



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET
PUTNAM, CONNECTICUT 06260

Planning Commission Hybrid Meeting

July 25, 2022 6:00 P.M.

Conference Room 201 2nd Floor

Join Zoom Meeting

<https://us06web.zoom.us/j/88579012575?pwd=TU1UdXNmQUtsL0o1TTZnbG5zdUNSZz09>

Meeting ID: 885 7901 2575

Computer Passcode: bnBT33

+1 929 205 6099 US (New York)

Meeting ID: 885 7901 2575

Phone Passcode: 389244

Find your local number: <https://us06web.zoom.us/j/88579012575?pwd=TU1UdXNmQUtsL0o1TTZnbG5zdUNSZz09>

Roll Call:

Agenda:

Regular Meeting:

Review minutes of the June 27, 2022 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: POSSIBLE VOTE REQUIRED

Town of Putnam – Recommendation from the Planning Commission for a proposed
text amendment to the Town of Putnam Zoning Regulations for cannabis facilities.

Discussion on the Conservation and Development Plan

Other Business:

Adjournment.



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET
PUTNAM, CONNECTICUT 06260

Planning Commission Meeting Minutes

June 27, 2022 6:00 P.M.

Conference Room 201 2nd Floor

Present: Edward Briere-Chairman, Marnie Ciquera, Walter Salvas

Absent: Patricia Gilman, Robert Greene

Agenda:

Regular Meeting:

Review minutes of the May 23, 2022 meeting.

Motion by Warren Salvas to accept the minutes, second by Marnie Ciquera. ALL WERE IN FAVOR

Correspondence: None

Public Participation: None

New Business:

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

Bruce Fitzback reviewed the proposal with the Commission members stating that the Board of Selectmen agreed in theory of having Cannabis Facilities of what was drafted and to send to the Zoning Commission. Edward Briere questioned Brenda Roy as to why it was at the Planning Commission for a recommendation when the Zoning Commission had not reviewed or accepted the application. Brenda Roy stated it was her instructions to do so. She informed the Commission that changes in the text and the application would be coming back to the Planning Commission for their recommendation in accordance with the statutory requirements. The Commission members held a lengthy discussion on what was presented. Bruce Fitzback stated that the restrictions were the same for alcohol in the Zoning Regulations. Marnie Ciquera stated her concerns of retail sales in the Downtown Putnam Zone. Motion by Marnie Ciquera to give a positive recommendation, second by Warren Salvas. ALL WERE IN FAVOR.

Discussion on the Conservation and Development Plan

Other Business:

Bruce Fitzback updated the Commission on two small solar sites that are being placed on Town property located at 4 Kennedy Drive and 83 Park Road. A 4-megawatt solar farm for property located consisting of 23 acres in West Putnam is in the planning stages

Motion by Warren Salvas to adjourn at 7:10 P.M., second by Marnie Ciquera. ALL WERE IN FAVOR.

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

Respectfully submitted by Brenda Roy.



TOWN OF PUTNAM
ZONING COMMISSION

Check One:

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

Docket No. 2022-04

Date July 20, 2022

Fee: N/A

Amount

Check No.

- 1.) Name of Applicant: Town of Putnam
Address & Telephone No. 200 School Street Putnam, CT
- 2.) Owner of Land NA
Address NA
- 3.) Location of Property NA Zone NA
Street or Road _____
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.
- Text Amendment adding "Section 713 Cannabis Facilities"
to the Zoning Regulations. See attached proposed new section.
- _____

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.

Patricia Hedden ^{Chair} 7/20/22
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairman

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(16) 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.

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

[illegible][illegible]