

**Zoning Commission Hybrid Meeting
Putnam Municipal Complex
200 School Street
Room 201 – 2nd Floor
Putnam, CT**

July 20, 2022 07:00 PM Eastern Time

Join Zoom Meeting

<https://us06web.zoom.us/j/82529994219?pwd=NkFOdjdpKy9MajVhdkM2VXRUS2R2dz09>

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Zoning Commission Hybrid Meeting
July 20, 2022 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda:

Regular Meeting:

Review the minutes of the June 15, 2022 meeting. VOTE REQUIRED

Correspondence:

New Business:

Accepting of New Applications for August meeting. VOTE REQUIRED

Other Business:

Adjournment.

Zoning Commission Hybrid Meeting Minutes
June 15, 2022 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg-Chair, Douglas Taylor, Elizabeth Thompson, Peter McMorris, Nick Huston

Agenda:

Opened public Hearing on Docket # 2022-02 Tanner Real Estate, LLC request for a zone change from AG-2 Agricultura to HC Highway Commercial for property located at 252 Providence Pike for retail clothing sales, miscellaneous apparel and accessories. Property noted by location Town Assessors Map 027, 002, Zoned AG-2.

The applicants were in attendance. Attorney Kathleen Cerrone reviewed the proposal with the Commission members showing where the Highway Commercial Zone stating this lot abuts it. The applicant would like to open a ladies boutique shop and accessories. The barn would have crafts for sale. The Planning Commission gave a positive recommendation for the change.

Edward Artiaco of 271 East Putnam Road spoke in opposition referencing the opposite side of the road was not extended which is directly across the road. Sister Eugene and Sister Igna of Matualitis Nursing Home on Thurber Road spoke in opposition expressing concerns of the serenity of their patients.

Discussion was held. Elizabeth Thompson expressed her concerns of intense uses at that site in the future. She stated that the zone on Providence Pike was stopped at the point it was as the Commission did not want it to go out any further and remaining residential. Nick Huston expressed site line concerns. Peter McMorris stated that there was an active decision for the highway commercial zone to stop where it was by the Zoning Commission in the past.

Motion by Peter McMorris to close the public hearing at 7:45 P.M., second by Douglas Taylor. ALL WERE IN FAVOR.

Opened public hearing on Docket # 2022-03 REAL Custom Training, LLC request for a Special Permit and waivers of the site plan requirements and traffic report for an Adult Education Center in accordance with Section 304 Schedule of Uses and Districts of the Town of Putnam Zoning Regulations. Property located at 225 Kennedy Drive, Town Assessors Map 11, Lot 216, Zoned General Commercial. (Former Putnam Library).

Andy Morrison of Real Custom Training, LLC was in attendance. Attorney Madilyn Smith reviewed the proposal with the Commission explaining it is corporate training management. Hours would be 9-5. Classes being held 9-12 or 1-4 with some Saturdays when requested. Classes would consist of 15-20 people and the business is located in the basement of the building.

Madilyn Smith of 846 Upper Maple Street, Danielson spoke in favor of the proposal.

Motion by Nick Huston to close the public hearing at 8:08 P.M., second by Peter McMorris. ALL WERE IN FAVOR

Regular Meeting:

Review the minutes of the April 20, 2022 meeting.

Motion by Nick Huston to accept the minutes as presented, second by Douglas Taylor. ALL WERE IN FAVOR

Correspondence Received:

Letter from All Point Technology regarding a proposed wireless communication facility located at 26-30 Front Street.

New Business:

Docket # 2022-02 Tanner Real Estate, LLC - 252 Providence Pike – Zone Change – AG2 – HC

Motion by Nick Huston to deny the application, second by Peter McMorris. Elizabeth Thompson voted in favor stating it should end where in keeping the AG-2 per the Plan of Conservation and Development. Douglas Taylor voted in favor referencing the three lots on the opposite side of the road that were not included in the previously approved zone change for that area. Nick Huston voted in favor stating the Commission wanted the AG-2 and not expand any commercial in that area at this time referencing the Plan of Conservation and Development working as planned to keep the AG-2 zone vibrant. Peter McMorris voted in favor referring to maintaining the existing AG-2 zone. Patricia Hedenberg voted in opposition of the motion referencing that the Planning Commission gave a positive recommendation. Application denied, 4-1 in favor of the motion.

Docket # 2022-03 REAL Custom Training, LLC – 225 Kennedy Driver – Special Permit and waivers of the site plan requirements and traffic study

Motion by Douglas Taylor to approve with the requested waivers, second by Peter McMorris. ALL WERE IN FAVOR.

Other Business: None

Motion by Peter McMorris to adjourn at 8:223 P.M. second by Douglas Taylor. 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.

To Be Approved
Special Mayor and Board of Selectman Meeting
June 23, 2022
Also via Zoom Meeting ID# 829 8948 8856

TOPIC		DISCUSSION
PRESENT:		Deputy Mayor Simmons, Selectman Pempek, Selectwoman Marion, Selectman Rawson, Selectman Paquin and Selectman Hayes
ABSENT:		Mayor Seney
1.	Call to Order	Deputy Mayor Simmons called the meeting to order at 5:00 PM
2.	Pledge of Allegiance	Led by Deputy Mayor Simmons
3.	Town Administrator Report	Town Administrator Elaine Sistare reviewed her report with the Board.
4.	Resignation of Normand Perron, Fire Marshal	Selectman Pempek made a motion to accept the resignation of Normand Perron, Fire Marshal with regret. The motion was seconded by Selectman Paquin and passed unanimously.
5.	Cannabis	Town Administrator Elaine Sistare, Land Use Agent Fitzback and ECD Director Very reviewed the draft regulation with the Board. The Selectmen discussed whether all proposed zones should be finalized. Selectman Marion made a motion for a positive recommendation to move forward the draft regulations to the zoning commission for their adaptations. The motion was seconded by Selectman Paquin and passed unanimously.
6.	Adjournment	Selectman Pempek made a motion to adjourn at 6:07 PM. The motion was seconded by Selectman Paquin and passed unanimously.



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

Proposed Cannabis Text Amendment Timeline

1. Application presented to Zoning Commission on July 20, 2022, for acceptance.
2. If accepted as presented it would be forwarded to NECCOG and to the Planning Commission for their July 25, 2022 meeting. The Commission must have for 35 days prior to the Public Hearing date to meet the statutorial requirements.
3. Public hearing would be scheduled for August 29, 30, or 31 depending on what date members would be in attendance for a quorum.
4. Approved or denied, legal notice sent in for publication on September 2, 2022.
5. Fifteen-day appeal period begins on September 2, 2022 and ends on September 17, 2022.
6. Appeal period ends one day prior to the expiration of the moratorium dated September 18, 2022.