





1 site plan review the application could be back before the Zoning Board for additional  
2 review.

3

4 The meeting adjourned at 8:45pm

5

6

7 Stephen Halleran

8

Richard Colburn, Chair  
Zoning Board



1 of the year. Joel Stettenheim noted that there is no increased fire danger. Heat is not a  
2 factor and the panels are designed to absorb sunlight not reflect it.

3  
4 The Zoning Board reviewed the application materials and determined that the application  
5 was sufficient to begin their deliberations. The board noted that a key concern in this  
6 application is proper screening on the Baynes Road side of the project.

7  
8 The board made the following findings:

9  
10 1) This proposal is for a 115Kw ground mounted solar array which will be approximately  
11 130'x180' in size. Individual array tables are to be approximately 14' in height at the  
12 tallest point. The array to be located behind the Miller Centennial Building as shown on  
13 the application maps and is in the Village Residential zone as permitted by section 3.18  
14 of the 2015 Zoning Ordinance.

15  
16 2) The application satisfies the general standards for granting a special exception found in  
17 section 5.6II of the zoning ordinance.

18  
19 3) The proposed array location has no immediate abutters and is screened from the  
20 Baynes Road neighborhood by the contours of the land combined with a wooded buffer  
21 area that KUA has agreed to maintain in place.

22  
23 4) Fencing, due to the size of the lot the Zoning Board does not find that it is required in  
24 this instance.

25  
26 5) The application specifies underground electrical conduit for the project.

27  
28 6) The applicant has included a decommissioning outline as part of the application.

29  
30 Based on the above, member Moynihan moved to approve the application subject to the  
31 following conditions:

32  
33 1) Site Plan Review approval by the Planning Board.

34  
35 2) Code compliance review by the Town's Building Inspector.

36  
37 3) Utility company acceptance letter, prior to issuance of the building permit for the project.

38  
39 4) Formalization of the decommission plan as determined by the Zoning Administrator.

40  
41 The motion was seconded and voted in the affirmative.

42  
43 The Zoning Board Meeting adjourned at 8:30pm.

44  
45 See the Planning Board minutes for the details of the site plan review.

46  
47 Stephen Halleran

Richard Colburn, Chair  
Zoning Board

48



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

The Zoning Board’s deliberations centered whether this should be an Approved Cottage Application or an Approved Business Application. In the end, despite the large size of the building the board determined that the use as proposed best fits the Approved Cottage Business criteria of the zoning ordinance. Several agricultural related structures in our town approach the size of this facility. Plainfield is home to at least three indoor horse riding arenas.

The Zoning Board made the following findings:

The proposed lot is in conformance with the zoning ordinance (31 acres) and is suitable for the proposed use.

The existing 70’x120’ steel building on the site is adequate for the proposed use.

The proposed use meets the criteria for an Approved Cottage Business.

A total of 10 outside spaces (2 for the home, 2 for employees, and 6 for customer parking) can easily be located on the site as currently developed.

Member Moynihan moved to approve the application subject to the following conditions:

Site Plan Review Approval by the Planning Board

Health and Safety inspections for the building to insure code compliance in the areas of fire safety, egress, drainage and hazardous waste handling.

The business will return to the Zoning Board for additional review if the size of the facility or the intensity of the use, as determined by the Zoning Administrator, changes.

The motion was seconded and voted in the affirmative on a vote of 4 to 0.

The meeting adjourned at 8:35pm.

Stephen Halleran

Richard Colburn, Chair  
Zoning Board





1 Board members encouraged the supporters to pursue changes in the Zoning Ordinance with the  
2 Planning Board if their feeling is that 20% maximum lot coverage or the town's parking  
3 requirements are too restrictive.

4  
5 Needing to move forward with the restaurant in the short term, Pricilla withdrew the case 15-04,  
6 deciding to first pursue getting a restaurant of 25 seats up and running. Once this is done she can  
7 work with the Planning Board on proposed zoning ordinance changes.

8  
9 Her next step will be a site plan review with the Planning Board on the 25 seat proposal.

10  
11 The Meeting adjourned at 9:00pm

12

13

14

15 Stephen Halleran

Richard Colburn, Chair  
Zoning Board

16

17

18

19

20

21

22