

**TOWN OF POMFRET  
PLANNING & ZONING PUBLIC HEARING/MEETING MINUTES  
MAY 17, 2023 @ 7 PM  
COMMUNITY CENTER**

**I. Public Hearing**

**A. Town of Pomfret P&Z Commission, 5 Haven Road,** text amendment regarding cannabis: **(1)** allow the retail sale of medical and/or adult use of cannabis via special permit in the following districts – Village District (V); Village District II (V-II); Business Village District (BV); and Rural Commercial District (RC); **(2)** to allow the cultivation, production, and manufacturing of cannabis be limited to the following district via special permit: Commercial Business District (CB); **(3)** to remove the limited moratorium in Section 2.3.5, and **(4)** the addition of new definitions in Section 22 associated with cannabis. Chairman opened the public hearing at 7:03 pm. J. Rabbitt spoke regarding the draft regulations for cannabis including retail, cultivation, production, and manufacturing. He described the districts in town where these different activities could occur. Let it be known that these activities are all via special permit. A license from the State of CT would be necessary before coming to the Town of Pomfret. Consideration needs to be taken regarding parking, lighting, and smell (odor plan required). Our moratorium regarding cannabis expires at the end of the month. Without regulations, cultivation could be in any are in Town other than close to a school. The moratorium can only run for 6 months with a 6-month extension. At this point the floor was opened to the people in attendance for their comments and suggestions. Some of the people who spoke were Lorraine Reeder, Kevin Huff, Greg Kuzminskas, Donald Dunning, Melissa Coyle, Shawn Gilmartin, Rose Wood, James Robbins, Nora Robbins, Patrick McCarthy, Lisette Reimer, Robert Wood, and Ruby Dunning. R. Wishart read into the record a letter from Adam & Courtney Squire, and one from Ford Fay. Discussion where J. Rabbit then took over to tried to answer questions that were asked. P. Mann then stated that cannabis is still not legal on the Federal level. J. Rabbitt agreed that it is not legal on the Federal level, but the banking industry in NE is handling cash and giving commercial loans. P. Mann then asked about the problem of waste, previously mentioned by R Wood. J. Rabbitt said that any by-product is sold or destroyed. R. Wishart mentioned that MA requires by-products to be ground with other material to render it unusable. J. Rivers asked if the distance from schools could be expanded beyond 500'. J. Rabbitt said that 1000' is about the length of 3 football fields. J. Rivers asked if we could regulate ambient light facilities. J. Rabbitt said there is nothing in the text amendment right now about that – no prohibition only regulation. If you choose to approve tonight, another text amendment could be done. J. Rivers said that we need to approve tonight or else we're left wide open. J. Rabbitt said the commission contemplated the moratorium and chose to write regulations. At this point, J. Rabbit stated that

after opening remarks, receiving comments and fielding questions, he is neutral regarding this issue and that a show of hands is not a vote. D. Dunning tried to over talk everyone and he was told he was out of order and to cease or he would be removed. He responded that he didn't care. J. Rivers made a motion to close the public hearing. N. Stellitano seconded. All in favor.

- II. Roll Call – Present:** R. Wishart, P. Allegratti, R. Huoppi, B. Champany, N. Stellitano, J. Rivers, P. Mann, and Staff – R. Brais and J. Rabbitt.  
**Absent:** L. Grossman and T. Harris. Also in attendance were over 40 citizens.

**III. Open Regular Meeting – opened at 8:55 pm**

**A. Items to add to the agenda** – J. Rivers made a motion to put public hearing (Sect IA) under pending apps, Sect. III C 2. N. Stellitano seconded. All in favor.

**B. Approve minutes of April 15, 2023** – B. Champany made a motion to approve the minutes as submitted. P. Allegratti seconded. All in favor.

**C. Pending Applications –**

- 1. Maureen Nicholson, First Selectman, 5 Haven Road**, application for a text amendment to the Planning Regulations (Subdivisions) requested by CT DEEP after review of the community's existing floodplain management regulations for compliance with 44 CFR 60.3. P. Mann made a motion to schedule a public hearing for this application for the next meeting on June 21, 2023, at 7 pm. N. Stellitano seconded. All in favor.
- 2. Town of Pomfret P&Z Commission, 5 Haven Road**, text amendment regarding cannabis: **(1)** allow the retail sale of medical and/or adult use of cannabis via special permit in the following districts – Village District (V); Village District II (V-II); Business Village District (BV); and Rural Commercial District (RC); **(2)** to allow the cultivation, production, and manufacturing of cannabis be limited to the following district via special permit: Commercial Business District (CB); **(3)** to remove the limited moratorium in Section 2.3.5, and **(4)** the addition of new definitions in Section 22 associated with cannabis. J. Rivers made a motion to amend the text amendment regarding cannabis with the following: Sect. 12.26.2 – change 500' to 1500' from schools and churches; add to Sect. 12.26.2 – building to have a solid, non-opaque roof. He then changed the 1500' distance to 1000'. B. Champany seconded the motion. J. Rivers said he agreed with everyone who spoke tonight. R. Huoppi said he's neither pro nor con, although he's never seen anyone throw a joint into a school. P. Mann said he doesn't think we need this in our Town. B. Champany said she doesn't drink, smoke, or swear, but she believes pot is less dangerous. P. Allegratti agreed with most people who spoke tonight. He had no strong opinion either way and is not concerned about retail sales. He could support a condensed regulation regarding growth. M. Nicholson also agrees with a lot of what was said tonight. If the commission must

vote due to a deadline, they need to vote. N. Stellitano said he is for the cannabis regulations. J. Rivers made a motion to amend his previous motion to the following: increase distance from 500' to 1000' from schools and churches and buildings need a non-opaque roof. B. Champany seconded. Approved. N. Stellitano made a motion to approve the text amendment application on cannabis. R. Huoppi seconded. Motion passed with 5 yea and no nay votes.

**IV. New Business**

**A. Acceptance of New Application(s) - none**

**B. Correspondence** – M. Nicholson spoke to the commission regarding looking for people to march in the Memorial Day parade. She also got a letter from the Division of Bridges – State of CT commits 80% to the Bosworth Rd. bridge. Any attendees of the CT Bar Association seminar need to submit an invoice to the Town Clerk to be reimbursed.

**C. ZEO Report – Permits issued.**

47 Drown Road  
86 Bosworth  
250 Killingly – changed zone back to RR  
162 Paine Rd – porch  
14 Petersen

**D. Complaints and Violations:**

1. Barry Peloquin – on a fast track for May 30th
2. 73 Fox Hill Road – pending completion
3. Nora Lane – in litigation; progress being made on site

**E. Citizen's Comments - none**

**V. Commission Business –**

**A. Status of text amendment regarding containers and trailer trucks**

**scattered around town.** Jamie to electronically send a draft to the clerk for distribution to commission members.

**B. Discussion of other text amendments that need to be done.** Upcoming text amendments: Storage/Containers; Brewery; Signs; Bulky Waste, and Temporary Lighting.

**VI. Adjournment** – N. Stellitano made a motion to adjourn. B. Champany seconded. All in favor. Meeting adjourned at 9:40 pm.

Respectfully submitted,

Lynn L. Krajewski

Date: \_\_\_\_\_