

Fair Haven Planning Commission

Town of Fair Haven - December 7, 2022 - Regular Meeting

Commissioners Present: David Eighmey - Chair, Deborah Laiacona - clerk, Linda Sienkiewicz, Patrick Frazier

Commissioners Absent: Robert Richards - Vice Chair, Cindy Pritchard, Lorraine Brown

Others Present: Phil Adams - Zoning Administrator, Jennifer Jackson - minute-taker, David Camara (applicant), Christian Poczobut

1. **Call to Order:**

Mr. Eighmey called the meeting to order at 7:15pm.

2. **New Business:**

- a. Cloud9 Cannabis - Application #A2022-065 for approval of the use of Retail Sales of cannabis in the existing first floor area previously used as an insurance Business Office. Also, approval of vinyl commercial signs proposed for the store front window area (4.5' X 9.5'), to mount over the exterior South entry door (3.5' X 4') and to mount on the West wall of the building (9' X 20'). Property owner: M&Z Properties Inc. Location: 87 Main Street. Fair Haven Tax Map number 24-51-29

Mr. Eighmey called for questions. ZA Adams asked if there was a need for a vault and security within the business. Mr. Camara explained there will be a vault and the dispensary portion will be separate and caged off. Mr. Eighmey asked if all the required State permits had been received. Mr. Camara explained that all the paperwork is good but they are waiting on a building inspection which will be scheduled after the permit from the town is released. Mr. Frazier asked if any of the signage would be lit. Mr. Poczobut explained no they wouldn't. Mrs. Sienkiewicz asked when they were planning on opening. Mr. Camara explained that the goal is the first of the year.

Mr. Eighmey asked the PC if they should consider the application as a major or minor application. Mrs. Laiacona **motioned to consider the application a minor application therefore exempt from site plan review.** Mrs. Sienkiewicz seconded the motion. All were in favor and the motion passed.

Mr. Eighmey asked for any more questions. ZA Adams stated that he had spoken with Cloud9 Cannabis and they were aware that all employee and owners parking should take place in the free parking area in Fair Haven. Mrs. Laiacona clarified that the sign on the wall will be vinyl wrapped on metal. It was affirmed. Mr. Frazier asked about deliveries for any reason. Mr. Poczobut stated that there will be no deliveries. They aren't allowed to deliver products. Mrs. Laiacona clarified the question asking about large delivery trucks coming to the business to deliver products to them. Mr. Poczobut explained no. Mr. Eighmey then asked how they get their product. Mr. Camara stated from growers permitted by the State of Vermont. The growers must package the product before it can be sold. He explained that they will be selling pre-rolls, edibles, they want to cover everything from start to finish. Mr. Frazier asked how they handle re-sellers or illegal sales near them. Mr. Camara says they can't do much but put out no loitering

signs. He explained that their goal is to have a safe product and a safe place for people to get product. ZA Adams asked about the number of employees. Mr. Camara explained they hoped to have himself and Mr. Poczobut and 5 other full time employees. Employees must all pass an FBI background check before they can be employed. They are planning to be open 7 days a week from around 9/10 am to 6/7 pm.

Mrs. Laiacona **motioned to accept the application as written with signage in permit.** Mr. Eighmey suggested adding the condition that all employees must park in free parking. It was agreed. Mr. Frazier seconded the motion, all were in favor and the motion passed at 7:24 pm.

3. Review of Minutes of Previous Meeting:

a. Approval of Minutes: Regular Meeting of November 16, 2022

- b.** The Recording secretary let the Planning Commission know that in the November 16 meeting they may have incorrectly changed the parking regulations for **Section 701 #4 Commercial business use to state "Four (4) parking spaces for every three hundred (300) square feet of area used for business."** This change increased the need for parking, not decreased it. Mrs. Laiacona **motioned to table the approval of November 16, 2022 minutes until more members were present for clarification of their intent.** The motion was seconded by Mrs. Sienkiewicz. All were in favor and the motion passed.

4. Other Business:

a. Review of Mail:

None

b. Other- Zoning Regulation update - 30 minutes:

- i.** No update at present. Waiting on approval of the grant.

c. Public Comment:

- i.** A discussion was held on the salary of the recording secretary. She reported that because of the Thanksgiving holiday and sickness in her family she had not gotten in touch with the treasurer about her pay, although according to her 2021 W2 the Town of Fair Haven paid her \$1012.50. She began working with the Planning Commission in July of 2021. She reported that as she has worked with the PC longer and understands their processes more her time requirement for creating the finished product has decreased, she can usually complete the written document in 1.5 times the meeting length.

5. Adjournment:

- a.** Mr. Eighmey asked about the next meeting on December 21, 2022 and if the PC felt they would be able to attend a meeting that close to the Christmas holidays. Mrs. Laiacona stated yes if there was business to attend to, but if there were not new applications she wouldn't mind skipping a meeting. ZA Adams stated he

would speak with Chairman Eighmey closer to the date of the meeting to make the final say.

- b. Mrs. Sienkiewicz **motioned to adjourn the meeting at 7:43 pm.** The motion was seconded by Mrs. Laiacona. All were in favor and the meeting was adjourned.

**** Next Scheduled Regular Planning Commission Meeting is on December 21, 2022****

Respectfully Submitted,
Jennifer Jackson, Minute-taker