

# Woodstock Planning & Zoning Commission

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## SPECIAL MEETING

Thursday, May 4, 2023

7:30 PM

WOODSTOCK TOWN HALL, MEETING ROOM 1 & VIRTUAL via Zoom

*The state statute currently allows for in person meetings unless quorum or more requests virtual meetings. Because of virtual attendance, this meeting is being recorded. This procedure has been reviewed and approved by Town Attorney Richard Roberts.*

*This meeting can be viewed at: <https://youtu.be/IGJ1NBBYTmo>*

**1. Call to Order-** Vice Chairman Jeffrey Marcotte called meeting to order at 7:31 pm

a. Roll Call- *Noted for record: Quorum*

Members Present- Joseph Adiletta, Joe Polulech, Dean Gould, Jeffery Marcotte, Timothy Young, David Morse, Dwight Ryniewicz, Doug Porter

Members Present via Zoom - Mark Blackmer

Members Absent- Nancy Fraser, Jeffrey Gordon (Chair), Syd Blodgett

Others Present- Delia Fey (Town Planner), Recording Secretary Amy Monahan

b. Designation of Alternates: Doug Porter, Dean Gould and Dwight Ryniewicz were seated

c. Pledge of Allegiance

**2. Chair's Report**

a. Jeffrey Marcotte noted that John Guskowski and Robin Newton will be working with Mike D'Amato performing ZEO operations. The commission will need to authorize John Guskowski and Robin Newton as agents and this item needs to be added to the agenda.

i. David Morse made **\*Motion** to add to designation of agents to the May 4, 2023 Planning & Zoning Agenda. **\*Seconded** by Joe Polulech. **\*The motion passed unanimously.**

b. Jeffery Marcotte also wished a Happy Belated Birthday to Delia Fey.

**3. Designation of ZEO Agents**

a. Dwight Ryniewicz made a **\*Motion** to authorize John Guskowski and Robin Newton as Agents of the Planning and Zoning Commission. **\*Seconded** by David Morse. **\*The motion passed unanimously.**

**4. Commercial Cannabis Regulations**

a. Delia Fey presented the draft as previously reviewed and opened the floor for further discussion.

b. Joe Polulech noted item 5.a.1 and asked if community district should read community and industrial park district.

i. Delia Fey noted that the commission previously found the road to the industrial district is not adequate for traffic and therefore no cannabis operation should take place in the industrial park.

c. Joe Polulech noted several grammatical and spelling corrections that were made to the document by Delia Fey.

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- d. Joe Adiletta asked for clarification between a retailer and dispensary facility and what items can be sold in the facilities. He wants to know if the retail facility is for only grown cannabis or does it include other items like edibles or CBD oils. Delia noted that the definitions were pulled from the State definitions.
  - i. Dean Gould noted that dispensary is a medical facility and retailer is for recreational items
    - 1. An edit in wording for the definition of a retailer was made to better clarify.
- e. Tim Young asked about transfer of a cannabis permit- specifically if it can be transferred from one person to another. It was determined by the commission that a permittee would be required to operate any facility and the permits would not be transferrable.
- f. Joe Adiletta asked if other non-cannabis items like snacks could be sold in facilities. Jeffrey Marcotte noted that food cannot be purchased in liquor stores, and he feels cannabis would have similar restrictions. Delia Fey will find the answer for this question.
  - i. Dwight noted that there is a location in Vernon being designed to move people through quickly including a possible drive thru area.
- g. Joe Adiletta referenced 2.a.i and suggested adding a Health Care Facility to the list of businesses that should be buffered. Delia noted that the more exclusions made will only force the facility to be located further into the rural community.
- h. Doug Porter wants a zone/district set up for cannabis retailers and to keep the facilities in one small area. He thinks that we should also consider this concept for all business. He referenced a state highway zone as a starting point to consider. This concept makes requirements and enforcement easier.
  - i. Delia Fey noted that if you want to plan your town, you do not leave decisions up to other people. Determining a zone is a way to plan for your town. This town has not decided where the businesses should go and therefore, they are going everywhere.
  - ii. The commission is open to this idea.
- i. Joe Adiletta asked if we should table this cannabis discussion and move into the zone concept.
- j. The commission discussed locations on State Roads and possible locations for business zones. Any area chosen would have to be more than one property and would need standards created.
- k. Delia Fey will start with creating a map for South Woodstock area for the commission to review. She will send out a map to commissioners for review that will be discussed at the next meeting.
- l. Jeffrey Marcotte referenced 2.a.i and suggested eliminating “nurseries” or change it to preschool to avoid confusion with plant/garden nursery operations.
- m. Doug Porter asked about the size and location for cultivators. He would like to know if the town can set a maximum size for cultivators.
- n. Doug Porter noted that “if necessary” should be struck from the criteria (page 5, section 3) and all criteria should be met. He noted that he struggles with requiring security in a town with no police force.
- o. Mark Blackmer shared concern with choosing certain properties as it could be perceived a favorable to certain people/locations.
- p. Doug Porter noted the problems with enforcement and that he wishes to create more simple regulations.

## 5. Adjournment

- a. Timothy Young made a **\*Motion** to adjourn. **\*Seconded** by David Morse. **\*The motion passed unanimously**. The meeting adjourned at 8:57 pm.

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\*Respectfully submitted by Amy Monahan, Recording Secretary. DISCLAIMER: These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's meeting for approval/amendments.