

PLANNING COMMISSION AND
ZONING BOARD OF ADJUSTMENT
NOVEMBER 4, 2025 MEETING

The November 4, 2025 meeting of the Planning Commission and Zoning Board of Adjustment was called to order at 6:00 P.M.

Board members in attendance were Bruce Pauley, Jay Kullman, Rick Martin, Keith Cappellini, and Anne Brown. Frank Vetere attended via Zoom.

Audience members in attendance were John Wetmore, Hunter Wetmore, Jeff and Mindy Grindlay, Jared Edward, Mike and Karen Rutledge, Kevin Worden and Andrew Chardain.

There were no additions to the agenda.

Rick Martin made a motion to approve the minutes of the October 7, 2025 meeting. Jay Kullman seconded the motion. All were in favor.

First on the agenda was the Conditional Use hearing for Jenniferr Milano for approval of a Small Rural Enterprise and Non-Formula Restaurant. Board members had questions regarding the source of water and the handling of waste water for the 21 x 8' trailer located on land owned by Two Cees Realty, at 32 Route 100, Plymouth, Vermont.

Since no one was in attendance to answer the boards questions, the discussion was tabled.

Next on the agenda was two applications for Farm & Wilderness. Both applications are for buildings within the Planned Unit Development that was approved on June 6, 2023, allowing Farm & Wilderness / Ninevah Foundation to construct up to an additional 22,000 square feet, to support their operations. Jay Kullman recused himself from the discussion of these 2 applications.

The application for 320 Farm & Wilderness Rd. is for a 16 x12' pavilion with 7' walls and metal roofing, to be used for summer camp programing. This structure is in the Planned Unit Development, but not within the Shoreland Overlay. There were no questions from the board.

The application for 869 Farm & Wilderness Rd. is for the demolition of a 20 x24' existing structure of 480 square feet, and rebuilding with a 20 x 40' structure with 10' ceilings which will be 800 square feet. This building will be uninsulated, have a metal roof and electric service, to be used seasonally for summer camp programing at Tamarack Farm.

The existing building is non-conforming, as the structure does not meet the road setback. This non-conformity will not increase, as the structure will retain the same dimensions along the road. After discussion the hearing was closed.

The third application on the agenda was for owners Jeff and Mindy Grindlay and John Hunter Wetmore for property located in Zone 5 at 3399 Route 100, Plymouth, Vermont. They applied for a permit for a Rural Small Enterprise resulting in a Change of Use, and a Variance for the River Corridor.

They want to move an existing State of Vermont licensed Tier 1 cannabis growing operation to the existing vacant barn on the property. They state their current license must be renewed by July 1, 2026. The Tier 1 business license does not allow retail sales. A Tier 1 cannabis license allows them to grow up to 1000 feet of plant canopy.

The Black River runs through their property 45' behind the barn. The set back for River Corridor is 50 '.

The previous owner stated the barn was not affected by floods and they see no evidence of flood damage to the barn. There will be only 2 people employed which will not affect traffic. There will be no bedrooms. The heat source will be a propane tank, they have 200 - amp electrical service, and the property has a new well and septic system. A Wastewater and Potable Water permit and Installation Certificate is recorded in the town records under the previous owner's name.

A property abutter in the audience asked if they have plans to become a dispensary. The owners explained their state license is limited to the Tier 1 category and is transferable to the new location. They have strict state regulations they must comply with in order to maintain their license. After discussion, the hearing was closed.

Last on the agenda was an application by the Andres Rodriguez Trust, whose property is located on Woodward Reservoir at 8464 Route 100. The application proposes to merge 2 adjoining lots, demolish the existing primary residence and cabin, and build a 2 story, 4 - bedroom single family residence with a basement. The approximate proposed building footprint will be 32' x 100' and will be 50% larger than the existing 3 structures.

The owner was represented by Andrew Chardain of Birdseye and Kevin Worden of Engineering Ventures. In addition to the Lot Merger Survey, Demolition Plan, and Floor Plan previously submitted, they also submitted to the board a document showing existing site conditions and the proposed design of the new structure.

The board asked questions about the proposed flat roof, snow load and how drainage from the roof will be handled. The engineers explained that downspouts and dry wells will be used to control drainage run off from the roof.

The existing seepage pit wastewater system will be replaced. ANR engineer, Terry Shearer, visited the site while soil test pits were dug and logged. He concurred with the concept design for the proposed best fit wastewater system that will replace the existing seepage pit system.

The project also requires an ANR Shoreline Permit and has been designed to meet the state requirements.

The existing camp on the northern lot and the single- family home on the southern lot are within the set backs for the Shoreland Overlay and therefore, non- conforming. The proposed building will not increase that non-conformity.

The driveway will be gravel. There will be a concrete apron at the entrance to the garage. The building will have a poured concrete foundation and will be wood framed, on site.

After discussion, the hearing was closed.

The hearings ended at 7:00 P.M.

Deliberations began immediately.

The Conditional Use application for Jennifer Milano was tabled until the next meeting. Rick Martin made a motion to postpone a decision until more information is forthcoming. Jay Kullman seconded the motion. All approved.

Jay recused himself from discussion of 2 applications from Farm & Wilderness. Regarding the application for 320 Farm & Wilderness Rd for construction of a 16 x 12' pavilion, part of a Planned Unit Development, Anne Brown moved to approve the application. Rick Martin seconded the motion. All approved.

Regarding the application for 869 Farm & Wilderness Rd. to demolish a 20 x24' non-conforming structure within the road setback, and rebuild a 20 x 40' structure with 10' ceilings, the new structure will retain the same dimensions along the boundary and will not increase the non-conformity.

Anne Brown moved to approve the application. Rick Martin seconded the motion. All approved.

The Conditional Use and Variance application for Jeff and Mindy Grindlay and John Hunter Wetmore was next for deliberation. The board stated the barn structure is sound. One back corner of the barn extends 5' into the River Corridor, however past floods have not been an issue.

The board's only concern is the placement of the propane tank on a cement pad and making sure it is secure.

Rick Martin moved to approve the application for a Rural Small Enterprise and a Variance. Anne Brown seconded the motion. All were in favor.

Lastly, The Andre Rodriguez Trust application to merge 2 adjoining lots, demolish existing buildings and build a new 2 story, 4- bedroom single family home within the Shoreland Overlay was discussed.

All Conditional Use requirements under the Shoreland Overlay have been met, all State required permits have been applied for. The board had questions concerning the drainage from the roof. Given the results of the soil test pits that were dug for waste water testing showing the drainage capacity of the soil type that was exposed, during the hearing the engineers designing the structure felt this will not cause an erosion issue.

Anne Brown made a motion to approve the application. Rick Martin seconded the motion. All were in favor.

Bruce Pauley made a motion to adjourn the meeting at 7:56 P.M. All were in favor.

Respectfully submitted, as draft

Elaine Pauley
Secretary
Planning Commission and Zoning Board of Adjustment
Town of Plymouth