Call to Order: Carol Bramley called the meeting order at 7:00pm.

Members Present: Chairman Carol Bramley, Peter Losee, Jordan Richards, Peter Dauten, John Cox, Burke Gibney, Stephen Simonin, Guy Cunningham, Norman Sauer

Members Absent: Abby Conroy
Appointment of Alternates: None
Commissioner’s requests: None

B. Gibney made a motion to add an item to the Agenda 5a: Old Business, Regulation Review Cannabis/Outdoor dining. P. Dauten seconded and the motion passed unanimously

PUBLIC HEARING

3. 15 WEST ST. – LEX LITCHFIELD – Special Exception Boutique Hotel. C. Bramley and B. Gibney recused themselves at 7:01. Peter Alter, Meghan Hope from Alter & Pearson along with Patrick Kenney were present and submitted a letter requesting additional time for planning of details and refinement before commencing with public hearing. Their intention is to submit a full package of materials in advance of Public Hearing to be distributed to the commission and available to the public. Full presentation to include Architect, Site Engineer, Traffic Engineer, Landscape Architect and a review of pertinent Zoning Material. Letter from Attorney Alter from Alter & Pearson dated 4/23/2022 requesting the Commission to extend the statutory time limit for this public hearing to June 6, 2022 was submitted for the record. P. Losee checked commission’s availability. D. Tobin questioned applicant’s time used and remaining.

J. Cox motioned to set the Public Hearing for Lex Litchfield for June 6, 2022, P. Losee seconded and the motion passed unanimously.

Chairman C. Bramley and B. Gibney returned to the meeting at 7:09.

4. Approval of Minutes April 18, 2022 B. Gibney moved to approve the minutes as amended: Sec. 1 add to paragraph 2 discussion clarification. Sec. 3 correct spelling Tim Chapulis. Sec. 4 correct spelling J. Strub and add the word distance to paragraph 4 of D. Murphy public comment.
5. **Old Business:** Regulation Review for Cannabis. C. Bramley explained Connecticut not offering specific guidance so the Chairman pulled Marijuana Regulations from Rhode Island, Great Barrington, MA, Suffield, CT. Need to define Marijuana establishment/uses: Retail, Hybrid Retail, micro-cultivators for the regulations. Legislative House considering expanding the number of cannabis locations providers permitted. S. Simonin concerns include hazardous waste, treatment of ground from leaching/water runoff of THC, security, parking. P. Dauten asked if Selectmen have put this item on Agenda for town meeting vote or if they will put it on November ballot as referendum question. B. Gibney stated not yet. Moratorium ends 8/1/2022, may need to be extended. Commission decided to prepare regulations. 

Suggested regulations:

Restriction to Riverview Commerce (RC) District by special exception; require site plan for retailer and micro cultivator; require cultivation inside physical structure; location requirement; parking based on square footage use; ½ mile away from school or educational facility, daycare, church, rehabilitation center; Special Permit: regulate hours of operation; Site control (Deed or Lease); security measures, lighting, camera, gates, fencing; State approval; hazardous waste related to production, disposal/run off; storm water plan; fire suppression; fertilizer; traffic.

C. Bramley suggested a list of Provisions should be by ordinance and submitted to the Selectmen’s office. Such as hours of operation and uses permitted on public spaces/town owned property, methods of policing on premises. State will give provisional license based on town regulation approval.

**Public Act 21-2, Sec 182 – Outdoor Dining as Accessory Use**

House extended Executive Order for outdoor dining through this year so there is time to construct a regulation. Guilford, CT temporary requirements read into minutes as an example of things that could be included. Discussion took place regarding some of the restaurants in town and the outdoor dining they have established. Concerns for patron’s safety, P. Dauten stated people are dining feet away from parked vehicles or proximity to highways. Other towns have placed jersey barriers or closed off roads. The laws affecting the Parking requirements Public Act 21-2 was sent from Attorney Steven Byrne, portions were read into the minutes. The availability of the Town Hall parking lot was questioned.

6. **New Business:** None

7. **Correspondence:** None

   Any new item added to the agenda requires a 2/3 majority vote of the Commission. Taking up any item after 11pm requires a 2/3 majority vote of the Commission.

**Adjournment:** P. Losee moved to adjourn at 8:17, S. Simonin seconded and the meeting adjourned.