

**PLANNING & ZONING COMMISSION  
EAST GRANBY, CONNECTICUT  
MINUTES  
November 09, 2021**

A meeting of the East Granby Planning & Zoning Commission was held on November 09, 2021 via ZOOM. Members present when Chairman John Welsh called the meeting to order at 7:03 p.m. were David McNally, David Brassard, Thomas Derlinga, Daniel Velcofsky, Amanda Thompson and with alternate members Charlie Allen and Katie Hastings.

At this time Chairman John Welsh ask for a moment of silence in honor of Town Tax Collector Dorian Owens.

**PUBLIC HEARING**

The legal notice was read.

**A. Commission's Regulation Change – Cannabis Sales (#21-11)  
(rec'd 10/12/21) (h/d 11/09/21) (d/d 1/11/21)**

Mr. Haynes read through his memo dated 11/09/21 which gave the Commission some background and history on this application. The purpose of this application was to preserve Town rights for the future and not give the State any control. He offered other options the Commission could consider with the pros and cons for each: adopt to allow with restrictions, instate a moratorium or prohibit now. With a prohibition, either the Commission or an applicant has the ability in the future to change the zoning regulations especially once many of the unknowns with the new law are clearer.

Mr. Haynes noted that the Board of Selectmen already passed an ordinance to disallow smoking of cannabis on Town property. The Commission discussed the cons of with a moratorium and reviewed the history of the previous applications for medical marijuana. Mr. Velcofsky also noted that the federal government still see this as an illegal substance and what problems does that create. He believes the federal and State agencies need to get together on this issue. Mr. Allen questioned the economic impact to the Town and have any studies been done. Both My Haynes and Mr. Welsh stated there is no way to know at this time. The State has not determined how the revenue sharing would work and the new law states what the revenue can be used for so Towns must follow those rules.

There was further discussion on the previous medical marijuana applications which were very well attended by the public. It was noted at that time, the public at those hearings were in favor of the medical use but not the recreational use. Mr. Welsh stated that he did not intend to ask for a vote on this application tonight as the Commission would need time to reflect on all the information and public comment. CRCOG comments dated 10/08/2021 were read into the record.

Under public comment, many Town residents spoke against this proposal. They felt the action was too premature, the wrong message would be sent to any investor, millions of dollars could come into the Town, and our location by the airport is a plus for a facility.

Mr. Calebaugh suggested that cannabis sales be treated similar to a liquor store. He stated that this issue should be dealt with by Town referendum as it impacts everyone. There are no studies to indicate that recreational marijuana has caused an increase in crime or had negative impacts on youth. He felt tax revenues could be huge and that no vote should be taken until the newly elected members are installed.

Residents who were in favor wanted local control to be preserved and noted that impacts are an unknown issue. There is no downfall in waiting to allow facilities and sales when the Town can make an informed decision but it should be made clear that this issue is open for change down the road once more information is available.

Timothy Brignole discussed the impacts on the local farmers. It is unfriendly to prohibit before anything even gets stated. This would be killing new business and this is not how the Commission should be doing its planning.

Most residents stated they were in favor of a moratorium at this time.

The public hearing will be continued to the 12/14/21 meeting. The public hearing portion of the meeting closed at 8:09 p.m.

### **DISCUSSION WITH APPLICANT AND/OR PUBLIC**

None

### **MINUTES**

A motion was made by Amanda Thompson and seconded by Daniel Velcofsky to approve the minutes of 6/08/21 as submitted. Votes in favor were unanimous. Motion carried.

### **COMMUNICATIONS**

The Commission received:

#### **JULY**

- Zoning Regulation Change Application #21-09 by the Commission for the creation of the Commerce Park Transitional Zone B **APPLICATION TABLED**
- Zone Change Application #21-10 by the Commission to rezone Assessor Lot# 44 on Seymour Road from Residential R-30 to Commerce Park Transitional Zone B **APPLICATION TABLED**
- ZBA minutes for 6/24/21

#### **AUGUST/SEPTEMBER/OCTOBER**

- Planning & Zoning Quarterly Newsletter
- Zoning Regulation Change Application #21-11 by the Commission regarding cannabis sales
- CRCOG comments dated 10/08/2021 for Application #21-11

#### **NOVEMBER**

- IWC minutes for 11/03/21
- A memo from Mr. Haynes dated 11/09/21 regarding background and history for Application #21-11

### **OLD BUSINESS**

**A. Zoning Enforcement Report** – No report.

#### **B. Planner Report**

– Administrative Site Plan Approvals

Mr. Haynes briefly reviewed three (3) sites: 67 Nicholson Road for landscaping/fencing, 18 Airport Park Road for outside storage and 30/38 Russell Road for a small equipment shed.

- Commission Member Training

Mr. Haynes explained that a new State law will now require Commission members to receive training. There are no details at this time and he will update the Commission as he learns more.

**C. CRCOG Regional Meeting Report (6/17/21 & 9/23/21)**

Mr. Brassard did attend the 6/17 meeting via zoom but the presentation was several hours with an attorney reading new public acts – either proposed or adopted. He was unable to attend the 9/23 meeting. Amanda Thompson offered to attend the next meeting in November if it was via zoom.

**NEW BUSINESS**

**A. Commission’s Regulation Change – Cannabis Sales (#21-11)  
(rec’d 10/12/21) (h/d 11/09/21) (d/d 1/11/22)**

No action taken. The hearing has been continued to the 12/14/2021 meeting.

**B. Meeting dates 2022**

No action taken. Tabled to the 12/14/21 meeting.

**ADJOURNMENT**

A motion was made by Daniel Velcofsky and seconded by Thomas Derlinga to adjourn the meeting at 8:19 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant