

**West Rutland Planning Commission (PC) -Special Meeting Minutes
December 3, 2024 6:00pm Town Offices, 35 Marble St.**

Members Present: Sean Barrows (Chair), Michael Brzoza (Vice-Chair), Leona Minard, Jim Flint
Also Present: Jeffrey Biasuzzi, as Recorder and Zoning Administrator (ZA);

Call to Order: Chair S. Barrows called the Meeting to Order at 6:15 pm and led the reciting of the Pledge of Allegiance. The Meeting was electronically recorded on Zoom.

Agenda:

M. Brzoza mad a Motion to approve the draft Agenda. L. Minard seconded the Motion, all approved and the Motion passed.

Approval of Minutes:

J. Flint Moved to approve the Special Meeting Minutes of 11/19/2024. L. Minard seconded the Motion, all approved and Motion passed.

New Business:

J. Biasuzzi discussed recent DRB review of a Change of Use application for the existing greenhouse facility at 3776 Whipple Hollow Road (former use for agriculture production of tomatoes and hemp). The current Owners requested approval to grow Cannabis and light manufacturing of Cannabis consumer products. This was the first application to the Town that involved Cannabis; and current zoning identifies "Cannabis Establishments" as conditional uses. The Town had voted to "opt out" from allowing retail sales in the Township. The DRB (eventually) received additional information on VT Cannabis regulations, which identified that the growing, processing , testing and retail sale of Cannabis is regulated by the VT Cannabis Control Commission, and is exempted from local regulation (except for retail sales). The DRB approved the application. The PC reviewed some of the state regulations in 7 VSA Ch. 33(1). Section 861 defines Cannabis Establishments) and Section 863 explains retail sales requirements. The PC consensus was to amend Article III (Table of Uses) to address Cannabis Retail Sales, and add clarifying language that cultivation, processing, and testing of Cannabis is deferred to the state Cannabis Control Commission.

J. Biasuzzi provided Members which information on VT's Act 181, for application in updating Zoning to conform with VT mandated changes to restrictive housing language.

Public Input:

No Public participated in the Meeting.

Miscellaneous Business:

J. Biasuzzi noted that the annual PC & DRB Dinner was scheduled for Wed. Jan. 15th, staring at 5:30. This is a social event and there would be no Town business addressed or decided.

Schedule next Meeting:

Their next regular Meeting will be on Tuesday January 7, 2025 at 6:00 pm, at Town Office (35 Marble St.).

Adjournment:

J. Flint made a Motion to end the Meeting. M. Brzoza seconded, all approved, and the Meeting adjourned at 8:10 pm.

Respectfully submitted by Jeffrey Biasuzzi

Approved _____