness sakes, let's have a traffic light on Route 2. That intersection is so dangerous. I actually bought a different car, with higher ground clearance, so that I can see over the barrier at the junction! I don't really care if people on Route 2 have to stop now and then; our lives are more important than 3-minute traffic delays.
 - We do need more young people, with children, if the school is to remain viable. Housing and employment are continual

- concerns. Again, I am glad Mike is turning the hotel into rental units. I think the plantings folks have done along Route 2 in the village look great (between the library and the intersection). There is a lot more beautification that could be undertaken. Pride in our village!
- Fix clutch hill intersection (with stick shift, and low cars in mind - cannot see through fence, brush, parked cars, etc).
 - Make sure dilapidated houses are fixed and occupied.
 - Fix public right of way across from the health center field that leads to former Goddard property or extend sidewalk to Goddard corner.
 - Focus housing support options on current structures (existing houses, Goddard property, etc.)
 - Instead of developing the land on East Hill, the plan for which has become way too costly and has way too many plots, look at other alternatives which enhance rather than damage our town. If the East Village is being built watch: Ethics of sale by town official and spouse, Wetlands, Drainage (especially on slope above Heidi's house), Outrageous price per acre if many tiny lots are sold for \$30K each, which comes out to \$300,000/acre for 8 acres or 2 and a half million - a lot of profit for someone! Make it attractive to people of all incomes, - not sure wealthier people will want to live in a tiny house on a tiny lot, nor whether low income people can afford building materials with current price of building materials with tariffs etc., Avoid debt and responsibilities of town being a developer/realtor/manager.
 - There are a lot of empty houses that could be renovated. There is land at Goddard College which could be built upon. We definitely need affordable housing, but the East Hill development is not going to provide that. I am concerned that the East Hill lot does not have enough buildable land, and I certainly don't want to see corners cut, wetlands disturbed, or environmental concerns ignored.
 - For Plainfield Town to be a vibrant, resilient, sustainable community, we need a climate action plan, an Energy resilience action plan, an economic action plan for the Town center and a Community support action plan for starters.
 - Work to bring more housing back to the village to rehouse flood victims and invite young people and families to our town.
 - More housing at many price points for owners and renters: both the village expansion project and Goddard campus
 - Protect wildlife habitat and corridors; reduce and repair fragmentation of the forest.
 - Expand activities and programs at our public spaces: Town Hall Opera House, Goddard Haybarn, Cutler library, community center. These spaces are well-loved and fairly well-used, but could be used even more.
 - Try to get more up to date info about FEMA buyouts and make a plan with other local growers & gardeners to bring this community garden space to life!
 - I like the way Plainfield is now. I am not looking to change it.
 - Keep public transport going for when it's more in demand. Add car share. Add an egress to route 2 from railroad bed that has a high and wide span and a fishing park underneath. This is because we may lose the Main Street bridge. One more flood and it's going to be very compromised. Small store at general store location - maybe in the unused room, open when PPIe is open. A couple of laundry machines shared and carefully maintained.
 - Develop more spaces for people to gather like coffee shops, co-work spaces and studio spaces for artists that can be rented/reserved, local businesses, etc.
 - Livable, accessible for all elderly and handicapped folks. Stop Light with time to cross with Curb cuts/ramps. Elevators. Housing, apartments for Seniors, etc to participate & contribute to what's going on around town.
 - Several years ago (15-20 yrs ago?) Dustin Byerly and Clo Pitkin were involved with a Goddard College committee that was exploring converting Kilpatrick Dorm into 'Housing for Elderly'. Residents could take classes, eat at the cafeteria (walkable), located near the Plainfield Health Center, near the village for shopping. I would have moved there then; I would move there NOW.
 - Now would need a van that travels around campus , around Plainfield, to Plainfield Coop/Hardware, down town, with access to bus to Barre, Montpelier, Berlin. Make community travel able/accessible. Or possibly community housing for elderly/handicapped centrally located and easy to participate (without car) in community meetings/events.
 - Safe sidewalks everywhere in the village est. Rt 2. Ways to slow traffic. Small store fronts with unique businesses, a childcare facility near the church green or Rec field, walking/biking trails out of the village to the hills, trails in town highlighted with directions for folks to find them- form a trails committee.
 - Plainfield needs to focus on the everyday needs of the community. The flood recovery.
 - Plainfield should try to figure out a better path for the rec field Road as it is in the flood plain and is only now fixed sufficient for emergency vehicles.
 - Fix the blinking light intersection to make downtown more accessible. Create a town government and regulatory structure that is welcoming to growth while respecting the concerns of longtime residents. Figure out a way to force the sale of abandoned and severely neglected properties. Support Goddard redevelopment. Improve the trail between the park and ride and Twinfield.
 - Honor the wild plants and animals that live here.
 - There should be regulations for the upkeep of buildings in the town center and immediate surrounding area on Rt. 2. A schedule of fines should be instituted for landowners who allow their buildings to fall into a derelict state, defined by damage beyond use. I am thinking of the yellow house on Rt 2, for example. My understanding is that there is no such incentive in place, and, therefore, perversely, a landowner can claim a tax loss for allowing their buildings to fall into disrepair and so are only encouraged to let their building(s) rot. This drags down the aesthetic quality of the town and depresses home values for other, more responsible tenants. Unpaid fines could accrue as liens leading to eventual forfeiture and seizure by the town.
 - I also have serious concerns about the East Village Expansion Project— the financial risks the project poses to the town, the potential for increasing flood risks to tenants at lower

elevation by building hardscapes on wetlands, and the vision for an unusually dense grouping of buildings (45-75?), squeezed onto tiny lots, out of character and incoherent with the natural look of the rest of the town and community. There also seems to me a real risk of long-term, perhaps even perpetual unfinished construction around the project, if and when tenants go over budget, fail to secure financing, or experience other inevitable building and life challenges, which would further erode the character and appeal of Plainfield. The costs already being assumed without consideration for the financial risks of the project greatly concern me as a taxpayer who has had no chance to express my voice on the project or participate in any vote (I had a scheduling conflict for the single in person vote that did happen). Meanwhile, the purchase price of the land under consideration and projected infrastructure costs seem beyond unreasonable. The Goddard Campus could have been purchased by the town several times over at the dollar figures under discussion for the land and infrastructure costs— and those figures wouldn't even bring the property to a point where there is a single built structure on the site.

- I believe priority should be given to the demolition and cleanup of homes that were lost to the flood, and a vision articulated for how to reimagine these spaces as public parks and common use areas.
- I think it would be interesting to explore the opportunity for salvage of useful materials and architectural features of these buildings, and to make those materials available to the community, before demolition.
- I also would like to see the beautiful stone wall by the church no longer used as a public “free store.” While I love the idea of neighbors offering and receiving items in this kind of free exchange, it unfortunately leaves our town looking junky, more often than not, in my view. I have seen cardboard boxes of clothing sit there for weeks, as their contents were rained on and became unappealing to most potential takers. Can we enjoy the beauty of our quaint downtown — and show it off to its best for visitors passing through, without it being a perpetual yard sale? Perhaps a more discreet (indoor?) space could be offered by the church, or the Granary community center, or some other space, for this purpose.
- Complete the street on route 2 with sidewalk on both sides, bike lanes, perhaps bike and ped path through former Goddard property and sidewalk connections to east village expansion and former Goddard.
- More housing, East Village expansion, others.
- More accessory dwelling units.
- PACT or other community group buys church, makes accessibility upgrades.
- Work with the state to make hybrid town meetings possible.
- Install state of the art air filtration in library, opera house, town offices, etc.
- People stop planning and attending public events in spaces inaccessible to people with mobility impairments.
- Get playground equipment that appeals to kids over five.
- Form more community meetups and clubs, more ways for people to plug in and show up when they can: book clubs, chess and/or go clubs, crafting clubs, guided nature walks, etc

- Paths and parking and information about the town forest.
- Require that all projects and repair prioritize safety and (disability) accessibility. Let's walk our talk and be truly inclusive and caring.
- “Realistically most remedial action would depend on the availability of funding. Other than active pursuit of funding via state and private grants (undoubtedly already happening), and prioritizing affordable housing -- without which quality of life is unattainable -- I have no local suggestions for that. (unless higher taxes on second homes could be affected via local government).
- Compile a descriptive directory of town volunteer positions and committees and post it on the town website.
- Sidewalks and crosswalks should be designed for accessibility and safety. Address visibility issues at the blinking light intersection. Consult with Vermont Center for Independent Living for recommendations on disability accessibility. Maintain virtual access to meetings and discussion/decision making forums. Create buyers' clubs for bulk purchase and distribution of food and other essentials. Supplement fixed route public transit with shared on-demand public transportation service that has flexible user-selected origins and destinations.
- Encouraging the shared habitation of older homes and properties, so that older people who live alone may share their homes with younger people who need housing and who can provide help around the houses and grounds and farms.
- More public art and community art events!
- Enlivening the downtown, which I consider the whole area from the Park and Ride to Goddard College, with more shops, art studios, cafes, restaurants.
- A public garden (perhaps where the houses have to be taken down), for people who don't have their own land to farm on, with sculptures and places for sitting and gathering. “
- For Plainfield to acknowledge what we have that many towns do not have, a food and hardware COOP, no less than four community gathering places, and currently the potential for the Goddard campus to make major contributions to town life as it once did.
- Plainfield is a pedestrian friendly village and town. We have arrived at a solution for the Brook Road that allows the town to stop fighting the road to hem it in. The Rt 2 intersection with Main Street is improved with good site distances. We have a lovely, linear park along Great Brook where houses have been bought out. Plainfield is connected to other towns by the Cross Vermont Trail following roughly the alignment of the old railbed. There are neighborhood trail loops on private land that provide recreation opportunities and the town forest has well marked and maintained trails. Plainfield has affordable housing opportunities that were created with respect for the town's natural resources. The Goddard campus offers rental apartments and privately owned single family homes. Plainfield has a vibrant village with a mix of businesses and residences. Large areas of privately owned forest remain intact, providing good habitat for a variety of wildlife. The Winooski River runs free through the village and fish can move freely up and down stream and up the Great Brook to seek cool waters and feeding and spawning areas as needed.

- We've removed the Batchelder dam so that the Winooski can flow free. Fish can move between the Winooski and Great Brook as needed to find cool water and the spawning and feeding habitat. We've found a way to pull Brook Road back from the brook and undertaken stream restoration work to promote long-term stability of the brook. A linear park with wide wooded buffers runs along the course of Great Brook through the village. We've made our community more walkable with sidewalks linking all parts of the village to Goddard. The Cross Vermont Trail brings people from east and west to visit our revitalized downtown. Our village is still small and intimate, but we've added some housing in a very deliberate and thoughtful way. As part of that, the Goddard campus is providing a variety of housing options. Outside of the village we have large blocks of intact forest for wildlife habitat and new trail networks are springing up on the mostly private land.
- I'm most interested in retaining the rural feeling of the dirt roads and fields, farms and forest, in the areas outside the village center. I moved here for peace and quiet not shopping opportunities, though a GOOD cafe and bakery in town would be lovely. The farmer's market is awesome. Love the electric charger for cars. The flood has given us a lot to contemplate. I would far rather see existing homes renovated and restored (not the buyout homes, obviously) than squish 47 duplexes, tiny homes, trailers, and manufactured homes into an 8-acre area. Very glad that Mike is renovating Goddard and also has purchased the hotel! People on Creamery are building and renovating, too. All good! The empty pink house on Main Street should be renovated and lived in.
- Events in Plainfield connect us hosted at places like the opera house, Goddard, community center, churches, library, and may include entertainment events, book clubs, senior center, town meeting, local (i.e. Twinfield) schools continuing, etc.
- To keep the rural nature of our town by not building too many houses too close together.
- Plainfield has a community food garden, medicine garden, orchard & apothecary that is tended by the community and can help feed and heal our neighbors. That Plainfield has more parks and sitting areas downtown in the areas where the flood wrecked houses are that invite the folks up on the hill to come mingle in the village. That Plainfield has a coffee shop in the village !!
- Livable, walkable lower village with enough commerce to give people something to walk to. Strong emphasis on development near town center with more farm and less suburb up in the hills. Maintain wildlife corridors. VILLAGE BUYOUT PROPERTY BECOMES A WATER RECREATION AREA - small pools, benches, etc where people can gather on hot days in groups and in privacy. Respect for those who still live there is essential.
- To evolve back to what it used to be. The 2019 Plainfield Town Report cover says most of it: "Nothing Plain About Plainfield"; "Plainfield Pride"; "All are Welcome"; "Where Creativity & Nature Flourish"; "We Care"; "Best Garden town Ever"; "Peace"; "Small Town, Big Ideas"; "A Community that Cares"; "Respecting Nature"; "Happy Healthy Hippies"; "Wonderfully Wild"; "Keep it Plain"; "All you need"; "Live and Let Live"; "Plainfield is Magical"; "We Like it Here"; Welcoming" "Happyville", etc.
- I thought about writing a book, I would title "Plainfield-My Pride and Joy!"
- I would like to see Plainfield be able to continue with the basic necessities. To have the sidewalks cleared from snow in the winter so we can safely walk. To have the town clerk's office open and welcoming 5 days a week like it used to be. To not push out people that have been here a long time because they are called naysayers when they are just trying to keep costs down so as they get older they can afford to live in a house that they have worked for 30 years to pay off. Plainfield needs to focus on recovery until we are stable, without it costing us more money, before they focus on discovery.
- I think it's really important to also make sure to highlight (in some sort of inclusive way) that thousand of hours of work that has gone on by the expansion committee to build 40 (or so) units in the village-zoned field above the flood plain. This is something that touches much of the desire of the community (density, village life, housing for elders and families, affordability, etc) and so if we don't highlight the work that has happened since July 10 2024 to now we possibly risk duplicating some stuff or essentially setting the clock back (in a public way) to a "let's sit and talk" phase of our climate response when it's related to that specific project.
- Hybrid Town Meeting so people are not disenfranchised.
- Walkable village that once again has a grocery store in the village.
- All ventures and community spaces accessible including mobility accessibility, air conditioning, and air filtration.
- Route 2 safe to bike and walk from Marshfield to the Hardware store, including crosswalk near the Opera house.
- Safe intersection at the blinking light.
- Restored stream flow for the Winooski and the Great Brook.
- Buyout properties turned into a nature park with accessible walking paths.
- Frequent community events welcoming to all.
- Mutual aid networks that don't forget people or leave them out like they do now and that have ways to plug into if you aren't already included.
- The church as a thriving and vibrant community center.
- More housing, especially affordable housing.
- More frequent buses to Montpelier and Barre, including buses that return later in the evening.
- People mask at community events.
- The Health Center always having the ability to accept new patients.
- A vibrant Plainfield with growth that is gradual, rather than hugely increased and with additional housing broadly distributed, to include areas outside the village.. The East Village Expansion Project as currently conceived, while good in intentions, treats "density" as an unconditional good. Too much too fast. I fear it may have many unintentional consequences that will irrevocably change Plainfield in ways we may regret for generations. Let's build in stages, observe the effects, and be good stewards of this wonderful town we inherited.

- Plainfield has a spectrum of affordable housing -- including housing affordable for people with low incomes, minimalist housing, housing for single individuals. There are affordable minimalist lodgings for visitors. Plainfield is accessible to people with disabilities. Rte 2 and 214 are safer places to walk or bicycle. There is adequate public transit for non drivers, including on weekends. There is a community garden and there are public green spaces within the village. Affordable healthy food can be purchased in the village or within walking distance of the village, and there is a Plainfield food shelf. There is at least one accessible public bathroom and at least one accessible source of public drinking water. There are ongoing community events such as the community suppers. There is local mutual aid and response to individuals in distress, and networks fostering mutual aid. Vacant houses are rehabilitated and become affordable rental housing. Local arts are encouraged, there is space and support for public performance and display, community radio (WGDR) is used for live broadcasts and the town website is also used for online exhibits and announcements of local events.
- More activities and multi-use development tied into the community, especially something on School street. Keep Plainfield Weird!
- Any new construction or significant renovation is made using beautiful cozy materials that fit in well with what is already here.
- Plainfield is a pedestrian friendly, accessible town with transportation to shopping areas.
- Strive to create a sustainable, healthy, zero carbon, climate action built environment.
- Plainfield is a non-racist, friendly community, with transportation, internet, and in-person connections throughout our town and affordable housing for all as well as access to groceries, laundromat, and social activities.
- Has all services in one place- a store, laundromat, and gas station.
- That has an edible medicinal garden and riverwalk along the brook that provides recreation, accessible paths, places for youth, wildflower meadows, native shrubs and trees, pollinators, and can flood.

Points of Vision for the Future: *What are your hopes for the future for Plainfield? What is your vision for this?*

What does Plainfield look and feel like in the future?

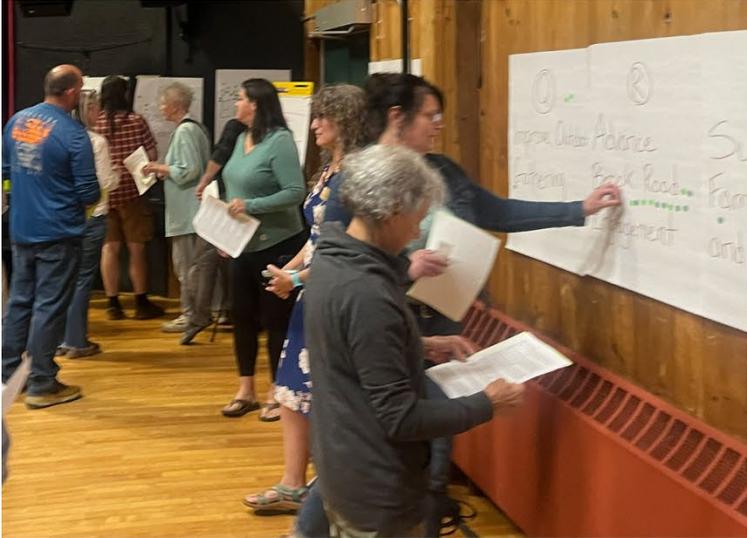
- My vision for Plainfield is the same for our State, Our Country and our world. Strive to create a sustainable, healthy, zero carbon, climate action built environment. Everyone needs a safe and comfortable home that uses the smallest amount of energy and produces to smallest amount of Carbon. Energy and Climate action should come first over all other design approaches at this time. Other considerations can certainly be factored in. Passive House is Climate action!! VTPH.org
- Plainfield is a welcoming, safe, inclusive community that has the courage to take a stand against fascist violence.
- I would like Plainfield to become an example of how to resist the capitalist pressure to grow. Small is beautiful. I see a town of mixed-income inhabitants, non-gentrified, non-suburban, with current rural features preserved. We honor our past history.
- I agree and enjoy driving slowly through town to get to my house up the hill on Upper rd.
- Bread for all! and Roses too!!!
- Plainfield is a non-racist, friendly community, with transportation, internet, and in-person connections throughout our town and affordable housing for all as well as access to groceries, laundromat, and social activities.
- Plainfield is a pedestrian friendly, accessible town with transportation to shopping areas.
- Keeping our rural character by preserving wild spaces and natural areas. Restoring and reviving older buildings that have fallen into disrepair, providing affordable housing and enlivening small businesses in these structures.
- Encouraging the shared habitation of older homes and properties, so that older people who live alone may share their homes with younger people who need housing and who can provide help around the houses and grounds and farms.
- More public art and community art events!
- Enlivening the downtown, which I consider the whole area from the Park and Ride to Goddard College, with more shops, art studios, cafes, restaurants.
- A public garden (perhaps where the houses have to be taken down), for people who don't have their own land to farm on, with sculptures and places for sitting and gathering. “
- For Plainfield to be a town that acknowledges and values the past, particularly residents of families that have been in Plainfield for many generations, some of whom are struggling and feel fully left out and discounted.
- For Plainfield to include and respect the town road crew, water and sewer operators, and fire department in all infrastructure and housing planning.
- For Plainfield to be a town that tackles planning carefully and thoroughly based on reality rather than wishful thinking, by looking at the whole picture and admitting failure when necessary.
- For Plainfield to value being the small community that it is, for it to operate within the resources it actually has and to recognize growth may not be something there is a consensus on or that Plainfield has the resources to accomplish.
- For Plainfield to acknowledge what we have that many towns do not have, a food and hardware COOP, no less than four community gathering places, and currently the potential for the Goddard campus to make major contributions to town life as it once did.
- For Plainfield to acknowledge that there are many residents who, aside from flood damage remediation and replacement are perfectly satisfied with our town.
- Events in Plainfield connect us hosted at places like the opera house, Goddard, community center, churches, library, and may include entertainment events, book clubs, senior center, town meeting, local (i.e. Twinfield) schools continuing, etc.

- To have a friendly, inclusive town that welcomes people of all backgrounds, ethnicities, socio economic statuses, genders and sexual orientations.
- To have a vibrant downtown area with places where people can meet or just hang out.
- To keep the rural nature of our town by not building too many houses too close together.
- For Plainfield Town to be a vibrant, resilient, sustainable community.
- Plainfield is a vibrant community with a lively village.
- Plainfield is a more prosperous community that avoids gentrification and is welcoming, accessible, and affordable for a wide range of people -- especially young people.
- Plainfield is a quiet town, respectful of people's privacy and interests.
- Plainfield is a vibrant community that welcomes new people, ideas, and opportunities.
- Plainfield would be pedestrian friendly, artistic, crafty, sometimes funky place with some good food, some cheap food, some places for music, some trails for bikes and walking, interesting small businesses, some gardens and small farms, some interesting outsiders and insiders here. A Provincetown sort of.
- A small quiet town. NO east hill village expansion project.
- Plainfield has a vibrant town center, aesthetically beautiful, supporting several public facing businesses (more than just one restaurant, plus a cafe, maybe a bar or low-key music venue, a shop or few). There are public green spaces and access to the river and views of the dam. It is a place where people want to live, work, and support others in their community.



VII. Plainfield Forward Community Participants

Georgette Almeida	Paula Emery	Kim Madalinski	Andy Robinson
Matthew Arancio	Elsa Engstrom	Jim Malloy	Cynthia Ross
Becky Atchinson	Dawn Fancher	Mark Marsh	Nicko Rubin
Bob Atchinson	Kristie Farnham	Bradley Materick	Tammy Russell
Sydonia Axis	Steven Farnham	Elizabeth Mathai	David Scheckman
Jessica Bailey	Tammy Farnham	Jeremy Matt	Karen Scott
Maggie Baird	Dan Fingas	John Matthew	Ellen Selkowitz
Eli Barlow	Alex Forbes	Jean Jacques Maury	Cecile Sherbern
Celina Barton	Dennis Fowler	Jake McBride	Chris Siegriest
TS Beale	Joseph Gainza	Michelle McCormick	Carol Smith
John Bees	Lauren Geiger	Vicki McDonald	Rue Spates
Hannah Billian	Genese Grill	Karin McNeill	Jamie Spector
Michael Billingsly	Susan Grimaldi	Raymond B Medina	George Springston
Michael Birnbaum	Kris Gruen	Alice Merrill	Debra Stoleroff
Karl Bissex	Julie Hackbarth	Chris Miksic	Frances Rose Subbiondo
Walter Blackwell	David Hale	John Monahan	Sasha Thayer
Jane Bradley	Marcy Hale	Mark Mooney	Arion Thiboumery
Laura Brill	Carla Hancock	Celina Moore	Nancy Thomas
Jude Brister	Henry Harris	Tessa Morelli	Bram Towbin
John Broderick	Karen Hatcher	Seth Mullendore	Mary Trerice
Loona Brogan	Tasa Howe	Mary Niebling	Olivia Turner
Joanne Brooking	Edward Hutchinson	Alanna Norway	Heather Valachovic
Jessica Brown	Tom Kelly	Ethan O	Anne Van Couvering
Renee Carpenter	Joey Klein	Angela Ogle	Malcolm Van Couvering
Nick Carter	Ben Koenig	Donny Osman	Laurie Veatch
Rae Carter	Tammy Kolbe	Janna Osman	Melinda Vieux
Silke Caskin	Ember Lamberto	Kendra Padilla Totman	Jay Voorhees
Lewis Christie	Mary Lane	Dr. Philip J Parisi	Darcy Warner
Marge Christie	Wren Lansky	Rose Paul	Jan Waterman
Eliza Cleary	Marie Leahy	Mitch Pauley	Alicia Weiss
John Cleary	Amy Lester	Andrew Perchlik	Liz Westwood
Rachel Cogbill	Steve Libby	Liz Perreault	Monica White
Will Colgan	Greg Light	Donna Petterssen	Melissa Whittaker
Elizabeth "Ross" Colgate	Helen Linda	Nathan Phillips	Wanda Winters
Kristin Cushing	Brenda Lindemann	Tim Phillips	Peter Youngbaer
Judy Cyprian	Ana Lindert-Boyes	Josh Pitts	Betsy Ziegler
Mike Davidson	Jerome Lipani	Gayle Poinsette	Laura Ziegler
Erica De Costa	Mac Lore	Rick Pope	and many more...
Natascha Deininger	Catherine Lowther	Katie Proietti	
Chris Ditmeyer	Lyndal Lumbra	Michael Raker	
Judith C Dix	Mo Lynch	Jaquelyn Rieke	



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Plainfield aerial, Green Mountain Drone



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