

**PLANNING & ZONING COMMISSION  
EAST GRANBY, CONNECTICUT  
MINUTES  
May 08, 2018**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, May 08, 2018. Members present when Chairman John Welsh called the meeting to order at 7:01 p.m. were David McNally, Amanda Thompson, David Brassard, and Robert Ravens-Seger. Thomas Derlinga arrived at 7:05 p.m.

**PUBLIC HEARING**

The legal notice was read.

- A. Lorri DiBattisto – Accessory Apartment Regulation Change (#18-02)**  
(rec'd 3/19/18) (h/d 5/08/18) (d/d 7/10/18)

The applicant was not present but requested the hearing be continued to the regular June meeting date. Mr. Haynes explained it was to establish whether or not the State Health Department would grant a waiver for the septic. They hoped to have a definitive answer by June.

Thomas Derlinga arrived at 7:05 p.m.

- B. Karen Gaston – Marijuana Dispensary Regulation Change (#18-03)**  
(rec'd 4/10/18) (h/d 5/08/18) (d/d 7/10/18)

Edward Lally, representing the applicant reviewed the regulations for a medical marijuana dispensary, and growing and processing facility. They had no objections to the modifications recommended by staff. Issues discussed were the need for State approval, the remote location in the Commerce Park B Zone and with the special permit significant latitude is given to the Commission which would minimize any adverse effects on the Town. A list of current locations for different types of facilities was distributed.

As they were discussing the regulations, there was the addition of processing and production facilities also. It was noted that separate definitions and requirements would be needed for these facilities and revisions would be made to the proposal to address them. A separate special permit would be needed for each type of facility.

Mr. Lally reviewed the benefits to the Town regarding taxes, employment and customers of the facility patronizing other businesses while in Town. Language would be added that recreational marijuana would never be allowed. Mr. Haynes noted that the comments from the Town attorney had also been incorporated into the proposal as well as revised language regarding the bond.

There were concerns by the Commission that the original discussions and the legal notice only referred to a dispensary. It appeared the applicant wanted to expand on that. After a brief recess to discuss, the applicant stated that they requested the hearing to be continued to the June 12<sup>th</sup>

meeting so that they could revise the regulation proposal to clearly only address the dispensary and incorporate all comments by staff. The Commission agreed. CRCOG comments dated 5/04/18 were read into the record.

Under public comment, Meredith Kimberly spoke of her use and need of medical marijuana. She uses the South Windsor facility. It is very secure and professional. It is life changing for her with spinal arthritis. The applicant noted that they did not know nor ask Ms. Kimberly to speak. With no further comment, the public hearing closed at 8:15 p.m.

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

None.

### **MINUTES**

A motion was made by David McNally & seconded by John Welsh to approve the minutes of 3/19/18 as submitted. Votes in favor were unanimous. Motion carried.

### **COMMUNICATIONS**

The Commission received:

#### **April Communications**

- IWC minutes for 3/19/18
- Regulation Change Application #18-03 by Karen Gaston for marijuana dispensaries in the Commerce Park B Zone
- CT Federation of PZC Agencies Quarterly newsletter

#### **MAY**

- Staff comments for Regulation Change Applications #18-02 & #18-03
- A revised drawing for Application #18-02 for the accessory apartment regulation change.
- Comments from the Town Attorney regarding Application #18-03.
- Revised regulations from staff for Application #18-03.
- Any items noted as received during the meeting.

### **OLD BUSINESS**

A. **Zoning Enforcement Report** – No report submitted. Mr. Haynes did note that the baseball field issue should be resolved by 7/1/18.

B. **Planner Report** -

- a. Administrative Site Plan Approvals: None

C. **CRCOG Regional Meeting Report** – No report.

### **NEW BUSINESS**

A. Lorri DiBattisto – Accessory Apartment Regulation Change (#18-02)  
(rec'd 3/19/18) (h/d 5/08/18) (d/d 7/10/18)

Hearing has been continued. No action taken.

**B. Karen Gaston – Marijuana Dispensary Regulation Change (#18-03)**  
(rec'd 4/10/18) (h/d 5/08/18) (d/d 7/10/18)

Hearing has been continued. No action taken.

**ADJOURNMENT**

A motion was made by David McNally and seconded by Thomas Derlinga to adjourn the meeting at 8:16 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant