

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, November 9th, 2023
6:30 p.m.**

On Thursday November 9th, 2023 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for the following hearings.

Present: Vice Chair, Arthur Omartian, Clerk, Mike McKennerney, Tom Stanhope, Allison Hickey, Zoning Administrator, AJ Johnson, Administrative Assistant, Kimberly Kissinger

Absent: Chair, Brent Brigham, Bruce Thompson, Ellen Baker

Vice Chair, A. Omartian, called the Development Review Board hearing to order at 6:30 p.m.

New Business:

Application of Heritage Mgmt Group LC represented by Mike Prue requesting Conditional Use Approval to change an Office Building Use to Cannabis Cultivation in accordance with Sections 4.7, 4.11, and 8.3 of the St. Albans Town Unified Development Bylaws. The property is located at 1 Champlain Commons in the Commercial District within a designated Growth Center and is owned by the Applicant.

The Application was represented by Michael Prue, Applicant. There were no Interested Parties.

The Applicant was sworn in by Clerk, M. McKennerney.

M. Prue began by presenting that he is applying for a Tier I Indoor Cannabis Cultivation license through the State of Vermont. He currently rents space at 1 Champlain Commons, Suite 5, owned by Heritage Management Group LC, and is waiting for the State's fire safety inspection. He continued with a brief overview of the State's Teir 1 license, explaining how it is the smallest license available, granting up to 1,000 sq. ft. of canopy. The rental space he currently occupies is 980 sq. ft. with plans to use approximately 280-300 sq. ft. for the cultivation business. A. Omartian questioned the exhaust system in the facility. M. Prue explained that carbon filters will be used in a self-contained environment, it will filter the air coming in and going out of the spaces within the building with nothing being exhausted outside of the building. A. Omartian questioned if there would be direct customer sales. M. Prue confirmed that the State does not allow cultivators to perform direct customer sales. He explained the role of the cultivator and how the product is sold to a wholesaler or dispensary, as they have the legal authority to sell directly to the public for adult recreational use. A. Omartian asked if there was a tax on the sale to the wholesaler. M. Pruce stated that cultivators have a standard sales and use tax. A. Hickey questioned how often the organic waste would be removed and burned. M. Prue stated that once the usable product, the flowers, is removed from the plant, only the skeleton of the plant remains and that is what the State requires to be destroyed. He anticipates disposal will occur once every 3-4 months. A. Omartian asked how the disposal will be done. M. Prue stated the disposal and destruction of the remaining plant will occur off site but that the soil can be repurposed. A. Omartian questioned if the entity that is in charge of the disposal of the waste requires a state license. M. Prue said it all depends on the size of the operation and since his will be a Tier 1 operation and there is no language of how or where to dispose the waste, it will be done in a backyard fire pit. The amount to be disposed will be equivalent to a kitchen sized garbage bag and will be similar to burning branches and weeds. A. Omartian asked for confirmation that there is no THC in the waste being disposed. M. Prue confirmed that the THC is concentrated in the flower and that is the product of harvest earlier in the process, so there is no THC at the time of disposal.

There were no additional questions.

Other Business

None.

Deliberative Session

MOTION: M. McKennerney made a motion to enter deliberative session at 6:38 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

MOTION: M. McKennerney made a motion to come out of deliberative session at 6:51 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

Application of Heritage Mgmt Group LC requesting Conditional Use Approval to change an Office Building Use to Cannabis Cultivation.

MOTION: M. McKennerney made a motion to approve the Application of Heritage Mgmt Group LC represented by Michael Prue requesting Conditional Use Approval to change an Office Building Use to Cannabis Cultivation in accordance with Sections 4.7, 4.11, and 8.3 of the St. Albans Town Unified Development Bylaws. The property is located at 1 Champlain Commons in the Commercial District within a designated Growth Center and is owned by the Applicant, with the following conditions: 1.) All State, Town and/or Federal Permits are the Applicants responsibility and a copy shall be provided to the Zoning Administrator for the file; 2.) The Board accepts the findings of facts and conclusions of law as provided in the Zoning Administrator's staff report dated November 1st, 2023, with no changes or additions; and 3.) The Applicant shall agree to and comply with all findings of fact and conclusions of law listed in this decision as well as all conditions of approval. Seconded by T. Stanhope. All in favor, none opposed, motion carried.

Minutes

MOTION: T. Stanhope made a motion to accept the Minutes from 10/12/2023. Seconded by A. Hickey. All in favor, none opposed, motion carried.

Next Meeting

December 14th, 2023 at 6:30 p.m.

Adjournment

MOTION: A. Hickey made a motion to adjourn the DRB meeting at 6:59 p.m. Seconded by T. Stanhope. All in favor, none opposed, motion carried.

Respectfully Submitted,

**Kimberly Kissinger
Administrative Assistant**