

MIDDLESEX ZONING BOARD OF ADJUSTMENT

Thursday, August 23, 2018

6:00 PM

Middlesex Town Clerk's Office

5 Church Street

Middlesex, Vermont 05602

(802) 223-5915

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DRAFT MINUTES

**KCOS/VPA Zoning Permit #18-16 Hearing**

ZBA continuation of the joint hearing of the Planning Commission and Zoning Board of Adjustment of August 9, 2018 to consider the application from KCOS/VPA for a conditional use permit for a medical marijuana growing facility.

**Present:** ZBA members Daniel Crisp, John Demeter, Phil Hyjek and Roger Hirt; Zoning Administrator Mitch Osiecki.

**Absent:** ZBA member Charlene Bohl.

**Call to Order**

Meeting convened at 6:12 pm.

Review of minutes of the two previous joint meetings of the Planning Commission and Zoning Board of Adjustment. Members agreed that since this is again a continuation of the previous hearings, board will approve minutes from all hearings once the hearing is formally adjourned.

**Discussion of additional documentation**

1. Driveway access permit.  
Mitch has received an email from Randy Snelling of the AOT affirming that the state has signed off on the driveway that serves this site. Will attach a copy.
2. Certificate approval.  
Mitch has asked the Department of Public Safety to affirm that the Marijuana Dispensary Certificate previously supplied to the board also serves as the license for a grow facility. No reply received as of this hearing.

Dan mentioned that on an unrelated matter through his office, he's gained some insight into the licensure requirements for marijuana dispensaries in the state and explains that it is an

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extremely thorough and lengthy process. Members express satisfaction with documentation previously received.

**3. Energy use.**

Discussion of inquiry made by Sandy Levine to Green Mountain Power in regards to the project's estimated energy consumption.

Members express agreement that estimates received seem reasonable.

**Discussion of the overall application**

John states that he feels the applicants – KCOS, and VPA in particular – made a thorough and well-thought out presentation of their vision for this project.

Others agreed that concerns raised were addressed and alleviated.

A straw poll indicates support for project.

**Discussion of conditions**

The board is satisfied that VPA has a strong commitment to developing a sustainable, organic cultivation operation. The board would like to ensure, however, that should the operation be sold, the new owners can be compelled to continuing as a sustainable and organic operation.

One concern raised is the potential for traffic congestion at the access point of the facility. No specific remedy offered at this time, but general agreement that it may be worthwhile to monitor traffic at this facility.

**Motion:** Phil moves to grant conditional use permit. Phil seconds. **Motion carries, 4-0.**

Board will review/approve minutes for all hearings on this permit at next gathering.

**Motion:** John moves to adjourn. Phil seconds. **Motion carries, 4-0.**

Meeting adjourns at 6:48 pm.

Respectfully submitted,

Mitch Osiecki, Zoning Administrator