

Plainfield Zoning Board of Appeals

Minutes

August 15, 2019

Members Present: Peg Keller, Chair, Joan Wattman, Bill Latimer.

Call to Order: Chair Keller called the meeting to order at 6:01 p.m. with the presence of a quorum.

Approval of Minutes: Bill made a motion to approve the minutes from the June 20, 2019 meeting, seconded by Joan, vote in favor unanimous. Bill has been appointed as a permanent member, and Ann Irvine as the alternate by the Selectboard.

Swift River Addiction Campus Special Permit Application

The company has applied to the Planning Board to build an 1800 square foot addition to house a pharmacy, nurses station and exam rooms at the existing site located at 151 South Street. Comments from the Zoning Board are required as part of the Planning Board review process. Members reviewed the application information on the town website, and the site plan. Comments were as follows:

- There is a notation that this site plan was compiled from a 1992 proposed site utility plan. During the Zoning Board's review of the company's request for a special permit to allow the current use (March 2016) a site plan dated 2005 was submitted. The ZB required that a registered professional verify that the conditions indicated on that site plan were still accurate. That certification was received, however, if the applicant applies for additional site alterations in the future, we recommend the Planning Board require a new comprehensive site plan.
- Upon learning about the number of ambulance and police calls that transpired after the ZB approved the special permit for the current use in 2016, members expressed extreme dismay. Questioning and research done at the time, yielded the distinct conclusion that the impact on town EMS services would be minimal. That has been far from the case. Reluctance to allow any additional activity on the site before these issues are resolved to the satisfaction of local and regional EMS services should be noted. In addition to sending a formal memo with Zoning Board comments to the Planning Board, Chair Keller will appear before the Planning Board hearing on August 21st, 2019 to relay these concerns.

Review Submission from TechEnvironmental for Odor/Noise Monitoring at 27 Broom Street for the Marijuana Cultivation Facility

Although the consultant under contract, TechEnvironmental Associates, through Mike Lannon, President, assured Chair Keller he would submit a plan for review for tonight's meeting, nothing was received. Chair Keller had alerted Christopher Roos, applicant and funder of the contract, that the item was on the agenda and she would let him know if any plan was received. Ms. Keller will call Mr. Lannon to inquire about the status of the submission. Mr. Roos informed Ms. Keller that they have yet to receive their permit from the State Cannabis Control Commission to begin the project, so there is still time.

Adjourn/ There being no additional business to discuss, the meeting concluded at 7:05 p.m. Mr. Latimer noted he will not be available for the September 19th meeting.

Respectfully submitted, Peg Keller