

**Town of Addison
Development Review Board
65 VT Route 17W
Addison, VT 05491**

Unapproved

Meeting Monday, December 08,2025

Board Members Attending were Chair, Alden Harwood, Scott Grant, Ethan Gevry and Lodi Goreau.

Secretary: Starr Phillips

Board member absent: Keith Craig.

Zoning Administrator Daniel Rossignol was present at the meeting.

Do reference the sign - in sheet for others in attendance: Judd Markowski, Peter Bicknell, Jodie Bushey and Bill Morin,

The meeting was called to order at 6:00 PM with (4) members present and (1) absent.

The oath was given by the Chair to those in attendance including himself that would be giving evidence for the (application #25-47) with the Cannabis operation.

New Business

In a motion made by Scott Grant, seconded by Lodi Goreau to approve the meeting minutes for October 27,2025 as presented. (4) in favor & (1) absent.

The Public Comment time was deemed not necessary at this meeting.

Application DRB #25-44) Peter Bicknell requesting to build a run – in shed on the East side of barn located on Jersey Road South, Addison, VT – (ID# JS2725—tax map 14-10).

Abutting landowners are Carolyn Bass, Kurt Ingwersen, Anthony H. Correia, and Brian K. & Peggy Nolan Life Estate.

This is a small non-conforming lot with (3) non-conformities, After the discussion, Dan the Z.A. was asked by the chair to weigh in on this application.

In a motion made by Alden Harwood, seconded by Scott Grant, it was determined to cancel the application, refund the fee and have the applicant apply to the Z.A. for approval & building permit. (4) in favor & (1) absent.

Application DRB (#25-43) Jocelyn Bushey/Bill Morin requesting to build an 8 ft by 20 ft utility/storage addition on South side of existing structure.

Abutting landowners are Grietje O. Vierzen, Dorothy & George Woodnorth, and Bruce Kelly and Christina Pierson.

This is a small non-conforming lot and existing structure is there. Jocelyn Bushey passed in a document from the VT State for approval since it was located too close to the lake for construction within the Shoreland setback requirements.

In a motion made by Ethan Gevry, seconded by Scott Grant to grant Conditional-Use permit and a Variance for the (1) ft shortage with the setback requirements for application #25-43) and will still need a building permit. (4) in favor & (1) absent.

Application DRB(#25-47) Elizabeth-Allen Pennebacker &Managing Partner, Smoke Em If You Got Em L.L.C. requesting Conditional-Use approval for Tier 3 grow operation and Tier 2 manufacture located on landowner’s name & business address at 1592 VT RTE 17 East, Addison, VT VE1582 (tax map 16-02-32,111).

Abutting landowners are: Wood Brothers Land Company, Eric N. & Lena Steele, Kevin Reed and Lindsey Rubright, Ella Burnham, Howard Grant, Nathan Anderson, Elwyn and susan K. Flynn, Rene and Sheila Galera, Robert G. Livingston, Diane E. Desmond and Russell P. Kinsley, Ricardo & Martha Santa Maria, Anthony Martell Trust, Julianna Parker, Barnes Family Farms, LLP, and Vaughn L. Watson & George Mendoza.

At this point of the meeting the Chair, Alden Harwood, recused himself from the meeting & turned it over to the Vice Chair,

Scott Grant, to oversee the meeting. presentation of the Cannabis operation. The motion was made by Alden Harwood, seconded by Ethan Gevry for this change. (3) in favor, (1) abstained & (1) absent.

Judd Markowski was the spokesperson for the operation. He explained the steps for setting up the business with future plans to move it all to the Addison location. It is all fenced in and located down in the field.

In a motion made by Ethan Gevry, seconded by Lodi Goreau to grant approval for application #25-47 for Conditional-Use permit approval for the business. (3) in favor, (1) abstained & (1) absent.

Alden Harwood regained the Chair position after the above discussion of the Cannabis operation.

The ZA Dan gave his report on Town violations occurring in the different areas of Town. Some of the problem areas are Town House Road and unregistered vehicles. It was suggested that maybe the PC board needs to consider writing up a zoning regulation for these. If there is spillage, it may be necessary to contact the Health Officer.

The next meeting is planned for Monday, January 26,2026 at 6:00 PM at the Addison Community Center for the regular monthly meeting. If no applications come in, then we won't have a January meeting.

Adjournment: A motion was made by Scott Grant, seconded by Ethan Gevry to adjourn at 6:35PM. (4) in favor & (1) absent.

Next Meeting:

Monday, January 26,2026

At 6:00PM

Alden Harwood, Chair

No applications

Starr Phillips, Secretary

Development Review Board