

**Town of Strafford
Development Review Board
November 17, 2021 7P.M.
Minutes**

Attendance: Bonnie Bergeron, Martha Walke, Dan Ruml, Terry Garrison, Sean Lewis, Michael and Michelle Shane.

Approval of minutes: From September 22, 2021 meeting, Martha moved that they be accepted as written and Sean seconded, approved.

Report of Zoning Administrator: N/A

New business:

- 1) Michael & Michelle Shane, at 66 Mine Road, Strafford, VT has applied for a conditional use permit for a proposed cannabis cultivation in a 1500 square foot garage to be built.

Hearing open at 7:02pm

The State of VT is opening up a cannabis cultivation license application in April and the applicants have applied via the state to be approved to get the state license. Their hope is to have it approved but if not, it will be used as a garage. Michelle will be the only employee on site, it is unclear when it is harvested on how they will have the product removed to be distributed. It's a steel building with bubble insulation, at some point to be powered with solar, otherwise no plumbing just water used from their well. They will have a reservoir to collect the water and continue to recycle the used water so no septic system is needed.

Terry went over our zoning regulations for a home business occupation 3.3 classification since there are no employee's and noted it would be an allowed use in a residential zoned area. Martha thought it could be zoned as a rural small enterprise? Shawn is wondering why the board is getting into the inner workings of the business since the State will be regulating that. As a town we should just make sure the setbacks and general building guidelines are met along with having the business in general.

Brian Johnson has already given the Shane's the building permit for the garage portion.

Martha moved that we close the hearing at 7:45pm Bonnie seconded it.

Terry noted that in his opinion the Shane's will be operating under the towns zoning of a home business occupation which does not require the board's approval as it's an acceptable business under current zoning. The board agrees however if anything changes in the future etc. that they will then come back to the board.

Terry made a motion to end the meeting and Martha seconded it at 7:51pm, adjourned.