

**TOWN OF PLAINFIELD
DEVELOPMENT REVIEW BOARD
Findings of Fact and Conclusions of Law**

Decision on the application of: Jahala Dudley for Cottage Industry

Hearing: Jahala Dudley ZPA 2022-03 CU for Cottage Industry

And Change of Use to outfit the pre-existing 6-bay garage/warehouse with six small rooms for an indoor cannabis grow facility at property located at 3173 Brook Road Plainfield

FINDINGS AND DECISION

1. Walrafen opened the 2022-03 CU public hearing at 8:00 pm and administered an evidence affirmation oath, to which public hearing participants affirmed. See above present list for participants. Present at the hearing were: Jahala Dudley (2022-03 Applicant), Eli Harrington (Dudley hearing), Theresa Murray-Clasen (Dudley hearing) Jesse Harper (Dudley hearing). The following findings are supported by the sworn testimony at the hearing.
2. Jahala Dudley presented the Development Review Board members with a PowerPoint presentation that was entered into evidence.
3. Vermont State Law 7 V.S.A. 863 and Guidance for Municipalities from the Cannabis Control Board (“CCB”)governs this application.
4. The property is located at 3173 Brook Road in a Forest and Agricultural Land District.
5. There is a pre-existing 6 bay garage to be refitted for the Cottage Industry. The operational Space of the garage is 2400 square feet.
6. There will be 5 employees.
7. The effects of the sales with be incidental and non-detrimental to the character of Brook Road and the Forest and Agricultural Land District.
8. There will be no display of products.
9. The garage can easily be converted back to a barn or removed.
10. The hours of operation will be limited.
11. Environmental Considerations: There is a private well and runoff will be recycled in the facility.

12. Power is provided by Washington Electric Cooperative. The garage will be lighted with LED and Solar.
13. Plant waste will be composted on site.
14. Additional Environmental Standard provided by CCB rule 2 will be complied with.
15. Vermont Commercial Building Energy Standards will be complied with. Fans and Water pumps to be used comply with energy efficiency standards by the federal Department of Energy.
16. Lighting will be a minimum of 1.9 photosynthetic photon and a dehumidification system for indoor cultivation will be used.
17. There will be no adverse impacts on traffic in the area as 2 employees live on site and only 3 will be commuting.
18. Security of the site will meet standards set by CCB.
19. Janice Walrafen closed the public hearing portion of the meeting at around 8:45 pm.

Discussion:

There was a discussion of the growing techniques and security, as well as a general discussion of agricultural practices around commercial hemp growing, growing for CBD oil harvesting and Cannabis. No significant concerns were raised during the discussion. At the conclusion of the discussion the following motion was made.

MOTION:

Alice Sky moved to approve the application Seth Mullendore seconded the motion. The motion passed unanimously.

Dated at Plainfield, Vermont, this 11 day of May 2022.



Janice Walrafen, Chair

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. Sec. 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings