

Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, December 2, 2024
Meeting Minutes

DRB Members Present:

In person: Charlie Roy, Kathy Barrett, Carol Charbonneau, Paul Audy, Victor LaBerge.

Remote: Tom Fyles

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present:

Applicant Paul Lekstutis on behalf of Cross Pollination, Steve Delphia, 7327 Ethan Allen Highway, New Haven, and Brenda Charron, 273 Lime Kiln Road, New Haven (joined meeting by remote until 7:15 p.m.).

Call to Order:

DRB Chair Charlie Roy called the meeting to order at 7:00 p.m.

I. Adjustments to Agenda:

None.

II. Visitors Business

None.

III. Conditional Use Hearing Re: Application #2024-DRB-22-CU submitted by Paul Lekstutis on behalf of Cross Pollination, Inc. in Burlington for the Adaptive Re-Use of the Existing Dairy Farm Located in the RA-10 Zoning District at 7261/7263 Ethan Allen Highway in New Haven

Applicant Paul Lekstutis reviewed preliminary plans to repurpose the existing dairy barn located in the RA-10 zoning district at 7261/7263 Ethan Allen Highway for indoor cannabis grow space and manufacturing. Paul noted that the original plan in 2022 was to replace the historic barn on the current solar farm with a prefabricated steel building; however, because restoring the barn had been part of the solar proposal presented to the Town, and a condition of the Certificate of Public Good, the New Haven Selectboard suggested that other options be considered.

Paul and Wayne Nelson of Cross Pollination then presented a proposal to repurpose the dairy barn for cannabis growing and manufacturing; however, the Town's zoning regulations at that time did not permit this type of operation. While the New Haven Planning Commission was in the process of updating the Town's zoning regulations, it was recommended to the Selectboard to consider adopting interim zoning to allow for adaptive re-use of historical structures in any zoning district except the Flood Hazard District for manufacturing, upon conditional use approval by the Development Review Board. The interim zoning measure has since been approved in the current New Haven Zoning Regulations adopted April 2024, Section 527.

The proposed two-phased construction of the existing dairy barn will include several subphases:

- Phase One (Cannabis Manufacturing) will include a new septic system, the rehabilitation of the exterior envelope of the entire 7,970+/- square foot dairy barn, including foundation and structural repairs, and the interior fit-up of the 2,000+/- square foot calving barn.
- Phase Two (Growth Phase) will include the fit-up of the 370+/- square foot milk parlor and 5,600+/- square foot milking barn.
- The existing 945+/- square foot machine shop will be used as a transition space to accommodate the phased construction of the dairy barn.

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- The current plan is for the existing milk parlor to be used for bathrooms and kitchenette.
- The first floor of the existing milking barn will be for indoor grow space.
- The second level (hay loft) of the existing milking barn to be used for product curing.
- The existing calving barn will be used for agricultural product processing (manufacturing).
- The existing red farmhouse and white house will continue to be used as residential rental buildings.

Paul also addressed questions and concerns regarding traffic, lighting, odor, processing, and security:

- Cross Pollination will lease the barn to manufacturers who are currently seeking licensing from the Vermont Cannabis Board.
- HVAC system and lighting will meet State energy standards.
- No change to current traffic pattern, as only 1-2 people will be on site during the phased construction, and 6-8 people when fully operational.
- No changes to the existing footprint, and every attempt will be made to maintain the character of the building by using the same materials, while complying with all state requirements.
- Windows to be boarded from the inside as required for security.
- There will be no signage.
- Outside video monitoring vs. outside lighting.
- No retail sales on site.
- Anticipate ground source heat pump systems resulting in an entirely inside operation.
- Approximately 200 gallons of water will be used per day from on-site well for washing the product initially, while new septic system is built.
- A carbon air filtration system installed for odor control. Paul referred to the manufacturing facility in Eden, Vermont, which uses a dedicated reverse osmosis system, and any exhaust is filtered through carbon filters thus eliminating any odors outside.
- Manufacturers have consulted with Lance Waterman regarding reconstruction to include louvered panels versus exhaust fans.

Neighbor Steve Delphia asked what is planned for the existing pole barn on the property. Paul advised there are no plans to make the pole barn part of the business proposal.

Kathy Barrett moved to approve adaptive re-use of the building to be phased in over a period of time, upon the following conditions:

- Any outside lighting to be down-shielded.
- There will be no change in access to the building.
- Rehabilitation of the barn will maintain its current character.
- All state permits must be obtained.
- Compliance with all state regulations.

Victor LaBerge seconded the motion. Motion passed with 6 members in favor (C. Roy, K. Barrett, C. Charbonneau, P. Audy, V. LaBerge, T. Fyles), 0 opposed. **MOTION PASSED.**

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V. Close hearing on Application #2024-DRB-22-CU

Kathy Barrett moved to close the hearing on Application #2024-DRB-22-CU; Carol Charbonneau seconded. Motion carried with 6 members in favor (C. Roy, K. Barrett, T. Fyles, V. LaBerge, C. Charbonneau, P. Audy), 0 opposed. **MOTION PASSED.**

IV. Approval of November 4, 2024 DRB meeting minutes

Kathy Barrett moved to approve the November 4, 2024 DRB meeting minutes; Tom Fyles seconded. Motion carried with 6 members in favor (C. Roy, K. Barrett, T. Fyles, C. Charbonneau, V. LaBerge), 0 opposed. **MOTION PASSED.**

Adjourn

Tom Fyles moved to adjourn; Carol Charbonneau seconded. Motion carried with 6 members in favor (K. Barrett, C. Charbonneau, C. Roy, V. LaBerge, T. Fyles, P. Audy), none opposed. **MOTION PASSED.**

Meeting adjourned at 7:40 p.m.

Respectfully submitted,
Peggy Connor




Charlie Roy, Chair

Tom Fyles

Carol Charbonneau



Kathy Barrett, Vice Chair



Victor LaBerge



Paul Audy