

Robert J. Bask

**PUBLIC HEARING MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 15, 2021**

2021 SEP 16 PM 4:04

TOWN CLERK

A Public Hearing of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held at Town Hall, 740 Main Street, East Hartford, CT on September 15, 2021.

Chair Ryan opened the public hearing at 7:04 p.m. Secretary Noel then read the legal ad for this public hearing, which was published in the Journal Inquirer on Friday, September 3rd and Thursday, September 9th.

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Carol Noel, Secretary
Travis Simpson
Valentine Povinelli
Stephen Roczynski
Sidney Soderholm
Wesaneit Tsegai, Alternate –via Teams

Absent:

Melissa-Sue John, Alternate

Also Present:

Jeffrey Cormier, Town Planner

The Chair declared a quorum with 7 voting member.

Jeffrey Cormier, Town Planner, presented the following agenda item to the Commission:

ZONING TEXT AMENDMENT: Under Section 711; amendment to regulate the retail sales of cannabis by creating new cannabis hybrid retailer and cannabis retailer definitions permitted by special use permit in the I-2 district, and distance requirements between cannabis establishments and public facilities, educational uses, and other public uses.

Applicant: East Hartford Planning and Zoning Commission

Jeff Cormier presented the new Public Act 21-1 regarding the sale and production of adult-use cannabis. The Zoning Regulations presently provide for “marijuana production facility” and “dispensary”. PA 21-1 creates new definitions for various types of cannabis establishments including cultivator, micro-cultivator, food and beverage establishment, delivery service, hybrid retailer, and retailer. It also allows towns to regulate many of these uses by way of Zoning Regulations and Town Ordinances, and also provides for town referendum. Towns will receive 3% of the sales tax for retail sales of cannabis in their jurisdiction. Mr. Cormier outlined a framework for draft regulations that include the new use definitions and allowing production type uses generally in the B-3, I-2, and I-3 districts depending on the size of the use, and retail type uses in the B-3 and I-2 districts. All cannabis related uses

would be permitted by special use permit with conditions. The Commission is interested in having the public hearing open for as long as possible to receive feedback from residents and staff.

The following individual came forward:

Conner Martin, 86 Ensign Street, in favor of the text amendment application. He stated that the proposed uses should be regulated to ensure the safety of residents and in the best interest of the community.

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **voted (7-0)** to continue the public hearing until the October 13th Planning & Zoning Commission meeting.

Upon a motion by Carol Noel, seconded by Sid Soderholm, the Commission **Voted (7-0)** to start the Regular Session @ 8:13 p.m.