

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
July 26, 2022**

1. CALL TO ORDER: The meeting was called to order at 7:00 pm, and was held in person at the Waitsfield Town Offices and online via Zoom.

DRB Members Present: Duncan Brines, Steve McKenzie (Chair), Rudy Polwin, Jim Tabor, Jonathan Ursprung.

Staff: Planning & Zoning Administrator JB Weir

Others: Robert Connolly, James Connolly, Emma Hanson, Alice Peal, and Simon Smith

2. REVISIONS TO AGENDA, IF ANY

No revisions were made.

3. PUBLIC FORUM

Nobody was present for the public forum portion of the meeting.

4. Application #4066-CU by Tir Na Nog Edibles, LLC at 114 Mad River Green, Waitsfield VT. Applicant proposes use of a former restaurant space for a light industry of production of THC edibles from distillate extracted off-premises. The property is identified as #99152.000, located in the Irasville Village District.

Robert Connolly explained the plans for the edible production business, which will involve some water-based extraction but nothing using solvents, and will initially be focused on gummies. The following points were made by the applicant, including some made in response to questions from DRB members and Ms. Peal:

- Hours of operation are planned to be 7-4 or 8-4 on weekdays
- Generally, only regular kitchen equipment will be used, with some specialty equipment such as that to form the product
- Distribution will be mostly through one wholesaler, with it likely that only one pick-up will take place in an average week
- Delivery of supplies will likely be once a week
- State cannabis regulations are able to be met in the space as it is currently configured
- There are no plans to incorporate a retail operation at the site
- No external signage is requested
- Windows will be curtained for both security and cooling purposes; the external appearance of the building will not change

MOTION: *Mr. Tabor moved to close the hearing for Application #4066-CU. Mr. Brines provided the second. All voted in favor.*

5. APPROVAL OF MINUTES

The minutes of June 27, 2022 were approved.

6. OTHER BUSINESS

Mr. Weir reviewed the upcoming hearing schedule, noting that applications related to the new recreation hub will likely start being submitted soon, but currently there are no pending hearings.

7. ADJOURNMENT

The public portion of the meeting was adjourned at 7:19 pm to move into deliberations.

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary