

**ECONOMIC DEVELOPMENT COMMISSION
EAST GRANBY, CONNECTICUT
November 22, 2021**

Minutes

A meeting of the East Granby Economic Development Commission was held via Zoom on November 22, 2021. Members present when Chairman Paul Oliva called the meeting to order at 6:00 p.m. were Paul Thulen, Oliver Davis, Kerry Flarherty, Todd Zessin, Todd Lally, and Leslie Marques. Member David Iannucci and Tom Chick Bistany were absent.

MINUTES

A motion was made by Paul Thulen, seconded by Oliver Davis, to approve the minutes of September 27, 2021. Votes in favor were unanimous, motion carried.

DISCUSSION WITH PUBLIC AND/OR APPLICANT

None

COMMUNICATIONS

- EDC Minutes for September 27, 2021
- EDC Report for November 2021

ECONOMIC DEVELOPMENT REPORT

Director of Community Development Gary Haynes presented the November EDC Report.

Commission discussed the upcoming regulation change by PZC to prohibit cannabis establishments from being allowed via zoning regulations. Director of Community Development explained the prohibition is meant to keep local control on whether to allow such uses in the future and that adopting such a prohibition does not mean the commission couldn't entertain changing the regulations in future to allow if there was a desirable proposal submitted to the commission. The Director explained the state is "putting the cart before the horse" and forcing Towns to either adopt regulations to allow or prohibit the use or they will consider it a permitted use as of right, all before you even have an applicant with proposed location. The state doesn't even have an application process established and it is undetermined how any sort of revenue sharing is going to occur. The Director of Community Development also explained in the beginning as the first dispensaries open up they can become quite a nuisance as they maybe only locations open in area. Ultimately it is believed these uses will likely want to be closer to regional shopping centers particularly to begin with rather than being located in town centers of small towns.

The commission agreed to send an advisory memo to PZC detailing the following survey on how they feel regarding the proposed regulation change to prohibit cannabis establishments:

1) Given the choice would you prohibit the use for cannabis dispensary via zoning regulations, have a moratorium for a year, or allow the use via zoning regulations? Of the ten members 2 voted to Prohibit, 7 voted for Moratorium, and 1 voted to allow via Zoning Regulations.

2) Given the choice would you prohibit the use to allow cannabis production facility via zoning regulations, have a moratorium for a year, or allow the use via zoning regulations in the Commerce Park-B zone? Of the ten members 0 voted to Prohibit, 4 voted for Moratorium, and 6 voted to allow via Zoning Regulation in the Commerce Park-B zone.

OTHER BUSINESS

A. BDL Update: Nothing to Report next meeting December 10th

B. Chamber Update: Leslie Marques gave brief update on the Chamber.

C. Brokers and Realtors: Gave brief update to commission on feedback from the property owners and commercial brokers marketing the recently approved apartment complexes on Nicholson Rd and School St.

D. Business Visitation and Retention: Have business visitation scheduled with Overhaul Support on December 7th.

E. Manufacturing Ad-Hoc Committee: Trying to coordinate meeting for January.

F. Marketing Articles: Reminded commission next LTT deadline is January 3rd.

G. Incentives and Regulation Changes:

Business Development Incentives set to go to Town Meeting on December 7th.

H. Business Attraction: No update.

I. Village Center Concept Plan/Merchant Group: Village Center Plan is scheduled to go out for RFP for design services soon.

ADJOURNMENT

A motion to adjourn was made by Tom Lally and seconded by Paul Oliva at 7:32PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Gary Haynes

Director of Community Development