

Plainfield Zoning Board of Appeals

Minutes

April 18, 2019

Approved June 20, 2019

Members Present: Peg Keller, Chair and Joan Wattman, ZBA permanent member. Also attending: Peter Lapointe, Planning Board member.

Chair Keller called the meeting to order at 6:05 p.m. Minutes from the February meeting were approved.

Zoning Determination Form/Policy Review

Peter Lapointe presented his draft of the Zoning Determination Form. Because this form is being referenced in the zoning revisions being proposed for adoption at Town Meeting, the Planning Board took the initiative to create the form. Members Wattman and Keller reviewed and approved the form. Mr. Lapointe revised the standard one given to us previously by Larry Smith of the Pioneer Valley Planning Commission when he provided technical assistance to the Zoning Board and Planning Board representatives, the Building Inspector, and the Town Clerk to reflect changes being proposed to the bylaw. Chair Keller gave him a draft of the policy that needs to be adopted by the Selectboard in order to sanction this process. Chair Keller will contact Howard Bronstein about getting it on the Selectboard's next agenda, if possible. Member Wattman made a motion to approve the form and the policy, seconded by Chair Keller. The vote was unanimous in favor. Mr. Lapointe was thanked for his vast efforts in moving the zoning revisions forward and helping to implement the practice of having the Building Inspector be the central intake location/decision maker for what permits are required for town building and zoning activity. This will hopefully make the permit process more user friendly for applicants and establish a clear paper trail of permitting requirements and decisions.

27 Broom Street Permit Approval Follow-Up

A draft scope of work submitted by an area environmental firm was reviewed. Both Chair Keller and Member Wattman felt that additional input was needed from the applicant, considering 27 Broom Street LLC is paying for the product, as opposed to town funds. It was decided that Chair Keller will pursue feedback from Mr. Roos, relative to the proposal. A formal decision will be made at the next meeting, and Chair Keller will keep the Board of Health apprised of the progress. This Scope of Work relates to the monitoring and evaluation of noise and odor expected to be generated from the marijuana cultivation facility.

Adjourn/ There being no additional business to discuss, the meeting adjourned at 7:20 p.m.

Respectfully submitted, Peg Keller