

JOINT HEARING OF THE MIDDLESEX PLANNING COMMISSION  
AND ZONING BOARD OF ADJUSTMENT  
Thursday, August 9, 2018  
6:00 PM  
Middlesex Town Hall  
5 Church Street  
Middlesex, Vermont 05602  
(802) 223-5915

~~FINAL  
DRAFT MINUTES~~

**Kingsbury Construction (KCOS) Zoning Permit #18-16 Public Hearing**

**Call to Order**

Hearing convenes at Middlesex Town Hall at 6:20 pm.

**Present:**

PC members Steve Martin, Barry Bolio, Sandy Levine, Troy Sumner and Mitch Osiecki (also Zoning Administrator and minute-taker);

ZBA members: Charlene Bohl, Daniel Crisp, John Demeter and Phil Hyjek. (Roger Hirt – absent)

Meeting begins with a brief discussion to clarify the nature of this meeting. In the interest of openness, agreement reached to consider this meeting a continuation of the public hearing of July 18.

Review of draft minutes of the July 18 hearing. A few corrections/clarifications were proposed:

VPA had stipulated intent to operate facility organically and in a sustainable manner.

Clarification of Interested Persons. Ginny Burley did not meet the criteria to be considered an Interested Person. Also, Dexter Lefavour is also not himself an IP, but was permitted to testify as an agent/representative for Jim Gallagher.

Also, clarification that the Public Hearing was not formally adjourned, so this meeting is considered a continuation of that hearing.

After the Public Hearing ended on July 18, the PC and ZBA met for a few minutes to discuss additional documentation that they wished to review. Interested Parties were invited to stay for this discussion.

Minutes of July 18 will be amended to include these clarification.

Will also append copies of all emails exchanged subsequent to the hearing.

## Review of Documents

1. Wastewater & Potable Water Supply Permit. Permit will support 60 employees on the site and 900 gallons of wastewater per day.
2. AOT highway access permit. Permit supplied was the original permit from 2016, which has expired. Mitch has confirmed that permit has been renewed and work is expected to be completed within next couple of weeks. Will verify that driveway access has been approved by AOT when completed.
3. ANR review of complaint by Jim Gallagher. ANR indicates that no violations were found.
4. Schematic showing location of all utility lines on property.
5. Wetland boundaries.
6. DPS License. Supplied was a copy of DPS Dispensary Registration Certificate. Mitch will follow up with DPS to confirm that this is the same certification required of a grow facility.
7. Summary of anticipated energy consumption. No one present felt that estimates seemed unusual, but also not within anyone's area of expertise. Sandy said she would check with Washington Electric or Green Mountain Power to get a sense of energy consumption.
8. Description of wastewater and fresh water management system. Facility anticipates minimal use of fresh water. Due to use of catch basins, it does not appear that the facility will have a great deal of storm water runoff.
9. Parking. It appears that the facility has ample room to add sufficient parking.

Brief discussion of whether the proposed use is properly considered light industry. This is a determination for the ZBA to make.

Discussion of access. The project requires sufficient frontage on Center Road. Since the proposed facility will be accessed through KCOS property, it will be necessary for KCOS to grant an easement to VPA for access to proposed facility. This is an item for the PC to consider.

Discussion of an email from Ginny Burley subsequent to hearing of July 18, in which she expressed interest in performing a study on the effect of the proposed facility within the community. It appears that the proposed facility is well-contained and highly secure. Also, because proposed facility is not a dispensary, it seems impact on the community is likely to be minimal.

Will acknowledge offer, but indicate that the proposed study is not something either body is interested in pursuing at this time.

Question was raised whether this facility could eventually employ enough people to represent a point of traffic congestion.

Discussion of proper procedure for subsequent meetings, as this is likely the final joint meeting of the Planning Commission and ZBA on this matter.

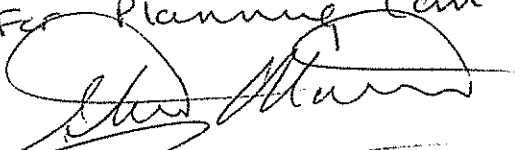
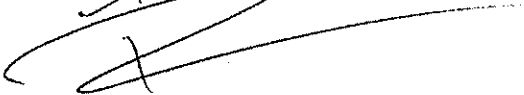
Consensus reached that the two bodies can subsequently meet separately as a continuation of this meeting, but each adjourn their respective meetings.

The ZBA will reconvene on August 23 at 6:00 at the Town Clerk's Office.

The PC will reconvene on September 19 at 6:00 at the Town Clerk's Office (planned September meeting).

Meeting concluded at 7:27 pm.

Respectfully submitted,  
Mitch Osiecki, Zoning Administrator

For Planning Comm'n  
  


Mt Osiecki  
Sandra Weiss

