



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

Planning Commission Hybrid Meeting

June 27, 2022 6:00 P.M.

Conference Room 201 2nd Floor

Join Zoom Meeting

<https://us06web.zoom.us/j/87840821817?pwd=elMvdEs1ZWZMSGZkcCtsSmRlaHdlZz09>

Meeting ID: 878 4082 1817

Computer Passcode: M8iKQk

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 878 4082 1817

Phone Passcode: 417347

Find your local number: <https://us06web.zoom.us/j/87840821817>

Roll Call:

Agenda:

Regular Meeting:

Review minutes of the May 23, 2022 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: POSSIBLE VOTE REQUIRED

Town of Putnam – Request for recommendation from the Planning Commission for a Zoning Regulation text amendment concerning Cannabis Facilities.

Discussion on the Conservation and Development Plan

Other Business:

Adjournment.

Planning Commission Hybrid Meeting Minutes
May 23, 2022 6:00 P.M.
Conference Room 201 2nd Floor

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

Agenda:

Regular Meeting:

Review minutes of the February 28, 2022 meeting.

Motion by Patricia Gilman second by Robert Greene. ALL WERE IN FAVOR

Correspondence:

Public Participation:

New Business: POSSIBLE VOTE REQUIRED

Tanner Real Estate LLC - Recommendation from the Planning Commission for a proposed zone change from AG-2 Agricultural to C-4 Highway Commercial. Property located at 252 Providence Pike, Town Assessors Map 027, Lot 002, Zoned AG-2.

Attorney Cerrone reviewed the proposal with the Commission.

Motion by Patricia Gilman to give a positive recommendation, second by Robert Greene. ALL WERE IN FAVOR.

Discussion on the Conservation and Development Plan

Bruce Fitzback explained to the Commission that the Plan is updated every 10 years. The next update would be in the year 2026. He suggested to the Commission holding monthly meetings to review and possible updates.

The Commission was receptive to holding monthly meetings accordingly.

Other Business:

Motion by Robert Greene to adjourn at 6:30 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.



TOWN OF PUTNAM
ZONING COMMISSION

Check One:

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

Docket No. _____

Date JUNE 24, 2022

Fee: _____

Amount _____ Check No. _____

1.) Name of Applicant: TOWN OF PUTNAM
Address & Telephone No. 200 SCHOOL ST, PUTNAM, CT 06260

2.) Owner of Land NA
Address NA

3.) Location of Property NA Street or Road NA
Assessor's Map No. NA Lot No. NA

4.) 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.

SEE ATTACHED

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

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

Date Accepted _____

Date Rejected _____

Signature of Applicant _____

Date _____

Signature of Chairman _____



TOWN OF PUTNAM
ZONING COMMISSION

Check One:

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

Docket # _____

Date: June 24, 2022

Fee: _____

Amount

Check #

Name of Applicant: Town of Putnam

Address & Telephone Number: 200 School Street, Putnam, CT 06260

Owner of Land: NA

Address & Telephone Number: NA

Location of Property: NA Zone: NA

Assessor's Map Number: NA Lot #: NA

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.

Text amendment adding "Section 713 Cannabis Facilities"

of the Zoning Regulations. See attached proposed new section.

SUBMIT THIS APPLICATION NO LESS THAN 1 WEEK PRIOR TO MEETING DATE

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



Signature of Applicant

June 24, 2022

Date

Date Accepted: _____

Date Rejected: _____

Assessor's Map Number: _____ Lot #: _____

NEW Section 713 – Cannabis Facilities

A. Purpose: The purpose of this Section is to regulate Cannabis Facility uses.

B. Definitions: For purposes of this Section, the following terms shall have the meanings set forth herein:

1. “Cannabis Facility” shall mean either a Dispensary Facility, a Hybrid Retailer, a Micro-Cultivator or a Retailer, as those terms are defined herein.
2. “Dispensary Facility” shall have the meaning ascribed to it in Section 21a-420(19) of the Connecticut General Statutes.
3. “Hybrid Retailer” shall have the meaning ascribed to it in Section 21a-420(29) of the Connecticut General Statutes.
4. “Micro-Cultivator” shall have the meaning ascribed to it in Section 21a-420(36) of the Connecticut General Statutes.
5. “Retailer” shall have the meaning ascribed to it in Section 21a-420(45) of the Connecticut General Statutes.

C. Qualifications: A Special Permit for a Cannabis Facility may be granted provided that:

1. No Cannabis Facility shall be located within five hundred feet (500') of the property line of any public, private or parochial school, day care center, library, park, playground or other recreational facility in any zone. Nor shall any Cannabis Facility be located within five hundred feet (500') of the property line of any church, convent, monastery, synagogue, or other similar place of worship. In addition, no Cannabis Facility shall be located unless the entrance to such Facility is located outside of a one thousand five hundred feet (1,500') radius from any entrance to any other Cannabis Facility.
 - a. For the purposes of this Section, distances shall be measured in a straight line, without regard to intervening structures or objects from the nearest portion of the building containing or proposing to contain these facilities to the nearest boundary of the uses specified.

- b. Any Cannabis Facility, once established at a location, shall not be disallowed if any of the uses described in this section should locate within five hundred feet (500') of such facility following its establishment.

- 2. Cannabis Establishments, as defined in Section 21-420(4) of the Connecticut General Statutes, other than Cannabis Facilities specifically referenced in this Section shall not be permitted within the Town of Putnam.

D. Standards and Requirements: A Special Permit to operate a Cannabis Facility may be granted provided that the following criteria are met in addition to the standards, criteria and conditions stated in Sections 114.F and 114.G:

- 1. Signage:

- a. Cannabis Facilities shall be obligated to adhere to the signage requirements for the underlying zoning district in which they are located.
- b. Notwithstanding any other requirements, any windows allowing visibility into a Cannabis Facility shall retain at least 50% open visibility to the store interior.
- c. Any advertisement or signage located outside of a Cannabis Retailer which is not permanent affixed to either the ground or the building shall be removed and placed out of sight during all hours the business is not in operation.
- d. The violation of this subsection of the Regulations shall be cause to terminate the Special Permit, following a hearing.

- 2. Parking requirements shall comply with Section 601 of these Regulations.

- 3. Any deliveries of cannabis products leaving a Cannabis Facility and sold directly to the consumer shall occur between the hours of 8:00 a.m. and 10:00 p.m. daily.

- 4. Consumption either orally, topically, or by inhalation of any cannabis products outdoors on the premises of any Cannabis Facility is prohibited.

5. Any Cannabis Facility must demonstrate sufficient measures to comply with Performance Standards of Section 608 of these Regulations, including demonstration of methods for proposed abatement of noise and odors.

E. Procedures: The applicant shall follow the procedures set forth in Section 114 of these Regulations in addition to the following:

1. The applicant shall submit a map showing all the properties and uses located within five hundred feet (500') of the property proposed to contain a Cannabis Facility.

Table III-1 Schedule of Uses and Districts

Dispensary Facilities, Hybrid Retailers and Retailers (See Section 713)

Also, bear in mind that Micro-Cultivators will be conducting their business entirely inside a building, so it may be more of an industrial or manufacturing use than an agricultural use

Agriculture, Livestock, and Domestic Animals	AG2	R40	R20	R10	R7	HC	GC	NC	PD	M/OD	I	P	WWTF	IHOD
Micro-Cultivator (See Section 713)	S	S	N	N	N	N	N	N	N	N	S	N	N	S
Retail	AG2	R40	R20	R10	R7	HC	GC	NC	PD	M/OD	I	P	WWTF	IHOD
(See Section 713)	N	N	N	N	N	S	S	S	S	N	N	N	N	S