

Chelsea, Vermont, Development Review Board
Draft Meeting Minutes May 25, 2022

Members Present: Johanna Welch (Chair), Ed Kuban, Jr (Vice Chair), Phillip Mulligan, Larry Allen (via speaker phone)

Others Present: Sean Trombly (applicant), Emma Trombly, Levar Cole (on behalf of the Town of Chelsea), Timothy McCormick (AO, Clerk)

The Public Hearing on an application #ZP22-04 by Sean Trombly for: A Conditional Use Determination to convert an existing barn/garage to a cannabis business. The property is located in the Rural Residential District at 220 Jenkins Brook Road, Chelsea Vt. (Parcel #073-005.000)

Johanna opened the meeting at 6:30 pm. The hearing began with a reading of the notice as posted and published. No conflicts of interest or ex-parte conversations were disclosed. Levar Cole was present as an Interested Party for the Town of Chelsea. The applicant was sworn in.

Johanna asked the applicant to explain to explain the proposed project. Sean stated that they plan to convert a garage/barn building into a cannabis business. He said that the State of Vermont is looking to license new cannabis businesses in a "tier" fashion allowing for smaller businesses, similar to "micro-brewery" businesses in Vermont. It will be a "nursery-type" set up. The inside of the building can be used to grow up to 1000 square feet of product, and the outside will be used for up 125 plants.

Johanna asked Sean to confirm that the building was an existing building. Sean stated that it is an existing, and currently used for storage. Sean said that the footprint of the building will remain the same. He stated that the business will be not involve retail, no customers will visit property and there will be no employees.

Mr. Trombly explained that he filed an application with the State Cannabis Control Board (CCB) and that he is expecting a decision from them in about a week. He said that the first CCB application was approved on May 16th. Ed and Phillip asked about some specific project requirements and Sean said that security surveillance is necessary and that the outdoor crops cannot be visible from the main road. Sean talked a little about financing requirements and stated that there will be no signs or advertising. There was also some discussion of the electricity necessary for the barn upgrade.

Ed asked Sean to explain the process of cultivating cannabis, and Phillip asked about the market demand for the product. Sean explained again, that the State was looking to approve small businesses around the state and that because recreational cannabis is not legal in other states, the product must stay within Vermont borders.

Levar Cole had a couple of questions on behalf of the Town. He asked for confirmation of the Town applications fees, about the security provisions for the project, the exposure or visibility of the business and for confirmation on the number of employees (if any) for the project.

Sean briefly explained the tier system proposed in the new regulations. He stated that the packaged product had to be labeled, and asked if permits were required for greenhouses.

Phillip made a motion to close the hearing. Ed seconded the motion, and the DRB voted to close the meeting at 7:10pm.

Deliberation:

At 7:10 the Board went into deliberation. Sean, Emma and Levar left the room. Based on the application and information as presented, the DRB unanimously voted to approve application ZP22-04.

Organizational Meeting

After the deliberation discussion, hearing on application ZP22-04, the DRB discussed what application schedule and potential dates when the Board members would be available for the next hearing.

The DRB meeting ended at 7:30pm.

Submitted by,
Timothy McCormick, Administrative Officer and DRB Clerk