

1 BENNINGTON DEVELOPMENT REVIEW BOARD MEETING
2 BENNINGTON FIRE FACILITY
3 130 RIVER STREET
4 BENNINGTON, VERMONT 05201

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6 TUESDAY, FEBRUARY 06, 2018

7
8 MINUTES
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10 BOARD MEMBERS PRESENT: Charles Copp-Chair; Barry Horst-Vice-Chair; Ron Alderman;
11 Charles Kokoras; Bill Barney

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13 ABSENT: *Jane Radocchia; Dan Malmborg*

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16 ALSO PRESENT: Dan Monks-Zoning Administrator; Linda E. Bermudez – Recording
17 Secretary; (2) citizens

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20 At 6:30 P.M., Charlie Copp called the meeting to order.

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23 **1. MINUTES OF NOVEMBER 21, 2017**

24 There were no questions or corrections.

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26 ***Motion:*** *Barry Horst motioned to accept and approve the November 21, 2017*
27 *meeting minutes. Charles Kokoras seconded the motion. The motion passed (Bill*
28 *Barney abstained; Jane Radocchia & Dan Malmborg absent)*

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32 **2. INTERESTED PERSONS – APPEAL RIGHTS – READING OF WITNESS’ OATH**

33 Dan Monks read the oath.

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37 **3. DISCLOSURE OF EX PARTE COMMUNICATIONS AND CONFLICTS OF**
38 **INTEREST**

39 None this evening.

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43 **4. PHYTOSCIENCE INSTITUTE, LLC, 120 DEPOT STREET:**

44 Dan Monks stated the applicant is seeking approval for a medical cannabis dispensary in
45 portion of an existing commercial building at 120 Depot Street.

46 Paul Carroccio stepped forward as the applicant. He explained medical cannabis industry
47 is highly regulated and security is very strong. Each recipient must have a pre-approved
48 condition for minimum of six months and a prescription from a physician. This facility is
49 expected to receive only 5-8 patients per day and will be by appointment ONLY. The State of

50 Vermont Health Department issues the licenses to dispensaries. They felt Bennington and
51 surrounding area was underserved by this service and encouraged a location in Bennington. We
52 hope to open March 1st. The front end of the location will be a retail location with homeopathic
53 creams and hemp products. The back portion will be the dispensary and again have high security
54 and will be by appointment only. There is no plans for cultivation in Bennington. All that is
55 dispensed will be in an oil form or pills. No longer are the days of smoking cannabis for the
56 medical effect.

57 Ron Alderman asked why the dispensary is not in a pharmacy. Mr. Carroccio explained
58 most pharmacies are national companies. Medical cannabis is a locally (State level) approved
59 item therefore could not be dispensed by a national organization.

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61 The Board had no questions or comments.

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64 **Motion:** *Barry Horst motioned to close the hearing and move into Deliberative*
65 *Session. Ron Alderman seconded the motion. The motion passed (Jane Radocchia &*
66 *Dan Malmborg absent)*

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72 **5. OTHER BUSINESS**

73 Dan Monks stated Frank Parent, Long Trail Engineering was here with an additional
74 revision of the Honda/Toyota plan addressing parking concerns.

75 Frank Parent stepped forward to explain the changes. He proposed a split rail fence in
76 addition to the existing shrubs and trees. This should address the parking concerns but not
77 impede on the view of business.

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80 **Motion:** *Barry Horst motioned to close the hearing and move into Deliberative*
81 *Session. Charles Kokoras seconded the motion. The motion passed (Jane Radocchia &*
82 *Dan Malmborg absent)*

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84
85 There was no other business this evening.

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88 **Motion:** *Barry Horst motioned to close the meeting. Charles Kokoras seconded*
89 *the motion. The motion passed (Jane Radocchia & Dan Malmborg absent)*

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94 Respectfully submitted,
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96 Linda E. Bermudez
97 Secretary