

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION AGENDA
APRIL 20, 2022 @ 7:00 PM
COMMUNITY CENTER**

Prior to start of Public Hearing, P. Allegretti made a motion to seat L. Grossman for J. Rivers, and T. Harris for P. Mann. R. Huoppi seconded. All in favor.

- I. Public Hearing – Town of Pomfret proposed text amendment regarding temporary and limited moratorium on Cannabis Establishments.** Discussion was opened. D. Moroni, a Pomfret resident, is against the moratorium because he wants to start a business and would like to continue with the licensing process with the State. A. Noel stated that he has similar concerns. The State is having a lottery to pick the people who will get licenses. N. Stellitano asked if there is a timeline for the notification of the lottery winners. D. Moroni said it would be nice if the moratorium started after the lottery was drawn (especially if a Pomfret resident wins). P. Allegretti said the moratorium would start on May 1, 2022. J. Rabbitt said it would expire on November 1, 2022. This time will be spent to determine how to regulate the growth, production, etc. T. Ellsworth asked if the Town wanted this time to make rules, etc. J. Rabbitt said we need to consider many things, i.e., proximity to schools, air quality control, etc. D. Moroni asked why there hasn't been an opportunity to discuss this. J. Rabbitt said we were in the middle of a pandemic and working remotely. Some towns have prohibited it and others have done moratoriums. P. Allegretti said that since marijuana is not legal on the Federal level, could we possibly use that to our advantage. J. Rabbitt said there is no case law on that in CT. This is like writing retail; large corporation or small operator, size of the facility, need to control climate and sunlight, etc. D. Ellsworth asked if it could only be for Pomfret farmers to grow. R. Brais said we could do it. J. Rabbitt said we would have to watch how it is worded. D. Moroni said that a 6-month moratorium would ruin a chance at being in the first round; could the moratorium be shorter. J. Rabbitt said there is a process for that if you're selected but he isn't familiar with it. The moratorium is for 6-months but commission could get regulations before the moratorium ends. At that point, we could repeal the moratorium and adopt regulations. L. Grossman made a motion to close the Public Hearing. N. Stellitano seconded. Motion was approved unanimously.
- II. Roll Call – R. Wishart, P. Allegretti, R. Huoppi, N. Stellitano, L. Grossman, T. Harris, R. Brais, and J. Rabbitt. Absent: B. Champany, J. Rivers, and P. Mann. Also in attendance: D. Ellsworth, J. Ellsworth, T. Ellsworth, D. Moroni, and A. Noel.**
- III. Regular Meeting –**

 - A. Items to add to the agenda - none**
 - B. Approve minutes of meeting of March 16, 2022 –** R. Wishart made a motion to approve the minutes as amended. P. Allegretti seconded. Motion approved. There were three abstentions.
 - C. Pending Application(s) -**

 - 1. Town of Pomfret proposed text amendment regarding temporary and limited moratorium on Cannabis Establishments.** Discussion regarding how the odds are against getting a state license with only one per Town. There are a limited number of licenses. P. Allegretti said if someone in Pomfret got in on the first round of licensing, he didn't see a reason why we shouldn't start working on the regulations. R. Brais said that if we enact a moratorium, we need to notify the state. It requires municipal approval to continue the licensing process. Discussion of

moratorium versus no moratorium. Jamie mentioned that from the retail aspect, there are more issues than indoor grow facilities. He said that if the commission adopted the moratorium and someone from Town won the lottery, the commission should be able to put a regulation together (can add exceptions to moratoriums). They can be repealed, modified, etc. N. Stellitano made a motion to approve the moratorium as written with start date of May 1, 2022. R. Huoppi seconded. P. Allegretti asked how hard it would be to get through the process. We can follow other Town/State models but not MA. A list will be provided of what tax profits can go towards. N. Stellitano said he is more interested in the retail aspect for regulations. R. Brais said there's no issue with a retail store. The bigger concern is with large outdoor growing. At this point a vote was taken on the motion made by N. Stellitano. The motion was approved unanimously.

IV. New Business

A. Acceptance of New Application(s) – none

B. Correspondence –

1. ZEO Report – Permits Issued/Complaints and Violations –

585 Mashamoquet Road – ADU conversion

349 Pomfret Street

225 Angel Road –

243 Taft Pond Road – D. Hagan ADU

a. Barry Peloquin, 59 Longmeadow Drive, continued

b. 73 Fox Hill Road, in process of getting permit to build a garage.
Nothing new

c. 4 Nora Lane, operating without a zoning compliance certificate
and CO; this is in litigation

d. 201 Mashamoquet Road – outbuildings without a permit.
Awaiting new sketches and sizing

C. Citizen's Comments – None

V. Commission Business – it was brought up as to whether the commission is pursuing regulations regarding the number of animals allowed on a property, municipal exemption from setbacks, and off-site signs.

VI. Adjournment – R. Wishart made a motion to adjourn. L. Grossman seconded. All in favor. Meeting adjourned at 8:10 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Dated: _____