

**Town of Woodstock
Select Board
Meeting
June 15, 2021
6:00 pm
Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Mary Riley, Ray Bourgeois, John Doten, Keri Cole, Joe Swanson, William Kerbin, Nikki Nourse, Scott Smith, Jack Carter, Michael Caduto, Alison Clarkson, Kimberly Gilbert, Jack McGuire, Angela Ulman, Karim Houry, Graham Hankey, Bob Holt, Jeffrey Kahn, Jason Drebitko, Jennifer Baxter, Geoff Martin, Jon Spector, Wendy Marrinan, Beth Finlayson, Becky Williams, Allan Stein, Linda Machalaba, Clare Drebitko, Linda Smiddy, Michael Millar, Jennie Auster, Chris Miller, Alison Hankey, Marilyn Gutierrez

A. Call to order

1. Chair Riley called the Select Board meeting of June 15, 2021, to order at 6:00 pm.

B. EDC Interviews

1. Todd Ulman

- a. Mr. Ulman stated that he is a small business owner that moved here last year. He feels like he has a lot to give to the EDC. He has a city point of view. Woodstock has a great rich history that needs to be preserved and protected. He wants to offer his services to help the community. He currently operates his business remotely. His business is in Los Angeles. He has recently purchased the Taftsville Country store. He has been a part of EDC meetings. He is most interested in the attracting new business group or the external funding group. He wants to be a part of finding solutions and help people. He moved here last July. His two kids attended the Woodstock Elementary School. It was a great experience, and he did not see a reason to relocate. He is vested in raising his children here.

2. Jennifer Baxter

- a. Ms. Baxter stated that she volunteered at OHF. She is still interested in the EDC. She has been in Vermont since 2006. She bought the Country Inn in Killington. She now does corporate work in finance and HR. She is the director for Vermont Transit. She wants to work towards sustainable long term goals. She is interested in housing.

3. Scott Smith

- a. Mr. Smith stated that he owns the Red Wagon Toy Company as well as a woman's clothing store in Woodstock and Hanover. He has quite a bit invested in the Village. He has commercial office space as well. He grew up in Vermont. He knows the area. He knows the problems and issues that Woodstock faces. He has a strong background to bring. He is interested in rejuvenation. He wants to make Woodstock look more presentable. He is interested in marketing as well.

C. Additions to and deletions from the posted agenda

1. Addition – Trash can request from the EDC for additional funding.

D. Citizen comments

1. Ms. Clarkson stated that two years ago she, Phil Swanson, and Christina Martz wanted to look at what is happening with the Girl Scouts cabin. They cleaned it out and locked it up. Ms. Williams is the newest member of Billings Park Commission, and she has decided to take this on.
 - a. Ms. Williams stated that she would like to see it restored. They are going to have an open cabin meeting on Wednesday June 23rd from 4:00 pm to 6:00 pm. They would like ideas on what the cabin could be used for. Contractors see a lot of potential in it. It would be great to save it. There are many ideas.
 - b. Ms. Clarkson stated that the cabin is located on the cemetery trail going into Billings Park on River Street. It is not very far. It is about ¼ a mile on the left. It is very easy to get to.
2. Ms. Marrinan stated that she is a part for the Friends of Faulkner Park Vermont. She introduced the committee. They are a charitable and factual organization. They provide a local management option for Faulkner Park.

E. Manager's report

1. General report

- a. Mr. Kerbin stated that Elijah Lemieux has been promoted to the Director of Public Works position. He is a really good fit. The second layer of paving is being completed. Cody Parkhurst is continuing to sand and paint the railings on the Green. The Capital Budget Committee meeting happened Monday night. They will be meeting with the department heads soon.

2. Financial report

- a. Ms. Cole asked about the miscellaneous revenue and if it is for the Town Hall Rejuvenation project.
 1. Mr. Kerbin stated that it is. They will move that out of there, so it does not look like Town revenue.

F. Permits

1. Overweight truck permit – MT Johnson Inc

Motion: by Mr. Doten to approve the overweight truck permit as submitted by MT Johnson Inc.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 5-0-0, passed.

G. Old business

1. Set the date to vote on proposal to transfer ownership of Faulkner Park to the Town of Woodstock

- a. Chair Riley stated that this is regarding the proposal from JP Morgan Chase Trust that the Select Board received in November 2019. They are going to bring this discussion to a close. They will vote on the proposal on July 6th at 10:00 am. They will take no new testimony.
- b. The other Select Board members agree on the date.

H. New business

1. Cannabis Committee presentation

- a. The Cannabis Committee shared a presentation (included in the minutes).

- b. Mr. Houry stated that they can have a vote at the annual Town Meeting, or the Town can have a special vote. The vote would happen before the retail sale would happen in Vermont. If there is no vote, then no sales can occur in Woodstock.

2. Discontinuance of Town Highway 402, Benson Place

- a. Chair Riley stated that this is for the .05 miles that intersects Pleasant Street. The Select Board had a site visit last Wednesday. The Select Board voted to approve the request.

Motion: by Ms. Cole to approve the discontinuance of Town Highway 402, Benson Place.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

3. Consideration to reduce speed from 35mph to 25mph on Happy Valley Road where road transitions to Class III gravel road.

- a. Mr. Kerbin stated that they received a request from a couple of residents.
- b. Chief Blish stated that a traffic speed study needs to be conducted. This is done by TRORC. The Town can make this request.
- c. A resident from Happy Valley Road (Phil, last name not given) stated that he moved to Woodstock in October. There are a lot of dogs and children on this road. There is an unsafe blind turn. Reducing the speed would be great for the community. When the road transfers to an unpaved Class III Road, it would be better to have no speed sign. A caution: blind turn sign would be more appropriate.
- d. Mr. Ulman stated that there are not very many people who live on that street. That speed limit is too fast. If you are not from that road, you would not know it is unsafe until you go around that turn. It is very dangerous.
- e. Mr. Swanson stated that he does not have a problem with not posting a speed limit sign, but he thinks the best practice is to get a speed survey.
- f. Phil stated that he views the 35mph as an invitation to speed around the corner. He thinks that either a 25 mph sign or no sign would be good.
- g. Chief Blish stated that they can pull the sign and put the speed car out there. He thinks they need to follow the same process with other requests and conduct the speed survey.

4. EMS building solar project.

- a. Mr. Martin shared a presentation (included in the minutes).
- b. Mr. Martin stated that the estimated cost of the array in seven years will be 155,000-185,000 depending on depreciation. If the Town kept the RECs and did not purchase the array, they would gain \$5,450 in the first six years. If they purchase the array, they will get a savings of \$413,000 in twenty five years and \$511,000 if they sold the RECs.

Motion: by Mr. Swanson to approve the installation of the solar arrays using Norwich Technologies at the Emergency Services Building.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 5-0-0, passed.

5. Climate action plan

- a. Mr. Caduto shared a presentation (included in the minutes).
- b. Mr. Caduto stated that last year globally emissions were lowered 40% during covid because people were staying in. Woodstock has also reduced carbon emissions. This pandemic behavior can help our behaviors going forward. Woodstock has made quite a bit of progress.
- c. Mr. Martin stated that he studied the greenhouse gas emissions inventory for the Town facilities and operations. From 2017 to 2020 emissions have decreased. For the community as a whole, it is a harder assessment. However, he believes the community has made progress.
- d. Mr. Caduto stated that there are many aspects of having a climate action plan. There is the environment impact. There are economic aspects. The solar array will bring saving for the Town overall. There will be a really efficient system there. There are also social aspects of it and what it will mean for future generations. There are equity aspects. They want to help make it affordable for all. That is an important piece of this.

Motion: by Ms. Cole to approve working with Sustainable Woodstock to create a Climate Action Plan for the Town.

Seconded: by Mr. Swanson.

Discussion: none.

Vote: 5-0-0, passed.

6. Use of Rockefeller Endowment to purchase new ambulance.

- a. Chair Riley stated that the Select Board and Village Trustees set aside funds from the Rockefeller Endowment fund for a future capital budget purchase.

Motion: by Mr. Bourgeois to approve designating \$100,000 of the money set aside from the Rockefeller Endowment fund for a capital budget expense for a new ambulance contingent upon the Village Trustees approval.

Seconded: by Ms. Cole.

Discussion: Mr. Debevoise stated that he used to be on the Select Board. He believes the money needs to be appropriated.

Mr. Kahn stated that it is up to both the Select Board and Trustees to decide what to do with the funds. Mr. Debevoise stated that it was his understanding that the boards had the right to stop using the fund in lieu of taxes but not that the boards could make decisions on what to spend it on without vote from the public.

Chair Riley stated that they can look at the documents. There have been revisions. The Investment Advisory Committee did a lot of research on this.

Vote: 5-0-0, passed.

7. Ambulance FY20 residual write-offs

- a. Mr. Kerbin stated that this is something they do every year. The total is \$36,188.24.
- b. Chair Riley stated that this is due to uncollectible ambulance debt.

Motion: by Mr. Bourgeois to approve writing off \$36,188.24 for FY2020 for uncollected ambulance bills.

Seconded: by Mr. Doten.

Discussion: none.

Vote: 5-0-0, passed.

8. Approve the letter of intent to participate in a municipal roads grants-in aid program.

- a. Chair Riley stated that it is important they consider this. If they do not adopt this letter of intent, they stand risk of forfeiting any funds after road damage occurs. This helps with grants they can apply for throughout the year.

Motion: by Ms. Cole to approve the letter of intent to participate in a municipal roads grants-in aid program and allow Mr. Kerbin to sign on behalf of the Select Board.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

9. Authorize submitting an application for the Step III CWSRF construction loan for the South Woodstock WWTF upgrade

- a. Ms. Auster stated that they received bids for the project on May 17th. They were not where they hoped they would be. The lowest bid was at \$3,531,460. They bonded for 2.8 million. The amount is due to inflationary pricing. They cannot eliminate anything from the project. They need to pursue grant money. The Town would submit the construction loan for 2.8 million plus 75,000.

Motion: by Mr. Bourgeois to authorize submitting an application for the Step III CWSRF construction loan for the South Woodstock WWTF upgrade.

Seconded: by Mr. Swanson.

Discussion: none.

Vote: 5-0-0, passed.

I. Other business

1. Trash can request from the EDC for additional funding.

- a. Mr. Spector stated that this is for a proposal to replace all the trash cans in the Village. Last year they put their grants on hold due to covid. The amount of money already granted was \$16,800. This is not sufficient to replace the trash cans at all 13 places in the Village. They picked a robust trash can that will last longer. The EDC is requesting \$11,300 additional funds. It will be nice to get this done with. It will be up to \$11,300 because they do not know how much shipping will cost.

Motion: by Ms. Cole to grant up to \$11,300 in additional funding for the purchase of trash cans within the Village.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

J. Board of Sewer Commissioners

1. Abatement – 74 Heritage Condos Way – Huff

- a. Chair Riley stated that they are looking to abate penalty and interest. Their check did not arrive on time.

Motion: by Mr. Doten to deny the abatement requested for 74 Heritage Condos Way.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

Motion: by Ms. Cole to enter executive session to discuss the EDC appointment at 8:53 pm.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

Motion: by Ms. Cole to leave executive session at 9:03 pm.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

Motion: by Ms. Cole to appoint Todd Ulman to the Economic Development Commission.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 3-1-1, passed. (Mr. Bourgeois for, Mr. Doten for, Ms. Cole for, Chair Riley against, Mr. Swanson abstained)

K. Approval of minutes

1. 6/1/21 meeting minutes

Motion: by Mr. Doten to approve the minutes for 6/1/21 as submitted.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

L. Adjournment

Motion: by Ms. Cole to adjourn the meeting at 9:09 pm.

Seconded: by Mr. Swanson.

Discussion: none.

Vote: 5-0-0, passed

*Respectfully submitted,
Nikki Nourse*

Woodstock Cannabis Review Committee

June 8, 2021 - Village Trustees
June 15, 2021 - Selectboard



Act 164

Objectives of the Committee

The committee is jointly established by the Town Selectboard and Village Trustees to:

- Raise awareness of Woodstock town and village voters on Act 164 and related bills and the choices available to them as it relates to the retail sale of recreational cannabis.
- Collect and analyze - via a survey - what is on Woodstock voters' minds.
- Research data and provide factual statistics and analyses for relevant areas .
- Clarify what VT towns can and cannot do and under what circumstances.
- Remain objective and factual.

The committee is NOT making policy recommendations but providing information and data.

Woodstock Cannabis Committee Members

- **Project Team**

Karim Houry

Resident and business owner

Seton McIlroy

Resident and Village Trustee

PJ Eames

Resident and business owner

Keri Cole

Resident and Selectboard member

- **Project Advisors**

Legislative:

Charlie Kimbell - State Representative

Safety:

Robbie Blish - Police Chief

Health/School:

Melanie Sheehan - Mt. Ascutney Hospital

Dr. Clare Drebitko - Woodstock pediatrician

Administration:

Planning - Kimberly Gilbert - Regional Planner

Note: Neal Leitner - Woodstock Planning and Zoning - has been kept informed of the committees progress

April 2021 Woodstock Survey Results at a Glance

(full details shared during previous public board meetings)

General Statistics

- 459 responses; 82% in zip code 05091; 84% Woodstock residents
- 20% are parents with youth under 18 and 20% with youth over 18
- 17% are business owners, 10% employees or staff of businesses and non-profits and 8% Woodstock town or village employees/contractors
- Age categories: 21% at 66+; 50% at 46-66; 25% 26-45 and 4% 18 and under
- A total of 109 additional comments were submitted

Summary Points and Thematic Highlights

- Town and Village residents seem equally split on their views regarding the retail sale of recreational cannabis in Woodstock
- Recurring themes focused on the following areas:
 - Youth (use and impacts on) - comments weighed more heavily on concerns for youth than in favor
 - Taxes and other regulatory issues - 50% split on moving forward with or without tax revenue
 - Tourism - comments on tourism also 50% split, ½ feeling this will be + for tourism and ½ feeling it will be - for tourism
- There is a clear ask for more information on a variety of topics (health, youth, taxes and tourism)

Cannabis ~ Marijuana vs. Hemp

- Both marijuana and hemp are cannabis plants
- We use the term cannabis when talking about marijuana because of cultural sensitivity, but there is a distinct difference between marijuana and hemp
- Genetic make-up and variety of strains make the difference between the two complex
- Marijuana contains delta-9 tetrahydrocannabinol or THC, which causes a “high” because it is psychoactive
- Hemp contains less than 0.3 % of THC
- Cannabidiol or CBD oil is extracted from hemp and should contain little to no THC and is legal to see in VT
- Act 164 makes **marijuana sales legal**, through regulation, in VT



VT Cannabis Policy Timeline

2004 ~ Marijuana is legal for certain medical conditions, expanded list in 2007

2011 ~ Dispensaries for medical access to marijuana established

2013 ~ Possession of 1 oz. or less of marijuana is decriminalized (a civil offense)

2016/2017 ~ Further expansion of qualifying medical conditions list

2018 ~ Marijuana is legal for adult use (age 21+), criminal records expunged

~ Federal Farm Bill made CBD extracted from hemp legal for use & sale

2020 ~ Act 164 establishes legal market for sale and taxation of adult use marijuana

2021 ~ Vermont Cannabis Control Board (regulating body) is established

Prior to Act 164 - Vermont Cannabis Environment

Medical Use

- 5 Medical Dispensaries - owned by 3 separate corporations, only 1 in VT
- Vermont patients and caregivers are allowed to possess no more than two ounces of usable cannabis and two mature plants

Private Use

- Private growing (2 mature and 4 immature plants) is currently allowed for personal use under law
- Possession of up to one ounce of marijuana or up to 1 gram of hashish by a person 21 years of age or older is allowable
- Public consumption not allowed

CBD Sales

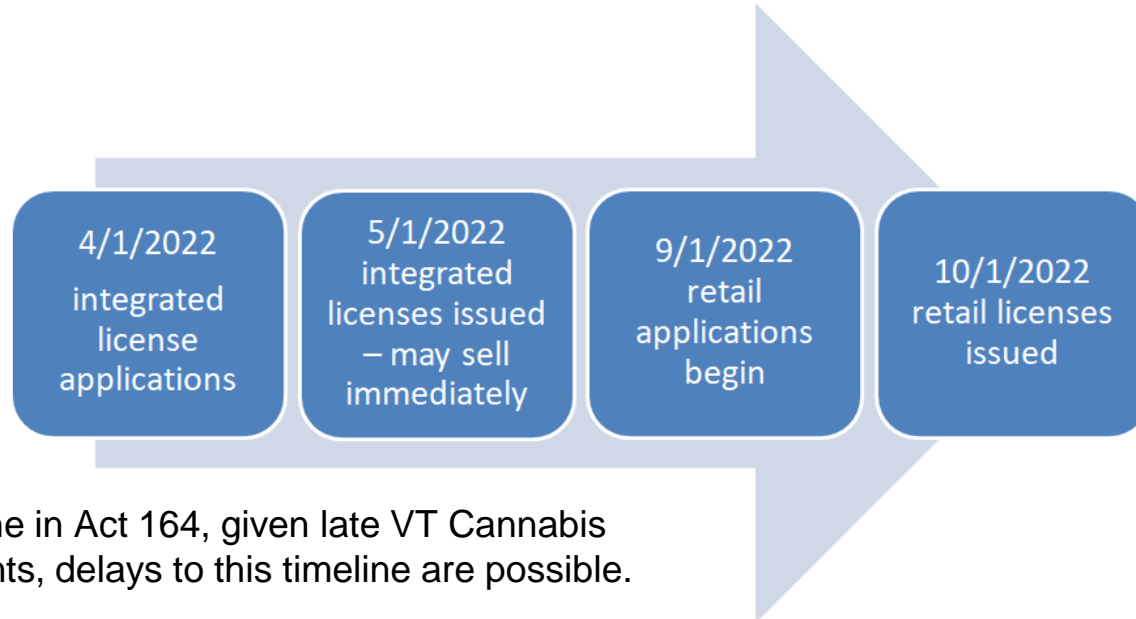
- Hemp-derived CBD products (Cannabis w/o THC causing “high”) already allowed for retail sale in VT since 2018

Vermont Act 164 Summarized

- Legalizes sale / purchase / taxation of adult use cannabis with regulation (establishes a retail market)
- Creates an independent commission within the executive branch — the Cannabis Control Board — to regulate and license adult-use cannabis business in VT
- Retail sale may begin October 2022
- Minimum age is 21
- Public consumption is not allowed
- 30% THC limit for Cannabis flower, 60% limit for concentrates
- All sales (6%) and excise tax revenue (14%) sent to the State for funding universal afterschool and prevention initiatives
- Towns can vote to “Opt In” the retail sale of recreational cannabis

Critical Dates

To be proactive, towns should use 2021 to conduct community research and hold public meetings / hearings. IF opt-in is the favorable choice, then work to establish local regulations (e.g. zoning, Local Cannabis Commission) depending on resident wishes.



*This is the original timeline in Act 164, given late VT Cannabis Control Board appointments, delays to this timeline are possible.

Various Types of Cannabis Businesses, As Defined by 164

Medical Dispensary

- Currently 5 in the State, Rec. Sales begin May 2022
- No sales tax

Retail Dispensary

- Opt-In By Ballot Required
- Tax will be 20%; 6% sales tax + 14% excise cannabis tax
- Application: Sept. 2022
- Sales to Public: Oct. 2022 (up to one ounce of cannabis max per transaction and edibles limited to 50 milligrams of THC per package, and serving sizes are limited to 5 milligrams of THC)

Cultivator

- No Opt In
- Broken Down into Small & Large (Small = <1000 sf)
- Shall not be considered an agricultural product
- Application: May 1, 2022, Licensing June 1, 2022

Product Manufacturer

- No Opt-in
- Application: July 1, 2022 , Licensing: August 1, 2022

Wholesaler

- No Opt-In
- Application: July 1, 2022, Licensing: August 1, 2022

Testing Laboratory

- No Opt-in
- Application: April 2022, Licensing: May 2022

Integrated

- Only 5 to be Issued - one to each previously established Medical Dispensaries
- Licensing Period Begins May 1, 2022

What Can Local Municipalities Do?

- Localities must opt in to having cannabis retailers or integrated licenses, via an annual or special meeting (Australian ballot); localities may also refer the question to voters
- In Woodstock, a town vote would extend to the village unless the village votes otherwise
- The question can be put on the ballot by the Selectboard or via the standard resident's 5% signature collection process
- Municipalities could not choose to prohibit other types of cannabis businesses
- If an Opt In vote passes:
 - Localities may also develop regulations and municipal licensing requirements and create a Local Cannabis Commission to oversee such rules (S 25 bill)
 - Localities may not establish zoning rules that would de facto prohibit the establishment of such retail businesses
 - Generally speaking, Act 164 states that towns cannot prohibit any cannabis business type using their local ordinances or permitting
 - Localities may establish density rules for retail sales locations or minimum distances from certain establishments e.g. schools
 - Localities may establish permitting fees (amounts to be clarified by CCB)
 - Localities with a local sales and use option tax will see retail sales of cannabis included in those revenues
 - Localities may call another vote in the future and if Opt In is defeated, existing retail operations are grandfathered in

What are other Vermont Towns doing on Opt In/Out?

- Knowing what other towns are doing fosters a more informed debate in Woodstock and would foster the alignment of policies across the state
- 30 towns have asked their voters to decide on March 2, 2021 whether they should allow recreational marijuana retail businesses
- Among them: Burlington, Brattleboro, Montpelier, Middlebury, Brandon, Winooski, Danville and Waterbury
- The conversations on the topics vary from town to town with Burlington focusing on racial equity while Middlebury wants to ensure it has enough time to establish policies in case of an opt-in vote
- A review of town meeting minutes for a large and small town revealed the following:
Windsor 11/14/20: “Waiting until next year may cause a loss to potential business opportunity if the Town ultimately voted to approve because it would be a very short time period to get a business plan together”
Montpelier 1/13/21: After what appears to follow a variety of presentations and discussions on the topic, the city moved to put the opt-in vote on the upcoming ballot
- The results on March 2 were as follows: 27 towns opted in and 3 towns opted out
- Among the Opt In towns: Burlington, Montpelier, Brattleboro, Windsor, Randolph, Stratford, etc.
- Opt Outs were Lyndon, Newport City and Richmond

Cannabis and New Revenues for the State and Towns

Revenue	Disposition
State license fees	Support the operations of the state Cannabis Control Board – Sec. 5(a)(2)
Local license fees	“After reduction for costs of administration and collection, the Board shall pay local license fees on a quarterly basis to the municipality in which the fees were collected” - Sec. 846(c)
Sales and use tax	Will be used to fund a grant program to support afterschool and summer learning programs - Sec. 17(c)
14% excise tax	<ul style="list-style-type: none">• Positive balances in the Cannabis Regulation Fund each fiscal year will go to the General Fund – Sec. 6c(b)• Of these transfers to the General Fund, 30% of the excise tax on cannabis (not to exceed \$10M) will go to fund substance misuse prevention programs – Sec. 19₁₉• The other 70% isn't specifically allocated (yet)

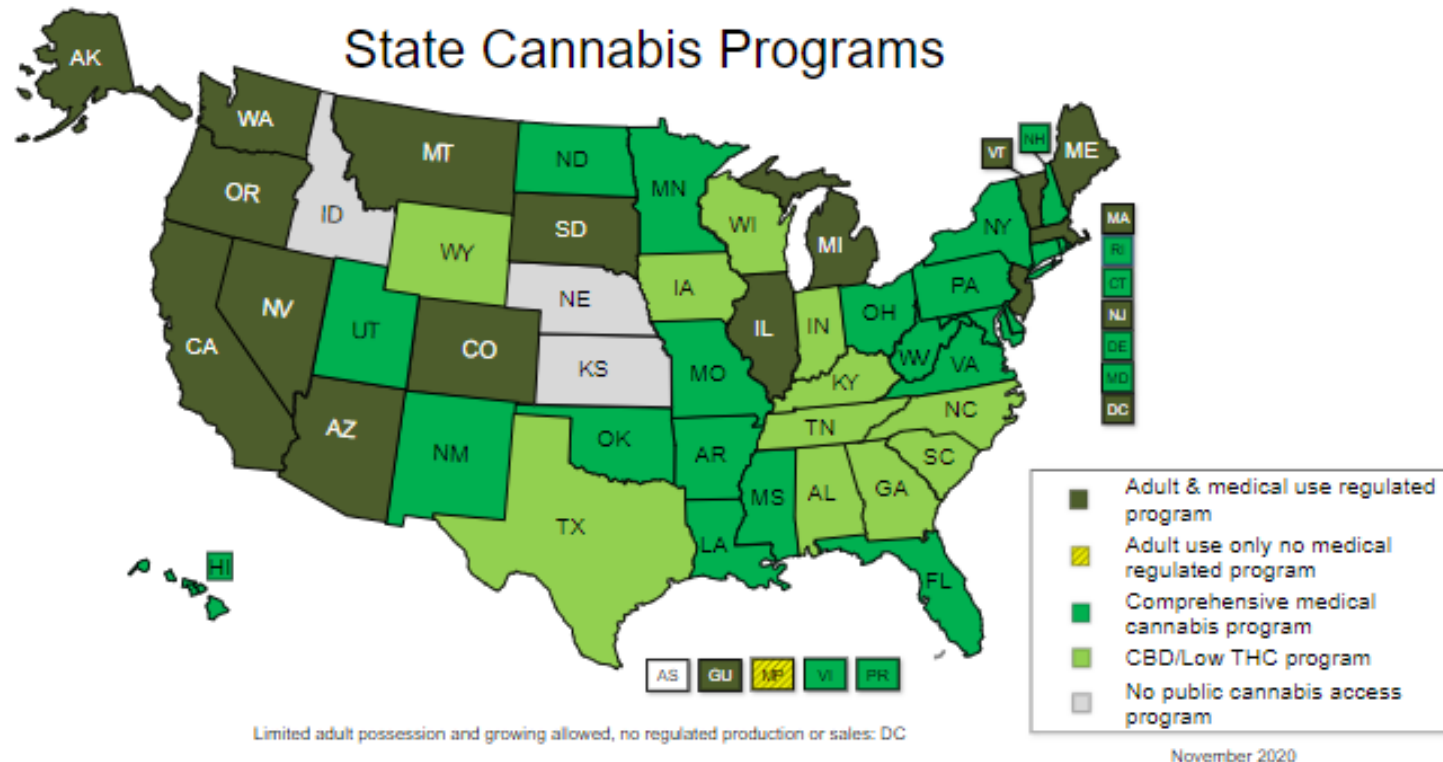
Note:

It is not yet known if the type of Woodstock's local option tax can be applied to cannabis retail sales.

Cannabis and Racism in the US

- The governor of Vermont expressed concerns that the current bill does not do enough to compensate for historical racial and social injustices
- Using racism, private and political interests succeeded in qualifying marijuana as a federal Schedule I drug in 1970, meaning it has a high potential for abuse and no acceptable medical use despite the lack of medical studies
- Nixon's War on Drugs - also enforced by subsequent administrations - was meant to oppress anti-war protesters and people of color
- Black Americans are arrested for cannabis offenses at a rate of nearly 4 to 1 compared to whites
- Legalization efforts are being sought to compensate for those injustices
- In Vermont, bill S25 creates the "Cannabis Business Development Fund," and charges state officials to design a system of providing loans and grants to "social equity applicants" — that is, people who were disproportionately hurt by marijuana criminalization.

Cannabis Legalization Trends in the US



Cannabis Impacts on Tourism

- Per a 2020 study, once the sales of cannabis was legalized in Colorado hotel room occupancy increased by 7.2% (large increase due to novelty factor). This also allowed hotels to increase their room rates by 3.8%. In Washington state the increase in occupancy was lower at 3.5%.
- In 2017 cannabis sales outpaced alcohol sales in Aspen CO. The average CO tourist spends around 3% to 9% more when participating in cannabis activities.
- Tourists' motivation towards marijuana: Curiosity, Recreation, Authenticity and Take-Back-Home.
- There is no typical cannabis tourist. She/he can be a lawyer, doctor or trucker. The average cannabis consumer is 37 years old.
- Woodstock would become part of national “weed maps” or websites for those tourists interested in cannabis consumption, but projecting with any certainty the influx of cannabis tourists is hard to do.
- While some towns might view retail cannabis as a potential nuisance (e.g. Guam), others have embraced it to help drive economic growth and rejuvenate their image (e.g. Smiths Falls, Canada).
- Neighboring states to Vermont are opening up to the retail sale of cannabis which could mitigate a sudden increase of cannabis tourism into Vermont.
- Massachusetts has cannabis tourism related websites to educate visitors to their state and what they are allowed and not allowed to do. It is not clear if Vermont would implement such an approach.

Cannabis Impacts on Crime & Safety

- No data is available for Vermont
- In the first 3 states that legalized, motor-vehicle crashes initially increased by a combined 6%, but later fell as a result of intervention and campaigns
- Intoxicated driving is a concern of the Governors. There is no roadside test like there is for alcohol. There is also no presumptive level of impairment for THC. CCB needs to provide recommendations on equity and training for Drug Recognition Expert (DRE) training for L.E. officers. Testing is expensive without a DRE sign off. Fewer DRE's now than several years ago, but a class is being put together.
- There are inconsistent findings across other states relating to crime-exacerbating effects of adult-use marijuana legalization (Guangzhen, 2021)
- Recognizing the full effect of legalization on public safety may take years to manifest
- Accidental poisoning of infants and children are up nationally - Northern New England Poison Control Center, since adult-use marijuana was legalized in 2016, they've seen a 160% increase in related calls (Lamparillo, 2019)

Cannabis Impacts on Health

Medical cannabis benefits

- Patients who need Cannabis for medical reasons have access, it has been legal in Vermont since 2011
- Approved diagnosis for medical cannabis include Cancer, Glaucoma, Multiple Sclerosis, HIV/AIDS, terminal illness, and diseases that causes "wasting syndrome" (i.e.-chronic pain, severe nausea, and seizures)
- Cannabis use for chronic pain and subsequent reductions in opiate use among current users suggests cannabis may play a harm reduction role in the opiate crisis
- Helps with appetite stimulation for diseases such as HIV and Cancer and also nausea / vomiting due to chemotherapy

Marijuana health and societal concerns

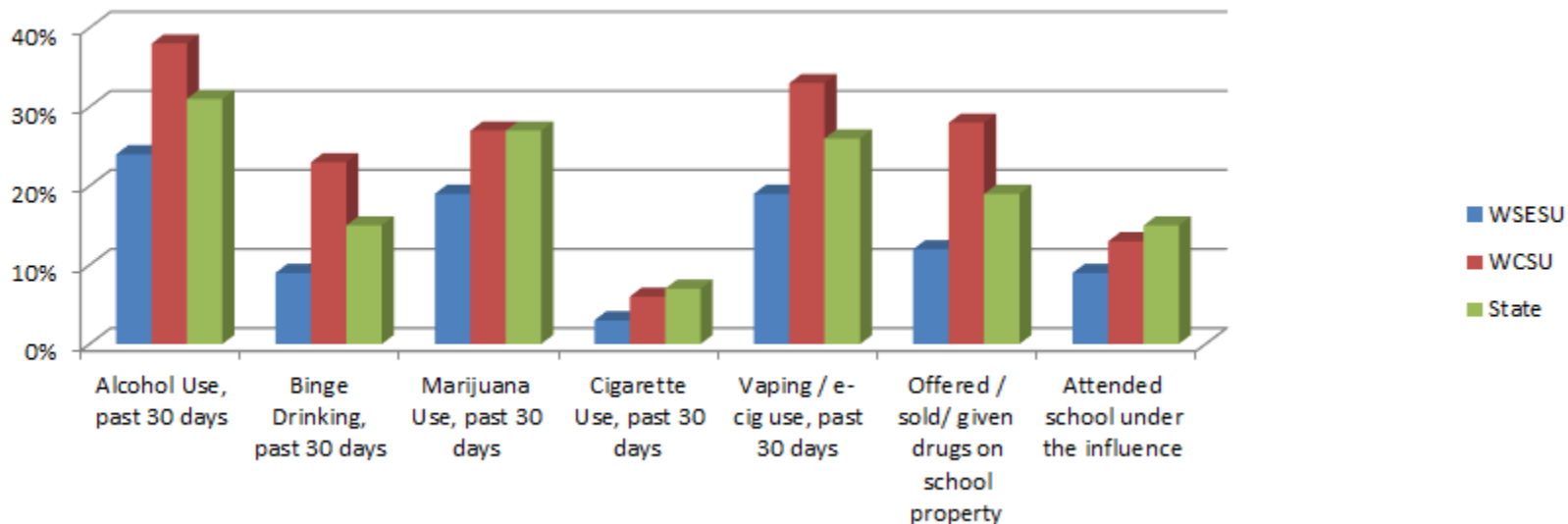
- THC content in Cannabis in 1995 was 4%; today's average is 6x higher around 25% for "flower" or "bud" and 70%-90% for concentrates in some retail environments. >15% THC in flower = 3x risk of psychosis and 5x if person is a daily user
- Cannabis use is assoc with impaired working memory, verbal memory, and planning, and a tendency to continue cannabis use
- Concerns: increased anxiety / risk of psychosis, depression, reduced judgement and coordination with increasing THC levels
- Adult outcomes of chronic cannabis use: decreased employment, increased incapacitation at work, decreased financial independence, increased financial problems. Increasing marijuana use duration and/or intensity is associated with a higher likelihood of negative long-term health issues.
- THC "can cause acute, transient, dose-dependent psychosis" and may trigger Schizophrenia in at risk populations; frequent use or high THC may increase 6-fold

Cannabis Impacts on Youth & Young Adults

- Past 30-day Youth use of Cannabis in states with retail cannabis has not increased, however 2011-2017 NSDUH data shows a national decline in youth use of 14.4%. WA only declined 5.2% and OR increased by 5.0%. States with retail cannabis show youth use trends worse than the national average.
- Public health concern re: retail cannabis and youth is cultural. When retail sales are more prevalent, perception of harm (PoH) decreases. Researchers study the PoH because people are more likely to engage in a behavior they see as relatively risk-free.
- Past 30-day marijuana use among VT young adults has increased from 39% in 2014 to 46% in 2020. In 2020 45% of users reported using almost daily - 20 or more days in the past 30 days. True in 2018.
- Several studies have linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction (NIH, Marijuana research report, 2020)
- Legalization has caused a 172% increase ER and Urgent care visits for youth acute medical and psychiatric emergencies (50% who resulted in admission) (J.Adol.Health, 2018)
- Addiction: 9% of users become dependant, nearly doubled or 17% if users < age 18; rate of dependance can become anywhere between 25% and 50% if near daily use. (NIH, Marijuana research report, 2020)

2019 Youth Risk Behavior Survey Data

WCSU students historically use alcohol & other drugs at rates higher than WSESU peers



Proposed Next Steps

- Present this deck again in the fall
- In the interim, present on specific topics to targeted audiences
 - Youth and Health
 - Tourism
 - Other?
- Sources are listed on the next two slides

For questions or concerns, feel free to reach out to committee members:

Karim Houry karimhry@gmail.com

Seton Mcilroy seton.l.mcilroy@gmail.com

Keri Cole kpcole@gmail.com

PJ Eames pj@clovergiftshop.com

Sources

- Various Vermont official legislative documents
- Local press articles
- Woodstock residents survey
- <https://americanmarijuana.org/marijuana-destinations/>
- www.healthvt.gov
- <https://www.insurancejournal.com/news/national/2019/11/18/548752.htm>
- <https://jrap.scholasticahq.com/article/12800-pot-heads-in-beds-the-effect-of-marijuana-legalization-on-hotel-occupancy-in-colorado-and-washington>
- <https://www.cobizmag.com/marijuana-tourism-attracts-millions-of-visitors-and-dollars/#:~:text=Leeper%20breaks%20it%20down%3A%20The,spent%20an%20average%20of%20%242%2C030>
- <https://www.insurancejournal.com/news/national/2019/11/18/548752.htm>
- www.healthvt.gov
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Solar Array Proposals

Philip B. Swanson Public Safety Facility

06/15/2021

Proposals

- Woodstock received proposals from:
 - Norwich Solar Technologies (NT)
 - SunCommon
- Proposals were evaluated by David Green, Robbie Blish, Michael Caduto (Sustainable Woodstock), and Geoff Martin (IREC) based on the following:
 - Pricing
 - Technical proposal
 - Approach and schedule
 - Experience and references
 - Financing plan and financing partners

Technical Proposal Comparison

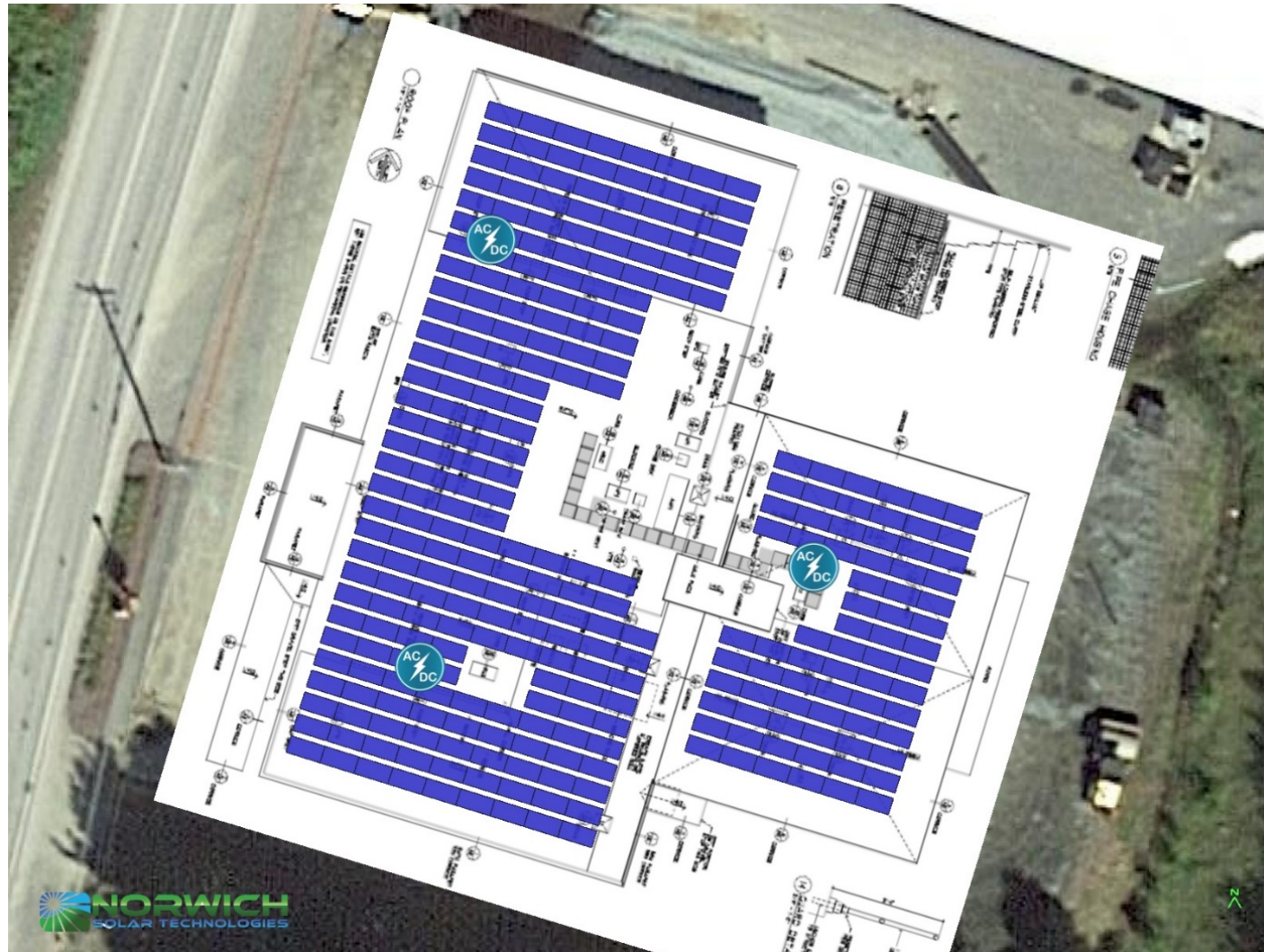
	NT	SunCommon
<i>Size and production</i>	119.4 kW DC; 126,385 kWh/year	35 kW DC; 38,500 kWh/year
<i>Warranties</i>	Panels - 25 years Optimizers - 25 years Inverters - 12 years	No info provided

NT vs. SunCommon Pricing

Savings Years 1-6

Norwich Technologies	SunCommon
Up to \$17,500	\$2,000

Proposed Design



Recommendation

- Select Norwich Technologies to develop a solar array at the Public Safety Facility

Proposal Comparison

		NT	SunCommon
Pricing			
	<i>Retain RECs</i>	5.5%	N/A
	<i>Sell RECs</i>	12.5% w/ 1.5% escalator	5%

NT Pricing: 25-year savings

	Town Keeps RECs (Woodstock's GHG emissions reduced by ~6%)	Town Gives RECs to GMP (no local emissions reduction)
Town purchases array	\$413,000*	\$511,000*
Town does not purchase array	\$28,000	\$110,600

*Does not include purchase price or maintenance costs.