



**CITY OF ESSEX JUNCTION  
LOCAL CANNABIS CONTROL COMMISSION  
MEETING AGENDA**

Online & 2 Lincoln St.  
Essex Junction, VT 05452  
Wednesday, November 9, 2022  
**6:35 PM**

E-mail: [admin@essexjunction.org](mailto:admin@essexjunction.org)

[www.essexjunction.org](http://www.essexjunction.org)

Phone: (802) 878-6944

This meeting will be in-person at 2 Lincoln Street and available remotely. Options to watch or join the meeting remotely:

- **WATCH:** the meeting will be live streamed on [Town Meeting TV](#)
- **JOIN ONLINE:** [Join Zoom Meeting](#)
- **JOIN CALLING:** (toll free audio only): (888) 788-0099 | Meeting ID: 944 6429 7825; Passcode: 635787

1. **CALL TO ORDER** [6:35 PM]
2. **AGENDA ADDITIONS/CHANGES**
3. **APPROVE AGENDA**
4. **BUSINESS ITEMS**
  - a. Discussion and consideration of Tier 1 Indoor Cultivation, VT L#S-000001517, for Passion Fruit Farms, LLC
5. **ADJOURN**

*Members of the public are encouraged to speak during the Public to Be Heard agenda item, during a Public Hearing, or, when recognized by the President, during consideration of a specific agenda item. The public will not be permitted to participate when a motion is being discussed except when specifically requested by the President. This agenda is available in alternative formats upon request. Meetings of the City Council, like all programs and activities of the City of Essex Junction, are accessible to people with disabilities. For information on accessibility or this agenda, call the City Manager's office at 802-878-6944 TTY: 7-1-1 or (800) 253-0191.*

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3 **CITY OF ESSEX JUNCTION**  
4 **LOCAL CANNABIS CONTROL COMMISSION**  
5 **MINUTES OF MEETING**  
6 **November 9, 2022**

7 **CITY COUNCILORS PRESENT:** Andrew Brown, President; Raj Chawla, Vice President; Dan Kerin;  
8 Amber Thibeault; George Tyler.

9 **ADMINISTRATION:** Regina Mahony, City Manager.

10 **OTHERS PRESENT:** Adrian Lanza, Elise Martin.

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12 1. **CALL TO ORDER**

13 Commissioner Brown called the meeting to order at 6:33 P.M.

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15 2. **AGENDA ADDITIONS/CHANGES**

16 None.

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18 3. **APPROVE AGENDA**

19 None needed as no agenda changes were proposed.

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21 4. **BUSINESS ITEMS**

22 a. Discussion and consideration of Tier 1 Indoor Cultivation, VT L#S-000001517, for Passion Fruit  
23 Farms, LLC

24 City Manager Mahony said that this applicant received approval at the State level for their cannabis  
25 cultivation license from the state, pending local approval. She said that the Land Development Code  
26 (LDC) changes that the City Council adopted on October 14, 2022, only allows cultivation in the Planned  
27 Agricultural Zoning District, and the Applicant is in a Residential Zoning District. She said that thusly,  
28 they applied for a home occupation permit and that she denied it as the Acting Zoning Administrator.  
29 She said that they have submitted an appeal through the Development Review Board (DRB). She said  
30 that the Local Cannabis Control Commission would consider and approve the local license, but staff's  
31 view is that the Local Cannabis Control Commission does not have the authority to approve this license.

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33 Elise Martin spoke on behalf of Adrian Lanza, the proprietor of the establishment seeking this permit,  
34 noting that she does not believe that the City's LDC complies with State statute, which says that  
35 cannabis-related businesses must be treated like other businesses. She said that the permit cannot be  
36 denied solely on the grounds of it being a cannabis establishment. Commissioner Brown replied that the  
37 LDC was developed in consultation with the City's attorney and comports with the law. Ms. Martin  
38 requested a written determination from the City's attorney. Commissioner Brown replied that they will  
39 consult with the City attorney regarding that request. Commissioner Tyler said that he would like to see  
40 a written resolution of this issue fairly soon since there is confusion around this portion of the LDC.

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42 **GEORGE TYLER made a motion, and DAN KERIN seconded, that the Essex Junction Local**  
43 **Cannabis Control Commission deny the Tier 1 Indoor Cultivation for Adrian Lanza, Passion Fruit**  
44 **Farms, LLC. VOTING: unanimous; motion carries.**

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46 5. **ADJOURN**

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48 **GEORGE TYLER made a motion, and RAJ CHAWLA seconded to adjourn the meeting. VOTING:**  
49 **unanimous; motion carries. The Local Cannabis Control Commission adjourned at 6:47 PM.**

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51 Respectfully Submitted,  
52 Amy Coonradt