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**TOWN OF CHESTER
CANNABIS CONTROL BOARD MEETING
August 12, 2025, Minutes**

Board Members Present: Arianna Knapp, Barry Fowler, Charles Baird, and Tom Diak at Town Hall.

Staff Present: Susan Bailey, Recording Secretary, via Zoom.

Visitors Present: Andrea Goldman at Town Hall.

Call to Order

Arianna Knapp called the meeting to order at 6:00 p.m. and thanked everyone for attending and noted it was their first gathering since last year.

Agenda Item 1, Reorganization

Arianna invited nominations for Chair. Tom nominated Arianna and Barry seconded the nomination. Arianna accepted the nomination and a vote was taken. The motion passed unanimously, and Arianna remained as Chair.

Arianna nominated Tom Diak as Vice Chair and Charles seconded it. The motion carried unanimously.

Arianna nominated Charles for secretary and Barry seconded the motion. The motion carried unanimously. Arianna explained the role of secretary to Charles.

Agenda Item 2, Approve minutes of August 29, 2024, LCCC Meeting

Arianna had reviewed the minutes. There were no comments or changes. Charles moved and Tom seconded a motion to accept the minutes. A vote was taken, and the minutes were approved as written.

Agenda Item 3, Citizens' Comments

There were no comments.

Agenda Item 4, Review Renewal of Goldmill Group dba Down to the Roots

They had all received the application for renewal. Arianna reported there were no issues or concerns from the Police Chief or Town Manager regarding Down to the Roots. Lacking clarity on the procedure, Arianna invited a motion to approve the license. Tom moved and Barry seconded a motion to approve the renewal of their license. The motion carried unanimously.

Agenda Item 5, General Update Regarding Cannabis Control Board

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2 Currently, there are 614 active cannabis related licenses in Vermont. Of those, 394 are cultivators;
3 110 retailers, 2 integrated licenses, 95 manufacturers, 2 testing labs, 8 wholesalers, and 3
4 propagators. Of cultivation, most operations in Vermont, 166 are indoors, 103 are mixed, and 125
5 are outdoors. Arianna found it interesting that approximately 1 million square feet of canopy is
6 licensed but only about 650,000 square feet are being used. So not all licenses are being utilized.
7 Arianna said some people are relinquishing licenses while others are obtaining them. The industry
8 has now reached \$11,000,000 in Vermont. \$1.5 million in cannabis taxes are collected monthly.
9 Chester has three cannabis licenses in town: Down to the Roots; Gardner’s Gold, a manufacturing
10 facility; and 802 Grow.

11
12 Arianna said initially there had been a lot of concerns in Chester about the cannabis industry but
13 those fears had not been realized.

14
15 Tom read, recently, that the state had put a freeze on issuing new licenses for retail.

16
17 Andrea Goldman of Goldman Group said there was an oversaturation of dispensaries in Vermont
18 per capita and so much so that the dispensaries have convinced the legislature and the CCB to put
19 in a moratorium on new licenses. The CCB saw they needed citing rules and most recently, the
20 legislature said the CCB must consider geographic citing and consider market needs and
21 geographic distribution. The proposals that were put up would have exacerbated the issue. Andrea
22 did a 22-page analysis and commented on the proposed rules, and they successfully got a bill in
23 the legislature calling for a moratorium and a deal was struck with the CCB to put a moratorium
24 in place. Andrea said there are 274 towns in Vermont and 84% of them have a population of less
25 than 4,000. 62% have less than 2,000, and 32% have less than 1,000. CCB thought every town
26 could have 2 dispensaries, so Andrea did an analysis and based on the numbers mentioned, the
27 state could have had 555 dispensaries with a population of 650,000 in the state. In addition, they
28 didn’t include market needs and were giving the local CCB and Select Board the right to say they
29 want one even if it was hurting someone. Legally, they could have 4 dispensaries within 100 feet
30 of each other given town borders. Andrea thought they needed to consider distance from certain
31 dispensaries. Andrea said there were many dispensaries within a 25-mile radius of them, and she
32 was happy to provide the board with her analysis and said the Vermont industry wasn’t healthy
33 but was sick. Andrea said farmers that have been growing it weren’t incentivized to come into the
34 market legally. Andrea said they are supporting a suit against the state because they are
35 overregulated and things happening at the state level are hurting the industry and Vermonters.
36 Arianna noted the facts she had stated were all from the CCB. Andrea said Vermont remains the
37 only state that has a legal adult use market that’s been open for over a year and still requires them
38 to submit their advertising to the CCB. Andrea said one license gets them one dispensary and it’s
39 unique about Vermont and unintentional consequences and they’re trying to work with the CCB
40 to develop better rules.

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42 **Agenda Item 6, New Business**

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44 Arianna wanted to create guidelines to meet annually in August unless an application or issue
45 comes across their desk and then they meet ad hoc. Arianna would confirm with Julie and thought
46 she may need to go back to the Select Board. She was happy to keep it at 5 members but then ad

1 hoc beyond the annual meeting.

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3 Andrea noted since their license expires September 8th, it will be around August when they have
4 applied for renewal and suggested they plan for that for their August meetings.

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Agenda Item 7, Adjourn

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8 Barry moved and Charles seconded the motion to adjourn the meeting. The motion passed
9 unanimously, and the meeting was adjourned at 6:21 p.m.

DRAFT