

*Robert J. Bask*

**PUBLIC HEARING MINUTES  
PLANNING AND ZONING COMMISSION**  
**OCTOBER 13, 2021**

2021 OCT 14 PM 2:53

A Public Hearing of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held at Town Hall, 740 Main Street, East Hartford, CT on October 13, 2021.

Chair Ryan opened the public hearing at 7:00p.m. Secretary Noel then read the legal ad for this public hearing, which was published in the Journal Inquirer on Thursday, September 30<sup>th</sup> and Thursday, October 7<sup>th</sup>

**Present:**

John Ryan, Chair  
Henry Pawlowski, Vice Chair  
Carol Noel, Secretary  
Travis Simpson  
Valentine Povinelli  
Sidney Soderholm  
Melissa-Sue John, Alternate  
Wesaneit Tsegai, Alternate

**Absent:**

Stephen Roczynski

**Also Present:**

Jeffrey Cormier, Town Planner

The Chair declared a quorum with 7 voting members, including Alternate John.

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

**ZONING TEXT AMENDMENT:** Under Section 711; amendment to regulate the retail sales and production of cannabis by creating new definitions for retail establishments permitted by special permit in the B-3 and I-2 districts and for production and delivery establishments permitted by special permit in the B-3, I-2, and I-3 districts.

Applicant: East Hartford Planning and Zoning Commission

Jeff Cormier again 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 only revision to the text from the previous meeting was that area threshold for a cultivator was decreased from over 15,000 sq. ft. to over 10,000 sq. ft.

The primary consideration for locating cannabis related retail uses in the B-3 and I-2 districts is to minimize impacts to residentially zoned districts and neighborhoods. It is likely that a new cannabis retail establishment may draw a large amount of patrons upon opening, and the location of the designated zoning districts will provide adequate access to highways without having patrons traverse through local residential neighborhoods. Additionally these areas are readily accessible to public safety personnel for any supervision that may be required. It was the consensus of the Commission that this item be continued to one more public hearing to allow final comments from staff and the public.

No one came forward to speak.

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **voted (7-0)** to continue the public hearing until the November 10<sup>th</sup> Planning & Zoning Commission meeting.

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (7-0)** to start the Regular Session @ 7:55 p.m.