

## Plainfield Zoning Board of Appeals

Minutes

October 18, 2018

**Members Present:** Peg Keller, Chair, Ann Irvine and Joan Wattman, permanent ZB members and Bill Latimer, ZB Alternate. Members of the Applicant team included Chris Roos, property owner and developer, Aimee Bell and Kurt Smith, Martin Downey and Steven Laszyk of Fuss and O'Neill and 17 interested Plainfield residents.

Call to Order: Chair Peg Keller called the meeting to order at 7:00 pm, at which time the board opened a public hearing on the application of 27 Broom Street LLC for a Special Permit as required under Section 4.2 of the Plainfield Zoning Bylaws. The applicant proposes to construct a 16,000-square-foot marijuana cultivation facility, which will include a processing area, a greenhouse, on-site parking, pedestrian sidewalks, stormwater drainage, a fenced and secured outdoor grow area, and an on-site septic system.

The Chair opened the floor to the applicant to make a presentation on the proposed project. Chris Roos introduced his site engineers and construction contractor.

Proof of notification of all abutters was presented.

Asked by Chair if the State license had been obtained, Roos answered no. He added that he expects it by Jan. 1, 2019.

Chair remarks that Community Host Agreement is all set, having been negotiated between the Board of Selectmen and the applicant.

Site engineer Aimee Bell then presented the project. She reviewed the site plans and noted the following:

- Not proposing to disturb wetlands or buffer zone.
- Wetland flagging was done by Fuss and O'Neill
- Three-acre outdoor grow area.
- 23 parking spaces.
- Impervious surfaces for ADA areas and sidewalks.
- Existing barn will stay to accomplish screening
- 15 employees will come in each morning, and leave each evening
- There will be some delivery truck activity.
- Site plan is being finalized. Stamped plans will be submitted at a later date.

Chair Keller then opened it up to the audience for questions. Abutter Matthew Shippee enumerated some of his concerns as an abutter with children.

Topping his list was odors from the grow facility. Other concerns included lighting and erosion. He asked the board how it intended to quantify an acceptable level of odor, lighting, erosion, etc. to insure no detrimental impact on abutters.

Site engineer Kurt Smith said that charcoal filters at the greenhouse exhaust fans would provide the necessary level of odor control. Another method call “atomizing” could also be used to keep odors on site. He acknowledged that the outdoor grow area could produce odors at harvest time—“a couple of months out of the year”—but that the smell is typically less offensive than that of a dairy farm.

Shippee responded that his online research showed problems with odors even from indoor marijuana grow facilities. What would the ZBA do to ensure odor control, he asked.

The Chair at this point requested that additional information on the outdoor grow area, on the state license application contents, and a lighting plan be submitted prior to the next meeting.

Roos, in response to a question from Summit Street resident Ed Stockman, said that no harmful chemicals would be used in growing the marijuana. He said he uses a “unique, organic growing method.”

Acknowledging their request to waive a requirement for a traffic study, the applicant stated that there would be a maximum of 15 employees at any one time, that there would be no public accessing the facility, and that it would not be a 24-hour operation.

The Chair stated the board’s intent to investigate what other towns have required for security purposes around marijuana cultivation operations.

Judy Williams of the Plainfield Conservation Commission said that her board would like the applicant to apply for an RDA (Request for Determination of Applicability).

The applicant said there would be no runoff from the grow rooms and that the outdoor area would employ Integrated Pest Management (IPM) methods rather than pesticides for insect control.

Noise from the site would be minimal, according to the site engineers, consisting of fans and not heavy-duty air handlers. State-mandated generators would run only if the power went down, they added. The board asked for decibel-level estimates.

The site’s existing well would be used. The existing structures on the property would not be torn down.

Responding to a question from the board, Roos said that an “extraction room” shown on the plan would be used to extract ingredients from the cultivated marijuana. This would be done using a “CO<sub>2</sub> extraction method,” he said. The strongest smells would likely come from this area, he said, perhaps necessitating the use of “atomization” with water and other substances to control odors.

The Chair said that the board will ensure that the proposal be reviewed by the police department, fire department, EMS, and highway department.

In summary, the applicant was asked to supply additional information relative to the following, for review at the next meeting.

- Lighting plan and impacts on the night sky and abutters
- More detailed description of the nature and frequency of traffic to be generated
- Security Plan/ applicant agreed to meet with Plainfield Police Chief
- Submit an RDA to the Conservation Commission due to concerns about the site topography and the downward slope to the adjacent Meadow Brook
- Final equipment list with specifications related to decibel level emissions
- Aerial map showing the existing conditions related to tree clearance and screening issues
- Alternate fencing materials ( as opposed to chain link and barbed wire tops )

**Adjourn:**

The public hearing was continued to Thursday, Nov. 15, at 7 pm. The board agreed to begin its meeting at 6:30 that evening to review another special permit request.

Respectfully Submitted, William Latimer