

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

August 29, 2022 07:00 PM Eastern Time

Join Zoom Meeting

<https://us06web.zoom.us/j/87599774203?pwd=czY2U3dqQVB0d0J6QVFWcFArSDh3UT09>

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TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

Special Zoning Commission Hybrid Meeting

August 29, 2022 7:00 P.M.

Putnam Municipal Complex

Room 201 Second Floor

200 School Street

Putnam, CT 06260

Roll Call:

Agenda:

Public hearing on Docket # 2022-04 Town of Putnam request for a proposed text amendment regarding Cannabis Regulations to the Town of Putnam Zoning Regulations creating a Section 713 entitled Cannabis Facilities for a micro cultivator, and retail sales of Cannabis by Special Permit in specific zones. Cannabis Micro-Cultivator-proposed zones-Industrial Heritage Overlay District, Quinebaug Technology Park and Industrial Zoned properties. Retail Sales – Industrial Heritage Overlay District and Highway Commercial Zoned properties. VOTE REQUIRED

Regular Meeting:

Review the minutes of the July 20, 2022 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2022-04 Town of Putnam – Text Amendment – Cannabis Facilities

Other Business:

Adjournment.

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

Present: Patricia Hedenberg-Chairman, Liz Thompson, Nick Huston, Douglas Taylor, Peter McMorris

Agenda:

Regular Meeting:

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

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

Correspondence:

New Business:

Accepting of New Applications for August meeting.

The Commission reviewed the text amendment application submitted regarding Cannabis Facilities. The Commission reviewed in detail the proposal and addressed their concerns as to which zones micro cultivators and retail sales by Special Permit should be allowed.

Micro cultivators:

Motion by Douglas Taylor to allow in the AG-2 Zone by Special Permit, second by Peter McMorris. Liz Thompson, Nick Huston, Patricia Hedenberg voted in opposition, Douglas Taylor and Peter McMorris voted in favor. Motion failed to carry.

Motion by Nick Huston not to allow by Special Permit in an R-40 Zone, second by Liz Thompson. Liz Thompson, Patricia Hedenberg, Nick Huston and Peter McMoris voted in favor. Douglas Taylor voted in opposition. Motion carried.

Motion by Nick Huston to allow in the Industrial Zone by Special Permit, second by Douglas Taylor. ALL WERE IN FAVOR

Motion by Liz Thompson to allow in the Industrial Heritage Overlay District by Special Permit, second by Nick Huston. ALL WERE IN FAVOR

Motion by Nick Huston to allow by Special Permit in the Quinebaug Technology Park, second by Liz Thompson. ALL WERE IN FAVOR

Retail Sales:

Motion by Nick Huston to allow by Special Permit in the Highway Commercial Zone, second by Douglas Taylor. ALL WERE IN FAVOR.

Motion by Nick Huston not to allow by Special Permit in the General Commercial Zone, second by Douglas Taylor. Patricia Hedenberg, Douglas Taylor, Nick Huston and Liz Thompson voted in favor. Peter McMorris voted in opposition. Motion carried.

Motion by Nick Huston not to allow by Special Permit in the Neighborhood Commercial Zone, second by Douglas Taylor. Patricia Hedenberg, Douglas Taylor, Nick Huston and Liz Thompson voted in favor. Peter McMorris voted in opposition. Motion carried.

Motion by Nick Huston not to allow by Special Permit in Putnam Downtown Zone, second by Liz Thompson. ALL WERE IN FAVOR.

Motion by Liz Thompson to allow by Special Permit on the M/OD Zone, second by Douglas Taylor. Liz Thompson, Douglas Taylor voted in favor. Peter McMorris, Patricia Hedenberg, Nick Huston voted in opposition. Motion failed to carry.

Motion by Liz Thompson to allow by Special Permit in the Industrial Heritage Overlay District, second by Nick Huston. ALL WERE IN FAVOR.

Motion by Nick Huston not to allow by Special Permit in the Quinebaug Technology Park, second by Liz Thompson. ALL WERE IN FAVOR.

Motion by Patricia Hedenberg to accept the application with the associated changes, second by Nick Huston. ALL WERE IN FAVOR.

Motion by Douglas Taylor to send the referrals as required, second by Nick Huston. ALL WERE IN FAVOR.

To meet the State Statutes for the referrals a motion was made by Nick Huston to hold the August monthly meeting on August 29, 2022, at 7:00 P.M., second by Douglas Taylor. ALL WERE IN FAVOR.

Other Business:

Bruce Fitzback informed the Commission the Town of Killingly had a speaker regarding the affordable housing and was told by Delpha Very it was very informative. Bruce Fitzback questioned the Commission if they would be interested in doing so. The Commission will meet with the speaker on August 29th at 6:00 P.M. if the speaker is available.

Motion by Nick Huston to adjourn at 8:40 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.



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. 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 certfiy that all the information provided is accurate and complete.

Patricia Keden ^{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.



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200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

July 26, 2022

To: Town of Putnam Zoning Commission

From: Town of Putnam Planning Commission

Please be advised at the meeting held on July 25, 2022, the Planning Commission gave a POSITIVE recommendation on the following:

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

Motion by Marnie Ciquera to give a positive recommendation, second by Warren Salvas. ALL WERE IN FAVOR

Edward Briere, Chairman



TOWN OF PUTNAM

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PUTNAM, CONNECTICUT 06260

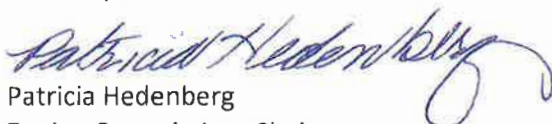
July 22, 2022

Town of Woodstock
Town Clerk
415 CT-169
Woodstock, CT 06281

To Whom It May Concern:

The Town of Putnam has applied for an amendment to the Town of Putnam Zoning Regulations. A public hearing will be held on August 29, 2022 at 7:00 P.M. in Room 201 at the Municipal Complex located at 200 School Street, Putnam, CT. A copy of the application is enclosed. This referral is being forwarded in accordance with Section 8-7d of Chapter 124 of the Connecticut General Statutes which requires a Commission to give written notice to you as for a proposed change in the Zoning Regulations when located within 500 feet of an adjacent municipal boundary.

Sincerely,


Patricia Hedenberg
Zoning Commission, Chairperson

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TOWN OF PUTNAM

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TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

July 22, 2022

NECCOG

P.O. Box 759

125 Putnam Pike

Dayville, CT 06241

To Whom It May Concern:

The Town of Putnam has applied for an amendment to the Town of Putnam Zoning Regulations. A public hearing will be held on August 29, 2022 at 7:00 P.M. in Room 201 at the Municipal Complex located at 200 School Street, Putnam, CT. A copy of the application is enclosed. This referral is being forwarded in accordance with Section 8-3b of Chapter 124 of the Connecticut General Statutes which requires a Commission to give written notice to you for a proposed change in the Zoning Regulations when located within 500 feet of an adjacent municipal boundary.

Sincerely,

Patricia Hedenberg

Zoning Commission, Chairperson

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JUL 22 2022



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

July 22, 2022

Town of Thompson
Town Clerk
815 Riverside Drive
North Grosvenordale, CT 06255

To Whom It May Concern:

The Town of Putnam has applied for an amendment to the Town of Putnam Zoning Regulations. A public hearing will be held on August 29, 2022 at 7:00 P.M. in Room 201 at the Municipal Complex located at 200 School Street, Putnam, CT. A copy of the application is enclosed. This referral is being forwarded in accordance with Section 8-7d of Chapter 124 of the Connecticut General Statutes which requires a Commission to give written notice to you as for a proposed change in the Zoning Regulations when located within 500 feet of an adjacent municipal boundary.

Sincerely,

Patricia Hedenberg
Zoning Commission, Chairperson

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TOWN OF PUTNAM

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TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

July 22, 2022

Town of Killingly
Town Clerk
172 Main Street
Danielson, CT 06239

To Whom It May Concern:

The Town of Putnam has applied for an amendment to the Town of Putnam Zoning Regulations. A public hearing will be held on August 29, 2022 at 7:00 P.M. in Room 201 at the Municipal Complex located at 200 School Street, Putnam, CT. A copy of the application is enclosed. This referral is being forwarded in accordance with Section 8-7d of Chapter 124 of the Connecticut General Statutes which requires a Commission to give written notice to you as for a proposed change in the Zoning Regulations when located within 500 feet of an adjacent municipal boundary.

Sincerely,

Patricia Hedenberg
Zoning Commission, Chairperson

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TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

July 22, 2022

Town of Pomfret
Town Clerk
5 Haven Road
Pomfret Center, CT 06259

To Whom It May Concern:

The Town of Putnam has applied for an amendment to the Town of Putnam Zoning Regulations. A public hearing will be held on August 29, 2022 at 7:00 P.M. in Room 201 at the Municipal Complex located at 200 School Street, Putnam, CT. A copy of the application is enclosed. This referral is being forwarded in accordance with Section 8-7d of Chapter 124 of the Connecticut General Statutes which requires a Commission to give written notice to you as for a proposed change in the Zoning Regulations when located within 500 feet of an adjacent municipal boundary.

Sincerely,

Patricia Hedenberg
Zoning Commission, Chairperson

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