

Plainfield Planning Commission Minutes

Monday September 16th 2024

Attending were Will Colgan, Jesse Cooper, and Karen Storey. Chris Pratt, Arion Thiboumery and Kayle Hope also attended.

Approval of Minutes: Karen made the motion to approve the minutes of the last meeting and Will seconded the motion. The motion was approved.

Chris Pratt described how the Greatwood project could improve the town with tax revenue, new housing, and businesses. It would include both market and affordable housing. The question is how can the town work to use and develop some of the land.

He envisions cultural events and commercial opportunities using the existing buildings such as the Haybarn Theater and the Pratt Library.

Will said expanding the village and the commercial district would be one way to address the proposed growth. Karen said with all the conserved lands nearby the only other areas impacted by the changes to the district boundaries would be the properties on Greatwood Drive and Sugarwood Drive. Will mentioned the housing project Arion is working on. Arion said all the housing projects under discussion would be useful. Jesse said the increased density would be encouraged since higher density is referenced in the Town Plan.

Another possibility for the Greatwood project would be to designate it as a growth zone. How the designation of a growth zone would impact Act 250 and other aspects of the zoning needs to be researched.

Will said he would contact the Central Vermont Regional Planning Commission and the Vermont Department of Housing and Community Development about that. Chris will provide a summation of their plans to send to the agencies.

Kayle Hope wanted to clarify how the different tiers for cannabis cultivation are impacted by the new zoning draft.

Kayle has a home occupation for a cannabis business. There is a potential conflict between the Cannabis Control Board regulations (CCB) and the town's home occupation section. Under home occupation it should say CCB approved Tier 1 licenses both for indoor and outdoor operations and wholesale and testing. Will said he could add those to the draft.

Karen mentioned the possibility of adopting the draft as interim zoning to address the need for additional housing in town to happen in a timely manner and Will agreed that would be worth looking at. She also said that the historical buildings at Goddard would be exempt from Act 250 review but the rest of the campus currently would not.

Will said he forgot to hit the record button on Zoom so the minutes are the record of the meeting.

Meeting adjourned at 8:15

