

Robert J. Gask

**WORKSHOP MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 8, 2021**

2021 SEP 15 PM 4:45

TOWN CLERK
EAST HARTFORD

A Workshop of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held at Town Hall, 740 Main Street, East Hartford CT on September 8, 2021.

CALL TO ORDER

The meeting was called to order at 6:02 p.m.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Carol Noel, Secretary
Travis Simpson
Valentine Povinelli
Stephen Roczynski
Sidney Soderholm

Absent:

Melissa-Sue John, Alternate
Wesaneit Tsegai, Alternate

Also Present

Jeff Cormier, Town Planner

The Chair declared a quorum.

DISCUSSION OF ZONING REGULATION REVISIONS FOR CANNABIS RELATED ESTABLISHMENTS AND PUBLIC ACT 21-1 RELATING TO THE RETAIL SALES OF CANNABIS

J. Cormier presented facts on 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.

Existing Zoning Regulations permit “marijuana production facility” in the I-2 district by special permit with several conditions, while “dispensary” is permitted by special permit in the B-3 district. It was the consensus of the Commission that regulations be drafted to match the definitions created by PA 21-1 for

consistency. Several of the new definitions are production/delivery related and do not provide for any type of retail including cultivator, food and beverage manufacturer, micro-cultivator, and delivery service. These would generally be consistent with manufacturing type uses and are more suited for the B-3, I-2, and I-3 districts which are industrial/commercial zones. Cannabis retailer and hybrid retailer are uses that may create more traffic, parking, and public safety concerns. These uses should be located in a way that minimizes congestion, impacts to residential areas of town, and is easily accessed by public safety officials.

It was the consensus of the Commission that the production-type uses be permitted by special permit in the B-3, I-2, and I-3 with certain conditions and retail type uses be permitting by special permit in I-2 and B-3 with distance requirements from residential districts.

Meeting adjourned at 8:11 p.m.