



Memorandum

TO: Winooski Cannabis Control Commission

FROM: Eric Vorwald, AICP
Planning & Zoning Manager

RE: **Application for Tier 2 Manufacturing License – Sedwin Sweets, LLC**

DATE: April 17, 2023

The purpose of this memo is to provide information to the Winooski Cannabis Control Commission regarding a request for a local license to operate a Tier 2 manufacturing cannabis establishment within the City. State approval from the Vermont Cannabis Control Board has been granted pending local authorization. Local approval is required prior to the state issuing their license.

Overview

On or about April 11, 2023, the City of Winooski received a local cannabis license application to operate a Tier 2 Manufacturing facility in the City of Winooski. A Tier 2 facility is classified as:

A manufacturing facility that has no cap on the annual gross revenue and may manufacture products using water-based, food-based (cooking fats, glycerin, propylene glycol, or alcohol), or heat/pressure-based extraction; and must be a home-occupancy business.

This property is located in the Residential C Zoning District, and the applicant has received approval to operate a home occupation under the City's Unified Land Use and Development Regulations. For reference, a home occupation in the City of Winooski is defined as:

An occupation, profession, activity or use that a) is clearly a customary, secondary, and incidental use of a dwelling unit, b) is carried on for gain by a resident of the dwelling, and c) does not alter the exterior of the property or affect the character of the area. Home occupations are considered uses by right under 24 V.S.A. § 4412 as a permitted residential use of property.

Further, the City's regulations limit signage and the number of employees in a home occupation. In support of this home occupation, the applicant applied for and received a state and local building permit to support modifications that will enable this use; however, these permits will need to be closed prior to operations.

Recommendation

Approve the Tier 2 Manufacturing License for Sedwin Sweets, LLC. pending permit closeout.