



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415
PLANNING & ZONING COMMISSION

Wednesday, October 4, 2022
7:00 pm – Town Hall, Room 1
Regular Meeting
MINUTES

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COLCHESTER, CT
2022 OCT -6 PM 4:07
Gayle Furrman
TOWN CLERK

Members Present: Chairman J. Mathieu, B. Hayn, S. Smith, M. Noniewicz, M. Kehoe, M. Keenan, M. Green
Also Present: A. Lago, ZEO, S. Kilgus, Land Use Assistant, A. Simonow, CEO GC National
Absent: S. Nadeau, J. Novak

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:01 pm
2. **Additions or Deletions to the Agenda** – Motion by M. Noniewicz to add agenda items #7a and #7b under New Applications for CMMD, LLC regulation amendment and Gano's Power Equipment site plan modification. 2nd by B. Hayn. **Vote was unanimous, motion carried.**
3. **Minutes of Previous Meeting**
 - a. September 21, 2022 – Motion by M. Noniewicz to approve the minutes as written. 2nd by B. Hayn. **Vote was unanimous, motion carried.**
4. **Public Hearings** – None
5. **Five Minute Session for the Public** – None
6. **Pending Applications**
 - a. Niantic Bay Group LLC – Wall St near "O Rutka Ln" – Special Permit (2022-007) – No update on the ownership issue has been received. The applicant has turned the matter over to an attorney for resolution. The Chairman stated he would like to see an answer by next meeting. Motion by M. Noniewicz to postpone action until the next regular meeting on October 19th. 2nd by B. Hayn. **Vote was unanimous, motion carried.**
7. **New Applications**
 - a. CMMD, LLC – 2022-011 Regulation Amendment, incorporating large scale technology to the LSIA Floating Zone
 - b. Gano's Power Equipment, 120 Linwood Ave – 2022-012 Site Plan Modification, to maintain current parking in front of building and to request a waiver for sidewalks as previously proposed in application 2021-002

8. Preliminary Reviews – None

9. Old Business – None

10. New Business

- a. Discussion on final draft of cannabis regulations to send to public hearing – Andrew Simonow, GC National was in attendance. He has been working with A. Lago, ZEO to develop responsible regulations. He shared some of his knowledge on the cannabis industry with which he has been involved with for several years. Members discussed the final regulation text developed to insert into the regulations for each zoning district, as well as the creation of a section 8.12 for Cannabis under 8.0 Use Standards. A list of definitions will also be included in that section. The permitted uses per zone for each license type were finalized. A July 1, 2022 amendment to the adult-use cannabis law allows municipalities to remove the 25,000 resident density cap for cannabis establishments. Members felt it was best to keep the cap in place at this time, so the town is able to start small with one retailer and increase later on depending on how things work out with the first establishment that opens. Discussions on traffic impacts confirmed members desire not to have a retail location in the town center due to the area already being congested. Adding that much anticipated traffic could create issues. Staff will finalize the new section for the commission to accept at the next meeting and then send to public hearing during the following regular meeting in November.

11. Planning Issues and Discussions – None

12. Correspondence - None

13. Adjournment – Motion by B. Hayn, 2nd by M. Kehogreen. *Vote was unanimous, meeting adjourned at 8:03 pm.*

Respectfully submitted by: S. Kilgus, Land Use Assistant