

**WOODSTOCK PLANNING COMMISSION**  
**Wednesday, February 2, 2022**  
**7:00PM**

**I. CALL TO ORDER 7:00 P.M.**

Sally Miller called the meeting to order.

**II. APPROVAL OF MINUTES January 11, 2022**

Approval of minutes were postponed to the March 2<sup>nd</sup> meeting.

**III. NEW BUSINESS**

Sally Miller introduced two members of the Planning Commission, Nicolas Seldon and Frank Horneck.

**A. TRORC presentation on guidance for municipalities re: Cannabis Control Board.**

Tori Littlefield introduced herself as the chair of the cannabis control board.

Tori informed the PC about the recent municipal guides that have recently been introduced if Woodstock Village and Town choose to approve retail cannabis.

The Control Board advised that retail cannabis must be treated the same as any retail business within Woodstock zoning regulations. It is not permissible to have specific regulations regarding cannabis retail. The State of Vermont has implemented some regulations. The regulations would include 500-foot buffer zone from school property lines. Tori advised the commission members to refer to the guide that was submitted, specifically section four that details what is and is not permissible. Tori states that Kevin Geiger and Kimberly Gilbert from Two Rivers are working on documentation with suggested zoning language to submit to the towns that currently work with Two Rivers. If the town and village opt in for cannabis retail, Woodstock would have until October 2022, which is when the state of Vermont will begin to issue cannabis retail licenses. Opting in for retail cannabis does not mean that Woodstock will necessarily mean that a business will open but that the licensing will be issued for retail applicants. The vote to opt in for retail cannabis is in March 2022.

Tori confirmed for Sally Miller that the opt in/out vote has been placed on the March 2022 ballot. Tori also said that there would be a cannabis information meeting would be held February 9<sup>th</sup> to assist in answering ballot questions, etc. If the only the town or village opts in, then the PC would need to create language specific to the town or village in addition to the state requirements.

Sally Miller sought clarification as to whether the regulations should be stipulated by the PC or as a town or village ordinance. Tori states that for Two River's the words zoning and ordinance are interchangeable. Tori shared that a new municipal guide would be released to the Cannabis Control

Board on March 1, 2022. Tori is hopeful that the guide will provide more insight as to what towns are capable of.

Neal Leitner, Town Planner inquired from Tori what is the definition of school under the current guidelines. Neal's query specifically mentions a church and preschool. The concern for the issue is the 500-foot buffer zone for schools could potentially shut down the ability for businesses in the village. Tori stated that the definition for school will hopefully be in the new municipal guidelines in March.

Nicolas Seldon asked Tori to explain the enforcement provision which talks about nuisance. Nicolas wanted to know if the municipality would regulate enforcement if a retail shop were engaging in nuisance behavior.

Tori responded by confirming that the village/town in conjunction with the Cannabis Control Board would assist in the regulations in dealing with nuisance behavior. Nicolas inquired if the Cannabis Control Board has researched any nuisance behaviors in other towns where consumers are creating nuisance behaviors. Tori stated that type of research has not been conducted at this time but would consider researching prior to the Cannabis informational meeting.

Frank Horneck said that research has been done regarding nuisance behavior but not regarding consumers. Tori confirmed that the current Vermont state law is that cannabis can only be smoked in a private residence only. Tori further stated that the regulation regarding edibles is not clear at this time. Tori shared that while smoking cannabis is usually obvious, ingesting it is difficult to prove.

Sally Miller and Tori Littlefield confirmed that they will move forward as a team if the town/village opt in for cannabis retail.

### **B. Accessory On-Farm Restaurant zoning amendment P.C. report.**

Sally Miller introduced the next item on the agenda: AOFB zoning amendment.

Sally Miller advised that it is the PC's obligation to submit a report in conjunction with any zoning amendment.

Mary Margaret Sloan discussed the zoning amendment report that she prepared for the PC. The PC discussed the report and discussed some changes to the report.

Al Alessi and David Nixa offered suggestions to the PC regarding the report as well, pointing out issues that the current rendition of the amendment could create.

The PC continued to discuss the finer points of the proposed amendment report.

After discussions, a motion was made to accept the edits mentioned and was voted on unanimously by the six members present to accept.

**Motion passed 7-0.**

### **C. Town Plan Updates: Review and potentially schedule for public hearing**

Sally Miller advised that the Town Plan update is placed on the March 2<sup>nd</sup> Planning Commission agenda.

The planning commission discussed which chapters had updates. Neal Leitner said that the Housing, Economic Development, Energy and Education chapters included updates recommended by TRORC.

Sally Miller asked if the town plan update public hearing schedule would still be on track for adoption by the end of June. Neal Leitner stated that it would be as long as the town plan update is sent to the public hearing process by the March 2<sup>nd</sup> Planning Commission at the latest.

Sally Miller asked if the PC needs to vote on this tonight. Neal briefly explained the public hearing process. Sally also described the details of the process and why the town plan process was initiated.

Nico Sheldon asked if the town plan update is the first since 2016. Sally stated that no, it was updated in 2020 with the Education Chapter. Per Vermont Statute, the entire town plan must be updated, not by chapter.

#### **Accessory Dwelling Unit / Affordable Housing discussion.**

Sally Miller gave the PC an update with the progress the EDC Accessory Dwelling Unit subgroup has been working on. The EDC is still working on the details. Neal Leitner mentioned that Act 179, the Vermont Statute that promotes Accessory Dwelling Units, supersedes local zoning if it conflicts with the Act. Sally Miller discussed future planned meetings with the public to answer questions about the ADU process.

After discussion ended, a motion was made to adjourn. It was seconded.

**Motion passed 7-0.**

#### **E. ADJOURNMENT**

**Meeting adjourned at 9:00 PM.**