

**PLANNING & ZONING COMMISSION  
EAST GRANBY, CONNECTICUT  
MINUTES  
December 14, 2021**

A meeting of the East Granby Planning & Zoning Commission was held on December 14, 2021 via ZOOM. Members present when Chairman John Welsh called the meeting to order at 7:07 p.m. were David McNally, Thomas Derlinga, Daniel Velcofsky, Amanda Thompson and with alternate members Charlie Allen, Mark Ricketts and Katie Hastings.

To allow for more time for David Brassard to be present, the Commission moved on to the rest of the agenda rather than start the public hearing.

**DISCUSSION WITH APPLICANT AND/OR PUBLIC**

None

**MINUTES**

A motion was made by Thomas Derlinga and seconded by Daniel Velcofsky to approve the minutes of 11/09/21 as submitted. Votes in favor were unanimous. Motion carried. (Katie Hastings voted in place of David Brassard).

**COMMUNICATIONS**

The Commission received:

- Email from Gary Haynes regarding revised language for Cannabis Application #21-11 dated 12/14/21
- Email from Gary Haynes dated 12/14/21 which included a memo from EDC regarding a survey for Cannabis Application #21-11
- An email with comments from Shari Rourke regarding Cannabis Application #21-11 dated 12/12/21

**OLD BUSINESS**

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

**B. Planner Report - Administrative Site Plan Approvals**

Mr. Haynes briefly reviewed the two (2) approvals:

- 14 Airport Park Road for an outdoor pavilion
- 20 Bradley Park Road for additional parking lot lights for security after theft issues had occurred.

**C. CRCOG Regional Meeting Report (11/18/21)** - Mr. Brassard was not present to report.

## **PUBLIC HEARING**

### **A. Commission's Regulation Change – Cannabis Sales (#21-11) (rec'd 10/12/21) (h/d 11/09/21 cont'd to 12/14/21)**

Mr. Haynes gave a recap of the history of previous medical cannabis regulations, what the State has approved and of what transpired at the last public hearing on 11/09/21. There were questions from Chairman Welsh on size limits on production facilities, what limits the Town can set as to where and type of application. Amanda Thompson asked about farming/growing the crop outside. Indoors would extend the growing season and be best for security. Mr. Haynes reviewed his revised proposed regulation dated 12/14/21 which gave the Commission three (3) options to consider.

Under public comment, Mr. Calebaugh stated he has spoken to many residents and used Face book sites for comment. Most are in favor of allowing all aspects of the business. Some did support a moratorium to allow for time for more input. If this proposal to ban was adopted, he would seek signatures to force a referendum. He spoke about local businesses and famers in Town who support allowing this use. Towns in Massachusetts have collected millions of dollars in revenue. He suggested the Commission draft regulations to allow all uses and identify the proper zoning as to where they should be allowed, The Commission should be welcoming business here.

Steve Mosher, a longtime resident, stated he did not want this type of business in Town for several reasons – it's still illegal on the federal level, traffic issues could be increased and that the use doesn't fit in with this community as a small quiet little Town. He suggested a compromise of allowing production facilities but not direct sales

New resident, Kris Weaver, spoke about experiences in Oregon. Mx. Weaver noted outside growing is not wise due to cross pollination. The issue should be treated the same as alcohol and a moderate approach should be taken. Mx. Weaver supported a referendum.

The Rowleys agreed with comments made by Mr. Mosher and stated a ban is best until more info is known.

Kim Caterino stated putting restrictions on is wrong. It is the same as any other herbal medicine. She saw no reason to ban and no need for a moratorium.

Mr. Welsh requested a straw poll from Commission members. Mr. Derlinga suggested a 6 month moratorium to allow the Commission time to write new regulations. He was against prohibition. Mr. Velcofsky agreed with Mr. Derlinga. Mr. Allen spoke about his visit to a site in Massachusetts and the overwhelming positives he discovered – funds have allowed for the purchase of new equipment and road improvements. Police department was positive also with no issues. Mr. Welsh and Katie Hastings were also in favor of a short moratorium to allow time for the Commission to “come up with a game plan on what to allow and where”. Mr. Ricketts supported growing and distribution and saw the moratorium as an unnecessary delay. Mr. McNally had no comment. Amanda Thompson was comfortable with a production facility in the Commerce Park B Zone by special permit. She favored a moratorium to allow time to work on regulations. Many members commented on the need for more public input either by means of a workshop, survey or referendum. Final public comment favored a referendum question.

The public hearing closed at 8:44 p.m.

**NEW BUSINESS**

**B. Meeting dates 2022**

A motion was made by Daniel Velcofsky and seconded by Amanda Thompson to approve the 2022 meeting dates as submitted. Votes in favor were unanimous. Motion carried. (Charlie Allen voted in place of absent member David Brassard.)

**A. Commission’s Regulation Change – Cannabis Sales (#21-11)  
(rec’d 10/12/21) (h/d 11/09/21 cont’d to 12/14/21)**

A motion was made by Amanda Thompson and seconded by Daniel Velcofsky to approve the Commission’s Application #21-11, as revised 12/14/21, for the definitions Section II.C only and to amend Section IX. L. to propose a six (6) month moratorium on cannabis applications in order to consider amendments to regulate the use of dispensaries and/or production facilities within certain zones and by type of application. The effective date of this moratorium shall be 1/08/2022. Votes in favor were four (Derlinga, Thompson, Velcofsky & Welsh). Opposed one (Allen – voting in place of absent member David Brassard). One abstention (McNally). Motion carried.

**ADJOURNMENT**

Before adjournment, Chairman Welsh thanked David McNally for 24 years of service to the Commission. He also thanked Rosalie McKenney for her years as clerk as well as Katie Hastings for her short time as alternate.

A motion was made by Thomas Derlinga and seconded by Daniel Velcofsky to adjourn the meeting at 9:00 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant