

Woodstock Planning & Zoning Commission

SPECIAL MEETING

Thursday, February 2, 2023

7:30 PM

WOODSTOCK TOWN HALL, MEETING ROOM 1 & VIRTUAL via Zoom

The state statute currently allows for in person meetings unless quorum or more requests virtual meetings. Because of virtual attendance, this meeting is being recorded. This procedure has been reviewed and approved by Town Attorney Richard Roberts.

A recording of this meeting can be viewed at: https://youtu.be/apht2sgSz_Y

1. Call to Order- Chairman Jeffrey Gordon called meeting to order at 7:35 pm

a. Roll Call- *Noted for record: Quorum*

Members Present- Jeffrey Gordon (Chair), Timothy Young, Joe Polulech, Jeffrey Marcotte, Syd Blodgett, Dean Gould, Mark Blackmer, Joseph Adiletta

Members Present via Zoom - David Morse, Dwight Ryniewicz, Doug Porter,

Members Absent- Nancy Fraser

Others Present- Delia Fey (Town Planner), Recording Secretary Amy Monahan and several members of the public including Jose Macho, Phyllis Lawton, Joan Rivers Bardwell, Erin Yassgar. Public attendance via Zoom: Kathleen Ellison, Juliet Hanson, Misty Mordock, Melissa O'Day, Corey Plourde, Rich Roberts

b. Designation of Alternates: Doug Porter was seated.

c. Pledge of Allegiance: Jeffrey Gordon led the Pledge of Allegiance

2. Chair's Report

a. Thank you to staff and commissioners for all the work at meetings and for what you do between meetings.

3. Commercial Cannabis Regulations

a. Jeffrey Gordon noted that Jeffrey Marcotte advised commissioners to look at Killingly regulations at the last meeting. He feels this commission has a good list of definitions and should be able to move into regulations, districting and permit type discussions.

b. Joe Adiletta noted that most cannabis growth takes place indoors. Because of this, the industrial park would suit location of cultivators. He also asked if the town can allow one type of cannabis operation and prohibit the other.

i. Jeffrey Gordon inquired with Rich Roberts about limitations. Rich Roberts noted that an ordinance could limit as the town desires.

ii. Timothy Young asked if cultivating could take place in any district allowing farmers the option to build a greenhouse if they chose but prohibit sales to only the commercial district.

iii. Mark Blackmer is concerned with the size of the industrial zone in the town of Woodstock. Our zone is very small with limited space. Dean Gould agrees that the industrial district is small with poor traffic/road conditions and that a main/state road location would be better.

1. Syd Blodgett asked if we could use a state road as a location indicator. Rich Roberts agreed that they should be able to that as there is a reason for the choice.

c. Syd Blodgett asked if the state still limits the number of operations by population in each town. That original cap was removed sometime last year. Per Rich Roberts, we cannot limit the number of

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operations as a town because all applicants have to have the opportunity to operate if they meet special permit requirements.

- i. Mark Blackmer suggested using a minimal road frontage amount to determine eligible business location.
 - ii. Joe Adiletta noted that even in residential district, distance limitations will work to determine eligible business locations.
- d. Jeffrey Marcotte feels the operations should be spread out in the town
 - i. Syd Blodgett noted that a map to see where eligible locations could exist in the Town of Woodstock would be helpful.
 - ii. Syd Blodgett asked what would happen if a buffer has been established and then a home or daycare wants to open up within the buffer.
 1. Rich Roberts stated that the cannabis operation would be able to continue operation as approved. Some towns do not have fixed separation distances but require applicants to note all sensitive establishments (as determined by the commission) within a set distance to be considered.
- e. Mark Blackmer brought up the concern over odor surrounding cannabis. Rich Roberts noted that this usually pertains to the growing process. Mark wants to know what operations would need odor control.
- f. Joe Adiletta asked if there has been any interest in the Town of Woodstock. No one has come forward with serious interest at this point and only a few have reached out with questions.
- g. Joe Adiletta proposes working on permitting micro cultivator and cultivator operations in the industrial and community zones but prohibit dispensaries.
 - i. Syd Blodgett asked for clarification about selling. Are there 2 options including store-like and bar-like operations?
 1. Mark Blackmer noted that he thought CT does not allow for the consumption of cannabis in any of its operations.
 2. Jeffrey Marcotte thought that there could be a bar-like operation, but we could prohibit that business strategy.
 3. Rich Roberts believes that consumption is prohibited under CT licensing
- h. Dean Gould does not like restricting what people can do but he does not want to be behind the ball with cannabis regulations like the current Air BNB situations and feels we should create complete regulations.
- i. David Morse feels that hybrid operations seem to be a good business model and we should allow the opportunity for someone to both grow and sell.
 - i. Timothy Young wants to be sure that a small operation has the opportunity to exist in town and feels we should be very careful with size limitations.
 - ii. Timothy Young asked to get clarification of the state regulations to see if you can be both a grower and a seller. Rich Roberts noted that they are separate licenses and you would have to obtain both in order to grow and sell.
- j. Syd Blodgett noted that small scale farm to table operations seem to be the current trend. He wonders why cannabis should be any different.
 - i. Joe Polulech noted that he thinks it is similar to moonshine and alcohol operations as it is a controlled substance.
- k. Jeffrey Gordon asked if the commission agrees that operations should be allowed in both industrial and community districts at this time. The commission agrees.
 - i. Delia Fey noted that each zone/district breaks down its regulated use.
- l. Jeffrey Gordon asked if the commission wants to use the sensitive establishments to be considered in a set distance as our basis for separation regulations. The commission discussed the potential list of sensitive properties.

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- m. Delia Fey noted that the commission needs to create cannabis specific standards for each zone. The commission has already decided to use special permit process in specific zones.
 - i. Joe Adiletta asked if there is a radius for sensitive establishments to be considered. The commission agrees to use a large radius. The radius would be from the building, not the property line.
- n. Jeffrey Gordon proposes that we alternate the Air BNB and Cannabis discussions at meetings allowing Delia Fey to work on drafts.
- o. Timothy Young suggests including the buffer in the application requirement to be considered as necessary (not for all locations). Delia Fey noted that a standard still needs to be created about buffers.
 - i. Dean Gould asked if a minimal set distance for a buffer be created and discretion be used beyond that set standard.
- p. Delia Fey suggested that the standard include noise, traffic, odor, lighting and security.
- q. Syd Blodgett asked about expansion from original use (addition of items for sale). Delia Fey noted that a special permit already has retail use included based on the size of the store.
- r. Jeffrey Gordon asked if the town has to come up with regulations between recreational and medical. Rich Roberts suggested using state regulations.

4. Air BNB Regulations

- a. Will be discussed at next meeting.

5. Review of Home Occupation Permits

- a. No permits have been submitted at this time.

6. Adjournment

- a. Dwight Ryniewicz was seated for vote as Doug Porter has left the meeting.
- b. Timothy Young made a ***Motion** to adjourn. ***Seconded** by Mark Blackmer. ***The motion passed unanimously**. The meeting adjourned at 9:40 pm.

*Respectfully submitted by Amy Monahan, Recording Secretary. DISCLAIMER: These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's meeting for approval/amendments.