

Town of North Canaan
Planning and Zoning
Special Meeting
January 22, 2024

Present: Chairman Tim Abbott, Peter Brown, Doug Humes, Mike O'Connor, Alternate Jesse Bunce, Alternate Walter Schneider, ZEO George Martin

Chairman Abbott called the meeting to order at 7:00pm

Vice chairman Brown read into record a letter received on January 5 from Allied Engineering re: River Wood Subdivision. They are withdrawing their application. Chairman Abbott thanked the board for handling this special permit of which he was recused.

Application for special permit for soft rock mining: Tess Segalla from Segalla Sand and Gravel presented the board the application. Zoning Officer Martin will look it over and ensure it is complete, will send it out to board and will bring to board for vote appropriately. Ms. Segalla explained that they will continue to operate the way they have done, eventually the water areas will become lake property. Within 3 years they are looking to get a dredge and will likely go 40 to 60 feet down. Chairman Abbott explained the process that with a special permit a public hearing will have to be set. Mr. O'Connor would like to review it all before setting that date. Board agreed. **Mr. O'Connor made a motion to accept the application for review. Mr. Humes seconded the motion. Motion carried.**

Cannabis regulations: Chairman Abbott gave draft regulations to all members. Maps were reprinted to reflect the discussion at the last meeting. Since the last meeting it was determined that school property includes the little league field. If decided to buffer from the edge of the field, it will eliminate a large area. Chairman Abbott read the draft regulations section by section for the board to review, ask questions, and make changes.

Discussion of security in facilities. It is unclear if the town is allowed to collect the tax directly or if it must go through the state of CT. Follow up on to know exactly how that works.

The board agrees the document is good and that chairman did a good job creating it. Mr. O'Connor would like to discuss why the sq ft limit is not 10,000. Mr. Humes would like to see residential buffers at 200.

Selectman Ohler presented the board with a document from the Office of Legislative Research regarding municipal tax guidance for cannabis.

There was discussion of dispensary vs retailer and having them at least 2 miles apart.

A 500ft buffer zone from the new health center in town would eliminate the Stop and Shop Plaza. There was discussion of what is considered a medical facility for State legislation. The board discussed other buffers in reference to children walking to/from school.

In the current zoning regulations a retail business is allowed in an Industrial Zone by special permit, these regulations does not allow that.

Mr. O'Connor stated that any special permit coming before the board can have stipulations put on them at the board's discretion, this would include cannabis establishments as well. There was a discussion of the special permit process.

Chairman Abbott explained his reasoning for the 15,000 sq ft vs 10,000. It could adversely impact a business that could fit into the town. It can grow from 2,000 to 10,000 without going back to the state, but then has to do 5,000 increments not to exceed 25,000. Chairman suggested tabling the discussion and getting economic feedback for the next meeting.

There was a discussion of the central district and the current buffers as well as setbacks.

The chairman will make changes to the draft regulations for the next meeting. There was a discussion of the moratorium being extended, but can be done at the February meeting.

Mr. Schneider made a motion to close the meeting. Mr. O'Connor seconded the motion. Motion carried.

Meeting adjourned at 8:40pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary