

**Zoning Commission Meeting – Putnam, CT**

**Via Zoom**

**September 15,2021 7:00 PM Eastern Time**

<https://zoom.us/j/96278039684?pwd=T1lHRVlsZXpmZEw2dkgxd1VSVWwxZz09>

Meeting ID: 962 7803 9684

Passcode: mgSdU0

One tap mobile

+1 929 205 6099, US (New York)

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 962 7803 9684

Passcode: 368182

Zoning Commission Meeting Agenda

Via Zoom

September 15, 2021 7:00 P.M.

Roll Call:

Agenda:

Public hearing on Docket # 2021-07 Town of Putnam Zoning Commission is proposing a text amendment to the Town of Putnam Zoning Regulations Section 304 to place a Temporary and Limited Moratorium on Cannabis Establishments VOTE REQUIRED

Regular Meeting:

Review the minutes of the July 21, 2021 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2021-07 Town of Putnam – Text Amendment to Section 304 – Temporary and Limited Moratorium on Cannabis Establishments

Other Business:

Adjournment.

## Zoning Commission Meeting Agenda

Via Zoom

July 21, 2021 7:00 P.M.

Present: Patricia Hedenberg, Chairman, Elizabeth Thompson, Nick Huston, Peter Morris  
Tina Lajoie-Alternate

Absent: Douglas Taylor

Also Present: Mayor Seney, Elaine Sistare, Town Administrator

### Agenda:

Opened public hearing on Docket # 2021-04 Louis & Kristin Corsetti request for a Special Permit to operate a Private Daycare in accordance with Section 304 "Schedule of Uses and Districts" Table III-1 of the Town of Putnam Zoning Regulations. Property located at 225 Kennedy Drive, Town Assessor's Map 011, Lot 216, Zoned GC. The applicants were present and reviewed their hours of operation, number of employees and a proposed number of children using the facility. Hours of operation would be M-F 6:30-5:30 P.M. with drop off times being from 6:30 A.M. – 7:30 A.M and pick-up times from 4:30 P.M.- 5:30 P.M. There will be a total number of 25 employees with up to 100-125 children.

Motion by Nick Huston to close the public hearing, second by Elizabeth Thompson. ALL WERE IN FAVOR

Opened public hearing on Docket # 2021-05 Camille Benjamin request for a Special Permit for a Home Occupation in accordance with Section 706 "Customary Home Occupation" of the Town of Putnam Zoning Regulations to conduct individual therapy sessions. Property located at 32 Letters Street, Town Assessors Map 12, Lot 171, Zoned R-10. The applicant was present stating it would be clinical and usually 1 client at a time. The only time there would be 2 at a time would be a couple.

Motion by Nick Huston to close the public hearing, second by Peter McMorris. ALL WERE IN FAVOR.

Opened public hearing on Docket # 2021-06 Robyn Paquette request for a Special Permit in accordance with Section 501.7 of the Town of Putnam Zoning Regulations to change from 1 non-conforming use to another. The proposed retail business will consist of clothing, gift items, jewelry, tobacco and vape products. Property noted by location Town Assessors Map 011, Lot 65, Zoned I/IHOD. (Formerly Liliun Florist). Robyn Paquette owner of the property was present along with her future tenant Joseph Mell of Norwich, CT. Mr. Mell's hour of operation would be 7 days a week from 9-7-8 P.M.

Motion by Nick Huston to close the public hearing, second by Elizabeth Thompson. ALL WERE IN FAVOR

### Regular Meeting:

Review the minutes of the May 19, 2021 meeting.

Motion by Elizabeth Thompson to accept the minutes, second by Nick Huston. ALL WERE IN FAVOR.

Correspondence: None

New Business: VOTE REQUIRED

Docket # 2021-04 Louis & Kristin Corsetti - Special Permit to operate a Private Daycare

Motion by Nick Huston to approve, second by Liz Thompson. ALL WERE IN FAVOR

Docket # 2021-05 Camille Benjamin - Special Permit for a Home Occupation individual therapy sessions.

Motion by Elizabeth Thompson to approve, second by Peter McMorris. ALL WERE IN FAVOR.

Docket # 2021-06 Robyn Paquette - Special Permit – Retail Business

Motion by Elizabeth Thompson to approve, second by Peter McMorris. ALL WERE IN FAVOR.

Other Business:

Attorney Roberts – Discussion on a proposed amendment to Section 304 for a temporary and limited moratorium on Cannabis establishments.

Possible discussion on the Significant Land Use Regulation Passed in the 2021 Session.

Attorney Roberts explained in detail the two items. He suggested to the Commission that they place the moratorium so that they could decide on how they wanted to proceed with regulations.

Motion by Nick Huston to proceed with an application for a 12-month moratorium, second by Patricia Hedenberg. ALL WERE IN FAVOR

Attorney Roberts explained to the Commission that one of the new laws passed is allowing an accessory unit/apartment as of right for every single-family residence effective January 2022. The Commission has the option to opt out or go with the State regulations by default.

Outdoor dining will remain in effect until March of 2021.

Motion to adjourn at 8:45 P.M. by Elizabeth Thompson, second by Nick Huston. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted by the Commission and will be placed on their next meeting agenda.



TOWN OF PUTNAM  
ZONING COMMISSION

Check One:

- Application for Special Permit of Exception  
 Application for Amendment to Regulations  
 Application for Zone Change  
 Other

Docket #

2021-07

Date:

July 22, 2021

Fee:

N/A

Amount

Check #

Name of Applicant: Town of Putnam Zoning Commission

Address & Telephone Number: 126 Church Street Putnam, CT 860-963-6800

Owner of Land: N/A

Address & Telephone Number: N/A

Location of Property: N/A

Zone: N/A

Assessor's Map Number: N/A

Lot # N/A

State nature of your request in detail including the section of the regulations that affect you. Also please attach a sketch of your proposal with this application. If this application is for a Zone Change, attach a list of the abutters that are within 500 feet of the property.

Proposed Text Amendment to Section 304 of the Town of Putnam Zoning Regulations  
Temporary and Limited Moratorium on Cannabis Establishments-See Attached

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SUBMIT THIS APPLICATION NO LESS THAN (3) WEEKS PRIOR TO THE MEETING DATE

I hereby certify that all of the information provided is accurate and complete.

Zoning Commission  
Signature of Applicant

July 22, 2021  
Date

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

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

## Proposed Amendment to Section 304 of the Putnam Zoning Regulations

Addition of the following immediately preceding the chart of permitted uses:

### A. Temporary and Limited Moratorium on Cannabis Establishments

1. **Statement of Purpose.** This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes.

The Connecticut General Assembly has passed, and the Governor has signed S.B. 1201, An Act Concerning *Responsible and Equitable Regulation of Adult-Use Cannabis (the "Act")*, portions of which are effective on July 1, 2021. Said Act contains provisions allowing municipalities to prohibit or place certain restrictions on cannabis establishments with the exception of existing dispensary facilities and producers for medical marijuana as defined in Chapter 420f, C.G.S., *Palliative Use of Marijuana* – legislation passed in 2012 authorizing the use of medical marijuana. This temporary and limited term moratorium has been adopted to provide the Town with the time necessary to develop regulations for cannabis establishments that meet statutory responsibilities and promote the public's general health, safety and welfare.

### 2. Definitions.

- a. **Cannabis.** Marijuana as defined in Section 21a-240, C.G.S.
- b. **Cannabis Establishment.** Producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager and or delivery service.
- c. **Cultivator.** A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space.
- d. **Delivery Service.** A person that is licensed to deliver cannabis from (A) micro-cultivators, retailers and hybrid retailers to consumers and research program subjects, and (B) hybrid retailers and dispensary facilities to qualifying patients, caregivers and research program subjects, as defined in Section 21a-408, C.G.S., or to hospices or other inpatient care facilities licensed by the Department of Public Health pursuant to Chapter 368v, C.G.S. that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof.
- e. **Dispensary Facility.** Means a place of business where cannabis may be dispensed, sold or distributed in accordance with Chapter 420f, C.G.S. and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department has issued a dispensary facility license under Chapter 420f, C.G.S. and any regulations adopted thereunder.

- f. *Food and Beverage Manufacturer.* A person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.
- g. *Hybrid Retailer.* A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.
- h. *Micro-cultivator.* A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner.
- i. *Person.* An individual, partnership, limited liability company, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee or any other legal entity and any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, and any combination thereof.
- j. *Product Manufacturer.* A person, excluding a producer, that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type and who may sell or transfer cannabis and cannabis products to laboratories, research programs and cannabis establishments.
- k. *Product Packager.* A person that is licensed to package and label cannabis and cannabis products.
- l. *Retailer.* A person, excluding a dispensary facility that is licensed to purchase cannabis and cannabis products from producers, cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis and cannabis products to consumers and research programs.
- m. *Transporter.* Means a person licensed to transport cannabis between cannabis establishments, laboratories and research programs.

3. **Applicability.** During this temporary and limited-term moratorium, cannabis establishments shall be prohibited in the Town of Putnam, and any and all applications submitted for the approval of any cannabis establishment shall be denied by the Zoning Commission or Zoning Enforcement Officer, as may be appropriate.
4. **Effective Date/Term.** This temporary and limited moratorium shall become effective on \_\_\_\_\_, 2021 and shall remain in effect until \_\_\_\_\_, 2022.

Planning Commission Meeting Minutes  
July 26, 2021 6:00 P.M.  
Via Zoom

Present: Edward Briere-Chairman, Patricia Gilman, Warren Salvas, Robert Greene

Agenda:

Regular Meeting:

Review minutes of the June 28, 2021 meeting.

Motion by Patricia Gilman to accept the minutes as presented, second by Warren Salvas. Edward Briere, Patricia Gilman, and Warren Salvas voted in favor. Robert Greene abstained from voting as he was not present at the previous meeting,

Correspondence: None

Public Participation: None

New Business:

Recommendation from the Planning Commission in accordance with the State of Connecticut General Statutes, Chapter 124 Section 8-3a for a proposed text amendment to the Zoning Regulations Section 304 to place a Temporary and Limited Moratorium on Cannabis Establishment for a period of one year.

Motion by Patricia Gilman to give a positive recommendation from the Planning Commission in accordance with the State of Connecticut General Statutes, Chapter 124 Section 8-3a for a proposed text amendment to the Zoning Regulations Section 304 to place a Temporary and Limited Moratorium on Cannabis Establishment for a period of one year, second by Robert Greene. ALL WERE IN FAVOR.

Other Business: None

Motion to adjourn by Robert Greene at 6:16 P.M., second by Patricia Gilman. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted by the Commission and will be placed on their next meeting agenda



## Brenda Roy

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**From:** Brenda Roy  
**Sent:** Monday, August 16, 2021 10:35 AM  
**To:** neccogoffices@neccog.org  
**Cc:** Chad Sessums  
**Subject:** Town of Putnam Proposed Text Amendment  
**Attachments:** NECCOG.pdf

Please confirm receipt. Thank you, Brenda

## Brenda Roy

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**From:** Maureen Adams <maureen.adams@necog.org>  
**Sent:** Monday, August 16, 2021 1:12 PM  
**To:** Brenda Roy  
**Subject:** Re: Town of Putnam Proposed Text Amendment

Received, Thank you

*Maureen Adams*

Fiscal Director  
Northeastern CT Council of Governments  
Northeastern CT Transit District  
125 Putnam Pike, P.O. Box 759  
Dayville, CT 06241  
(860) 774-1253 Ext. 11  
maureen.adams@necog.org



**necog**

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**From:** Brenda Roy <brenda.roy@putnamct.us>  
**Sent:** Monday, August 16, 2021 10:35 AM  
**To:** Maureen Adams <maureen.adams@necog.org>  
**Cc:** Chad Sessums <Chad.Sessums@putnamct.us>  
**Subject:** Town of Putnam Proposed Text Amendment

Please confirm receipt. Thank you, Brenda



neccog

receiv  
9-7-2021

August 31, 2021

Zoning Commission  
126 Church Street  
Putnam, CT 06260

**Re: courtesy notice to adjacent town's Planning & Zoning Commission**

The Town of Woodstock Planning and Zoning Commission would like to offer the opportunity to comment about the following proposal to amend the Zoning Regulations as required by CGS the proposed changes are indicated below:

**Two Proposed Text Amendments to the Woodstock Zoning Regulations:**

- 1. Proposed Text Amendment for the Purpose of Establishing a Temporary and Limited Moratorium on Cannabis Establishments in the Town of Woodstock; Zoning Regulations, Article III.A.2**
- 2. Proposed Text Amendment for the Purpose of Updating Accessory Apartment Zoning Regulations; Article IV.A and Article IV.B.2a**

**Please note:** The complete document showing the proposed moratorium is attached as well as the memo drafted by Dr. Gordon which includes the proposed amendment regarding accessory apartments. **Bold** indicates the new text and ~~crossed-out~~ text are the proposed deletions.

The proposed text amendment to the Woodstock Zoning Regulations will be discussed at Public Hearings of the Planning and Zoning Commission on Thursday, September 30, 2021 at 7:30 p.m., Woodstock Town Hall, 415 Rte 169, Lower Level.

If you have any questions or concerns regarding the amendments, please contact one of the individuals listed below.

**Contact Information:**

Ashley Stephens, WEO, Assistant ZEO  
Land Use Department  
Woodstock Town Hall  
415 Route 169  
Woodstock, CT 06281

Or  
Delia P. Fey, AICP, Senior Regional Planner  
NECCOG  
860-774-1253 x20  
[delia.fey@neccog.org](mailto:delia.fey@neccog.org)

[AshleyStephens@woodstockct.gov](mailto:AshleyStephens@woodstockct.gov)  
860-963-2128 x332

- f. Food and Beverage Manufacturer.* A person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.
  - g. Hybrid Retailer.* A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.
  - h. Micro-cultivator.* A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner.
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  - k. Product Packager.* A person that is licensed to package and label cannabis and cannabis products.
  - l. Retailer.* A person, excluding a dispensary facility that is licensed to purchase cannabis and cannabis products from producers, cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis and cannabis products to consumers and research programs.
  - m. Transporter.* Means a person licensed to transport cannabis between cannabis establishments, laboratories and research programs.
3. **Applicability.** During this temporary and limited-term moratorium, cannabis establishments shall be prohibited in the Town of Woodstock, and any and all applications submitted for the approval of any cannabis establishment shall be denied by the Commission or Zoning Enforcement Officer, as may be appropriate.
4. **Effective Date/Term.** This temporary and limited moratorium shall become effective on \_\_\_\_\_, 2021 and shall remain in effect until \_\_\_\_\_, 2022.

## Proposed Amendment to Article III.A.2 of the Woodstock Zoning Regulations

Addition of the following as a new subsection (e) under “Prohibited Uses”:

### A. Temporary and Limited Moratorium on Cannabis Establishments

1. **Statement of Purpose.** This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes.

The Connecticut General Assembly has passed, and the Governor has signed S.B. 1201, An Act Concerning *Responsible and Equitable Regulation of Adult-Use Cannabis (the “Act”)*, portions of which are effective on July 1, 2021. Said Act contains provisions allowing municipalities to prohibit or place certain restrictions on cannabis establishments with the exception of existing dispensary facilities and producers for medical marijuana as defined in Chapter 420f, C.G.S., *Palliative Use of Marijuana* – legislation passed in 2012 authorizing the use of medical marijuana. This temporary and limited term moratorium has been adopted to provide the Town with the time necessary to develop regulations for cannabis establishments that meet statutory responsibilities and promote the public’s general health, safety and welfare.

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- d. *Delivery Service.* A person that is licensed to deliver cannabis from (A) micro-cultivators, retailers and hybrid retailers to consumers and research program subjects, and (B) hybrid retailers and dispensary facilities to qualifying patients, caregivers and research program subjects, as defined in Section 21a-408, C.G.S., or to hospices or other inpatient care facilities licensed by the Department of Public Health pursuant to Chapter 368v, C.G.S. that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof.
- e. *Dispensary Facility.* Means a place of business where cannabis may be dispensed, sold or distributed in accordance with Chapter 420f, C.G.S. and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department has issued a dispensary facility license under Chapter 420f, C.G.S. and any regulations adopted thereunder.



## Woodstock Planning and Zoning Commission

Chairman: Jeffrey A. Gordon, M.D.

Vice-Chairman: David Morse

Secretary: Jeffrey Marcotte

ZEO: Tina Lajoie, CAZEO

To: PZC  
Tina Lajoie, CAZEO  
Delia Fey, AICP, CAZEO

From: Jeffrey A. Gordon, M.D.

A handwritten signature in black ink that reads "Jeffrey A. Gordon, M.D." with a stylized flourish at the end.

Date: July 6<sup>th</sup>, 2021

Re: New law in CT about accessory apartments

Public Act 21-29 (formerly known as House Bill 6107) is a set of new laws in CT regarding accessory apartments. Woodstock has been proactive over the years in permitting accessory apartments through a zoning permit process, where as there are other towns that require a special permit process.

The PZC made changes to the Zoning regulations about accessory apartments in 2014. Since that time, there has been an increasing interest among people in town for accessory apartments. As part of the PZC's updated efforts regarding affordable housing, including new requirements mandated by the State, the PZC should review and consider updating the Zoning Regulations regarding accessory apartments. One item for consideration is to increase the maximum allowed square footage of accessory apartments.

The current definition of an Accessory Apartment in the Zoning and the Subdivision Regulations is as follows:

*A second dwelling unit, not to exceed the specified size in the standards for the applicable district, that is contained on the same lot as a single family residence and that is clearly subordinate to the main dwelling unit in terms of size and appearance.*

The current Zoning Regulations are as follows:

Article IV, Section B (Agricultural and Single-Family Residential Uses in the Community District), Subsection 2, Items a iii-iv:

*One accessory apartment shall be permitted per single family dwelling on lots of 1.0 acre or greater so long as apartment does not exceed 750 SF, and the lot meets all other requirements of these Regulations.*

*Approved lots on open space subdivisions or resubdivisions may have one accessory apartment if lot size is 0.75 acres or greater so long as apartment does not exceed 750 SF, and the lot meets all other requirements of these Regulations.*

Article IV, Section C (Subdivisions), Subsection 3, Items a i:

*One accessory apartment shall be permitted per single family dwelling provided the apartment does not exceed seven hundred fifty square feet (750 SF) in size and the lot meets all other requirements of these Regulations.*

Article IV, Section H (Lake District Use), Subsection 2, Item a ii:

*One accessory apartment shall be permitted per single family dwelling except on nonconforming lots provided the apartment does not exceed seven hundred fifty square feet (750 SF) in size, and the lot meets all other requirements of these Regulations.*

The Zoning Regulations changes about accessory apartments include the following:

<b>YEAR</b>	<b>ZONING REGULATIONS</b>
2005	<p>Maximum = 900 square feet or 33% of the gross finished floor area of the primary residence in size, whichever is less.</p> <p>The lot meets all requirements of these Regulations.</p> <p>Single-family residential.</p>
2013	<p>Maximum = 33% of the gross finished floor area of the primary residence in size.</p> <p>Not allowed on non-conforming lots.</p> <p>The lot meets all requirements of these Regulations.</p> <p>Single-family residential.</p>
2014	<p>Maximum = 750 square feet.</p> <p>Minimum lot size = 1 acre.</p> <p>The lot meets all requirements of these Regulations.</p> <p>Single-family residential.</p>

What does the new state law that becomes effective on October 1st, 2021, require:

Definitions:

*"Accessory apartment" means a separate dwelling unit that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations.*

*"Affordable accessory apartment" means an accessory apartment that is subject to binding recorded deeds which contain covenants or restrictions that require such accessory apartment be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income.*

What does the new state law that becomes effective on January 1<sup>st</sup>, 2022, require:

*(1) Designate locations or zoning districts within the municipality in which accessory apartments are allowed, provided at least one accessory apartment shall be allowed as of right on each lot that contains a single-family dwelling and no such accessory apartment shall be required to be an affordable accessory apartment.*

*(2) Allow accessory apartments to be attached to or located within the proposed or existing principal dwelling, or detached from the proposed or existing principal dwelling and located on the same lot as such dwelling.*

*(3) Set a maximum net floor area for an accessory apartment of not less than thirty per cent of the net floor area of the principal dwelling, or one thousand square feet, whichever is less, except that such regulations may allow a larger net floor area for such apartments.*

*(4) Require setbacks, lot size and building frontage less than or equal to that which is required for the principal dwelling, and require lot coverage greater than or equal to that which is required for the principal dwelling.*

*(5) Provide for height, landscaping and architectural design standards that do not exceed any such standards as they are applied to single-family dwellings in the municipality.*

*(6) Be prohibited from requiring (A) a passageway between any such accessory apartment and any such principal dwelling, (B) an exterior door for any such accessory apartment, except as required by the applicable building or fire code, (C) any more than one parking space for any such accessory apartment, or fees in lieu of parking otherwise allowed by section 8-2c of the general statutes, (D) a familial, marital or employment relationship between occupants of the principal dwelling and accessory apartment, (E) a minimum age for*



*occupants of the accessory apartment, (F) separate billing of utilities otherwise connected to, or used by, the principal dwelling unit, or (G) periodic renewals for permits for such accessory apartments.*

*(7) Be interpreted and enforced such that nothing in this section shall be in derogation of (A) applicable building code requirements, (B) the ability of a municipality to prohibit or limit the use of accessory apartments for short-term rentals or vacation stays, or (C) other requirements where a well or private sewerage system is being used, provided approval for any such accessory apartment shall not be unreasonably withheld.*

*(8) The as of right permit application and review process for approval of accessory apartments shall require that a decision on any such application be rendered not later than sixty-five days after receipt of such application by the applicable zoning commission, except that an applicant may consent to one or more extensions of not more than an additional sixty-five days or may withdraw such application.*

*(9) A municipality shall not (1) condition the approval of an accessory apartment on the correction of a nonconforming use, structure or lot, or (2) require the installation of fire sprinklers in an accessory apartment if such sprinklers are not required for the principal dwelling located on the same lot or otherwise required by the fire code.*

*(10) A municipality, special district, sewer or water authority shall not (1) consider an accessory apartment to be a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless such accessory apartment was constructed with a new single-family dwelling on the same lot, or (2) require the installation of a new or separate utility connection directly to an accessory apartment or impose a related connection fee or capacity charge.*

*(11) If a municipality fails to adopt new regulations or amend existing regulations by January 1, 2023, for the purpose of complying with the provisions of subsections (a) to (d), inclusive, of this section, and unless such municipality opts out of the provisions of said subsections in accordance with the provisions of subsection (f) of this section, any noncompliant existing regulation shall become null and void and such municipality shall approve or deny applications for accessory apartments in accordance with the requirements for regulations set forth in the provisions of subsections (a) to (d), inclusive, of this section until such municipality adopts or amends a regulation in compliance with said subsections. A municipality may not use or impose additional standards beyond those set forth in subsections (a) to (d), inclusive, of this section.*

*(12) Notwithstanding the provisions of subsections (a) to (d), inclusive, of this section, the zoning commission or combined planning and zoning commission, as applicable, of a municipality, by a two-thirds vote, may initiate the process by which such municipality opts out of the provisions of said subsections regarding allowance of accessory apartments, provided such commission: (1) First holds a public hearing in accordance with the provisions of section 8-7d of the general statutes on such proposed opt-out, (2) affirmatively decides to opt*

*out of the provisions of said subsections within the period of time permitted under section*

*8-7d of the general statutes, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered. Thereafter, the municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, by a two-thirds vote, may complete the process by which such municipality opts out of the provisions of subsections (a) to (d), inclusive, of this section, except that, on and after January 1, 2023, no municipality may opt out of the provisions of said subsections.*

How Woodstock's regulations compare with the new state provisions:

1	Already allowed via zoning permits in the Community and Lake Districts.
2	Zoning Regulations do not prohibit such.
3	
4	Zoning Regulations regarding having a minimum of 1 acre lot size.
5	Already in the Zoning Regulations.
6	
7	
8	
9	
10	
11	Not applicable because the PZC is addressing the issue.
12	Not applicable because the PZC is addressing the issue.

A proposal for text amendments in order to facilitate discussion and decision making:

**Article II:**

**Accessory Apartment:** A second dwelling unit, not to exceed the specified size in the standards for the applicable district, that is contained on the same lot as a single family residence that is clearly subordinate to the main dwelling unit in terms of size and appearance

**Article IV, Section A:**

**Article IV, Section B, Subsection 2 a:**

Article IV, Section C, Subsection 3 a:

- i. No more than one single family dwelling or one single family dwelling with an accessory apartment shall be allowed on each lot.

Article IV, Section H, Subsection 2 a: