

**Ryegate Planning and Zoning**  
**Regular Meeting and Public Hearing**  
**March 21, 2022**  
**Unapproved Minutes**

**In attendance:** Members – Alice Allen (via cell phone), Wally Bragg, Rick Colby, Kate Davie, Steve Genereaux, Reggie Hazel, Fremont Nelson, Nancy Perkins, and Zoning Administrator Bill Elder. **Also:** Mark Gleicher, Bill Hetu, Deborah Jurist, Linda Labouda, George Murphy, Ira Musty, and Phillip Pierce.

**Call to order** – Meeting was called to order at 7:0 p.m. by Chairman Colby.

**Minutes** – Steve G. moved and Reggie H. seconded a motion to accept the minutes of the regular meetings of December 20, 2021 and February 21, 2022 as distributed. With the correction that Fremont Nelson had attended only part of the December meeting the motion was passed unanimously.

**Election of officers** – Rick C. was nominated as chairperson by Reggie H, seconded by Steve G.; Reggie was nominated as vice-chair by Kate D., seconded by Wally B.; Kate D. was nominated as secretary by Reggie H., seconded by Nancy P. All three officers swept into office in a unanimous landslide.

**Review and approval of solar portion of enhanced energy plan** – Various details of the solar energy plan were discussed; Reggie will bring a finished draft to the next meeting for approval.

**Review and approval of zoning districts** – The following points were clarified:

- The south side of Creamery Road in South Ryegate is Commercial 1, which permits light industry as discussed previously.
- The area along Route 5 south of East Ryegate is Commercial 2.
- The area between, and including, the biomass plant and the old paper mill in East Ryegate is industrial.

Steve G. moved to approve the districts, Wally B. seconded, the motion passed unanimously.

**Public hearing on use of Mountaine Meadows building in South Ryegate** –

- Reggie H. noted that the meeting had been duly warned and abutters had been notified.
- Ira Musty presented information and answered questions about his proposed indoor marijuana grow project in South Ryegate.
  - It will begin as Tier 1 operation, which is the smallest size, 1000 square feet or less.
  - Expansion to Tier 2 (up to 5,000 square feet) or Tier 3 (up to 10,000 square feet) will require new permits at each level.
  - Odor control mandated by Act 250 will be in place.
  - Security requirements include surveillance cameras and the services of a private security contractor.
  - Once regular operations are in place harvesting will happen on monthly basis.
  - Preferential rules for licensing have not yet solidified.
- George Murphy expressed concern about the operation presenting a target for criminal activity. Ira provided additional details about the state's security requirements.

- Phillip Pierce asked which zone the building is in. It is in a Commercial 1 zone, which permits Light Industry. The proposed use falls into the parameters for this zone.

After members of the public left the Board deliberated. Steve G. moved that, based on the information on page 14 of the Ryegate zoning plan, we approve Ira M.'s permit. Reggie H. seconded the motion and it was passed unanimously.

**Zoning Officer's Report** – Bill E. has been approached by Nick Fabrikant, who is considering purchasing the old Gibson quarry, currently owned by Laura Clark, on Blue Mountain and remove previously cut stone.

**Adjournment** – Wally B. moved, and Fremont N. seconded, a motion to adjourn. No objections being raised, the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Kate Davie