

**Planning and Zoning Commission**

**May 3, 2022 – 7:30 PM**

**Meeting Minutes**

**Note: This meeting was held Online**

**A. Call to Order:**

W. Parsell called the meeting to order at 7:31 pm.

**B. Roll Call/ Seating of Alternates:**

**Members Present:**

Walter Parsell

John Tehan

Rebeca Sinosky

Bob Shabot

Andy Marco (7:34)

**Also Present**

Mike D'Amato – Land Use Agent

Chris Roberts - Assistant Land Use Agent.

**C. Applications to be Received:**

a. PZ-22-10: Zone Change and Concept Plan Approval per Section 12.15.4(b) Strategic Development Zone. 0 River Rd (MBL: 34 009-0A)

M. D'Amato explained that this is an application for receipt and the public hearing would be scheduled for the next meeting.

**D. Public Hearing:**

**E. New Business:**

**F. Unfinished Business:**

a. Affordable Housing Plan

M. D'Amato explained where staff was at in the process of writing the plan. He noted that after listening rather than creating a standard implementation table, they were coming up with a firmer call to action in the plan explaining the eight policies that the commission was interested in exploring, and why they are important. He went through these recommendations with the commission and explained the next steps. W. Parsell asked if this would go to public hearing. M. D'Amato said yes that they would at least hold one public hearing, maybe more. He further explained that he would provide the commission with a draft when they were done, then once they had a chance to make their comments, they would hold a public hearing. B. Shabot added that explaining and educating the public on these recommendations was important.

## **G. Approval of Minutes:**

a. April 5, 2022

J. Tehan moved to approve the minute of April 5<sup>th</sup>, 2022. B. Shabot Seconded. **All in Favor, Motion Passed.**

## **H. Correspondence:**

a. Text Amendments: Tolland Planning & Zoning Commission

M. D'Amato explained that Tolland is proposing two zoning text amendments related to affordable housing and drive throughs and is required by statute to notify abutting towns.

**I. Public Comment: The Commission will hear brief comments at this time from anyone wishing to speak. No business can be conducted here, nor can any comments be made about any items on the agenda**

None

## **J. Staff Report/Discussion:**

a. Cannabis Establishments

M. D'Amato reminded the commission that he had referred the regulations to CRCOG after making some minor changes and was waiting for their comments. He said that this would go for a hearing at the first meeting in June. J. Tehan pointed out that the comments from CRCOG were already available. M. D'Amato said he would proceed with scheduling the public hearing.

b. CRCOG Regional Planning Commission Appointments

M. D'Amato explained that the regional planning commission wanted a representative from each town. He asked the commission if anyone was interested in representing Willington. J. Tehan volunteered. M. D'Amato said he would let them know and follow up.

M. D'Amato updated the commission on the enforcement case at 331 River Road. M. D'Amato also noted that the land use staff worked with the Economic development commission to complete an application for CT Economic Development Best Practices certification at the end of last year and received a silver certification. HE also noted that the EDC applied for a small business and nonprofit grant program through the ARPA commission, and it was approved. This would provide small businesses in town the opportunity to apply for this grant in order to recover from losses through the pandemic, or to make their business more resilient.

J. Tehan asked about the signage size requirements in the Cannabis Regulations and noted that it seemed small. M. D'Amato explained that the state laws allowed for towns to regulate these signs differently but that the commission could tweak the regulations if needed.

## **K. Adjournment**

W. Parsell adjourned the meeting at 7:57 pm.