



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall 338 Main Street - 2nd Floor – P. Francis Hicks
March 28, 2022 – 7:00PM
Regular Meeting Minutes**

1. ROLL CALL:

Chairman George Closson called the meeting to order at 7:00PM.

Mr. Closson noted that the following individuals were present: John Cooney, Peter Marchand, Willard Platt, Craig Sanden, Alternate Charlene LaVoie. Alternates Troy LaMere, and Feliks Viner were absent excused.

2. PUBLIC COMMENT:

None.

3. AGENDA REVIEW:

No changes were made to the agenda.

4. OTHER BUSINESS:

None.

5. PUBLIC HEARINGS:

None.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

A. PZC#22-3 – Zoning Regulation Change Applicant/Owner: Steven Heffer and Heena Sultan Proposal: Modification to Section III(D)(5)(c).

MOTION: Mr. Marchand, Mr. Sanden second, to schedule a public hearing for May 9, 2022; unanimously approved.

8. APPROVAL OF MINUTES – March 14, 2022:

MOTION: Mr. Marchand, Mr. Platt second, to approve the March 14, 2022 Minutes; unanimously approved.

9. COMMUNICATIONS:

None.

10. STAFF REPORT:

Staff noted that an application may be coming in at some point for a patio in the back of the building at the brewery at 32 Lake Street. It was reported that the developer may forego that plan right now only to expedite the receipt of a building permit for the interior fitout work of the next phase. Mr. Closson questioned the condition of the roof at the far end of the building and whether there had been any discussion or plans mentioned for that repair/replacement. Staff noted that there had been some discussion regarding whether that roof ought to be cited with a blight notice from the Town. The town-owned lot on Meadow Street across from the brewery was also discussed.

11. OTHER BUSINESS:

A. Discussion on Proposed Zoning Regulation Change: Marijuana Dispensary Facility – Adding Retail Cannabis.

It was noted that the Commission had not yet had much discussion on production for retail marijuana. Mr. Closson noted that a legal opinion from Mark Branse of Halloran and Sage on whether there was a sunset clause on the tax revenue benefit to towns had been sought and received. There is no sunset clause to the current adopted legislation, Mr. Closson reported.

The Commission discussed potential locations for growing with it being agreed that production would likely be limited to indoor growing. The locations for such operations would likely mirror those agreed for retail cannabis establishments including Town Center, Town Gateway, and Production Innovation. Mr. Marchand reminded the commission that the Selectmen recommended that Main Street from East End Park to the library be excluded. He reported that they had again discussed this at another recent meeting in which it was noted that they were not opposed to the former mill buildings on Willow Street and Bridge Street, that face Main Street, so long as there was no signage visible from Main Street.

Staff relayed information gleaned from a recent Connecticut Association of Zoning Enforcement Officials (CAZEO) webinar on site plan development from two engineers who prepared drawings for a retail facility in Newton, Massachusetts.

Mr. Closson requested that staff obtain more information on what the State of Connecticut requires in for security purposes. Ms. LaVoie suggested reviewing regulations from Connecticut towns such as East Hartford, Suffield, and East Windsor.

It was agreed that the April 11th regular meeting should function as a planning meeting to review and firm up a regulation change to permit these.

Mr. Platt recalled the State's website indicating a microcultivator could also be a retailer. Mr. Closson noted that until 2024, a town with a population of under 25,000 was allowed one retailer and one microcultivator. Mr. Sanden requested advance copies of the definitions and whatever documents will be shared.

It was noted that the town manager would likely be presenting the proposed FY23 Capital Improvement Plan at the April 11th meeting, too.

12. ADJOURNMENT:

MOTION: Mr. Closson, Mr. Platt second, to adjourn; unanimously approved. The Commission adjourned at 7:46PM.

**Respectfully submitted,
Pamela A. Colombie
Recording Clerk**