

**Town of Plainfield Development Review Board (DRB) Meeting
June 14, 2023 via Zoom
Minutes – Approved**

Agenda:

- Call meeting to order
- Review Agenda - make any adjustments
- Review and Approve 2023-03-08 Meeting Minutes
- Discussion Draft Zoning Regulations: Cannabis cultivation, manufacturing, testing and retail sales in the Town of Plainfield
- Other Business
- Adjourn

Present: Development Review Board members Janice Walrafen (Chair), Mary Niebling, and Jim Volz. Seth Mullendore was unable to attend. Zoning Administrator Karen Storey and Town Administrative Assistant Kristin Brosky were also in attendance.

Chairperson Walrafen called the meeting to order at 7:02 pm.

Review Agenda - make any adjustments:

The agenda was reviewed, there were no adjustments.

Review and Approve 2023-03-08 Meeting Minutes:

Volz moved to approve meeting minutes from March 8, 2023 with Niebling's name corrected. Niebling seconded. The motion carried unanimously.

Discussion Draft Zoning Regulations: Cannabis cultivation, manufacturing, testing and retail sales in the Town of Plainfield:

Walrafen asked for clarification from Storey about the intention for the discussion of the draft zoning regulations regarding cannabis, stating her understanding that this would be an informational agenda item rather than an actionable item. Storey stated that Plainfield currently has no zoning language to either allow or disallow cannabis growing. She noted that it's not considered an agricultural product per the State of Vermont. She reviewed language regarding cannabis grow operations from the Central Vermont Regional Planning Commission (CVRPC) which indicated that cannabis can't be prohibited but rather should be regulated like other businesses. She requested the opinion of the DRB regarding the zoning classification for cannabis grow operations. Walrafen pointed out the CVRPC suggestions included possible amendments to light industry and cottage industry zoning regulations and asked for Storey's opinion about these recommendations. There was discussion of the different tiers of cannabis

grow operations and the different classifications in zoning, including home occupation, light industry, and cottage industry. Storey pointed out that there was no language discussing possible nuisance to neighbors which could possibly include fencing, lighting, drones, security, and scent. She pointed out also that Plainfield has not opted in for retail sale of cannabis but may decide to do so in the future. DRB members proposed retail language be included in zoning regulations for the village district only. Storey recommended light industry, cottage industry, and home occupation cannabis language be included in the zoning regulations. DRB members voiced agreement. Walrafen spoke in support of having a permitting process to address potential nuisance to neighbors of growing operations. Storey will ask the Plainfield Select Board to add village cannabis retail to their agenda and share with them what the DRB recommends. Storey will also discuss the DRB recommendations with the Plainfield Planning Commission.

Other Business:

Walrafen announced that Alice Sky has resigned from the DRB. Niebling will advertise the DRB vacancy on Front Porch Forum and the Plainfield People page on Facebook.

Adjourn: Niebling moved to adjourn at 7:39 pm. Volz seconded. The motion carried unanimously.

Minutes respectfully submitted by Kristin Brosky, Town Administrative Assistant.