

**Town of Plainfield, Vermont  
Development Review Board Meeting and Hearing**

**April 13, 2022  
Minutes**

**PRESENT:** Janice Walrafen (DRB Chair), Seth Mullendore (DRB Member), Mary Niebling (DRB Member), Alice Sky (DRB Member), Karen Storey (Zoning Administrator), Jessica Louisos (SLR Consulting, Health Center presenter), Douglas Osborne (SLR Consulting, Health Center presenter), Charles Cogbill (abutter, Health Center hearing) George Springston (concerned citizen, Health Center hearing), Christian Meyer (Central Vermont Regional Planning Commission, Health Center hearing), Jahala Dudley (2022-03 Applicant), Eli Harrington (Dudley hearing), Theresa Murray-Clasen (Dudley hearing) Jesse Harper (Dudley hearing)

Janice Walrafen called the meeting to order at 7:04 pm.

**AGENDA**

Review Agenda make any adjustments

Public Comments

Review and Adopt 2022-02-09 DRB meeting minutes

Hearing: Northeast Washington County Community Health, Inc

ZPA 2022-02 CU amendment to ZPA 2017-01CU for site grading to reduce erosion by slowing stormwater and stabilizing existing erosion with stone, logs, berms, and dense natural plantings for property located at 157 Towne Avenue Plainfield

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

**MEETING**

No adjustment to Agenda

No public Comments

Draft meeting 2022-02-09 Alice Sky moves, Mary Niebling 2nd (4-0) Minutes adopted

**2022-02 CU Hearing**

Walrafen opened the 2022-02 CU public hearing at 7:10pm and administered an evidence affirmation oath, to which public hearing participants affirmed. See above present list for participants.

Jessica Louisos and Douglas Osborne from SLR Consulting presented the project and answered questions.

Northeast Washington County Community Health, Inc dba Health Center volunteered to have the Central Vermont Regional Planning Commission (CVRPC) do a Stormwater project on their property. A portion of the project is on the abutters property, Johnathon Matthew.

There is deep erosion in the gully. There is runoff from 36 +/- acres and 5 acres of impervious surface. There are two pipes running into the gully from water Rte 2 and the Post Office. This

runoff bypasses the storm water pond for the Health Center property. The project is to stabilize the very steep part of the gully. There will be a berm. The Plainfield Selectboard will need to have a maintenance agreement to inspect and clean out the catch pond. This work to be done by road crew.

The area has natural vegetation growing but the project will add more. Add logs to reduce erosion and catch the sediment. The logs will come from the property. They are the cull logs that are close to the top that will evidently fall in without repair to the gully. There will be an additional 600+ trees planted.

The gully is 5ft to 20 ft wide in the bottom.

George Springston stated that the area has very serious erosion. If not done, the worst case scenario the Health Center retention pond will give out.

The water is mostly coming from past the pond. Implementation of the project will improve water quality, reducing phosphate into the river.

ZA Karen Storey asked about plantings. It will be part of the Construction bid. The landscaper will need to be a specialist for stone work and vegetation. There will be on site inspection to insure planting. #10 and # 11 in plan note 75% survival. Maintenance for 2 years to get it started.

Conversation about reducing runoff in Plainfield. There are many potential projects. CVRPC is working with the high priority stormwater erosion. Friends of Winooski had done some work on locating the erosion gullies.

#### **MOTION:**

Mary Niebling moved to approve the permit application Alice Sky seconded. Motion passes (4-0)

#### **2022-03 CU Hearing**

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.

Jahala Dudley presented the Development Review Board members with a PowerPoint presentation that was entered into evidence.

- Vermont State Law 7 V.S.A. 863 and Guidance Municipalities from the Cannabis Control Board.
- Property located at 3173 Brook Road in Forest and Agricultural Land District
- Pre-existing 6 bay garage to be refitted
- Cottage Industry:
  - Operational Space 2400 square feet
  - 5 employees
  - Effects of sales with be incidental and non-detrimental to character
  - No display of products
  - Garage can easily be converted back to a barn or removed
  - Hours of operation will be limited.
- Environmental Consideration
  - Private well and runoff recycled in facility

- Washington Electric, LED and Solar
  - Plant waste is composted on site
- Additional Environmental Standard by CCB rule 2
  - Vermont Commercial Building Energy Standards, Fans and Water pumps comply with energy efficiency standards by the federal Department of Energy. Lighting a minimum of 1.9 photosynthetic photon and dehumidification system indoor cultivation.
- Traffic Consideration
  - 2 employees live on site
  - 3 will be commuting
- Security
  - Will met standard of CCB

Discussion:

Growing techniques and security.

General discussion of agricultural practices around Commercial Hemp growing, growing for CBD oil harvesting and Cannabis

**MOTION:**

Alice Sky moves to approve the application Seth Mullendore seconds Motion passes (4-0)

**Meeting Adjourned:** 9:00 pm