

Town of Willington
Planning and Zoning Commission
Meeting Minutes-- December 20, 2022 – 7:30 PM

This hybrid meeting was held at Willington Town Hall (40 Old Farms Rd) and via Zoom

A. Call to Order

W. Parsell called the meeting to order at 7: 30 pm.

B. Roll Call/ Seating of Alternates

Walter Parsell
Doug Roberts
Andy Marco
Becky Sinosky
Mike Johansen
Bill Bunnell
Bob Shabot- Absent
Joe Hall-Absent

Also Present

Mike D’Amato – Land Use Agent
Chris Roberts- Assistant Land Use Agent

C. Applications for Receipt

D. Public Hearing

1. PZ-22-22: Temporary and limited moratorium pertaining to Section 12.15 known as the Strategic Development Zone (SDZ). Applicant: Planning & Zoning Commission.

M. D’Amato explained that following approval of PZ-22-13 there is now a stripped-down version of the SDZ regulation in effect which will prevent applications from coming through to the Commission while the PZC goes through the process to re-draft the regulation. He added that the moratorium was put forward to ensure that no applications would come under this regulation and to give the PZC time to work on the regulation. He explained that the moratorium is proposed for a period of nine months. R. Sinosky asked what happens if they didn’t have anything by the end of the nine months. M. D’Amato said that they could re-run the moratorium, but that the Commission would need to have a reason for the extension.

A. Marco spoke to the public’s feelings about the regulation and the process of the SDZ regulation as it played out in PZ-22-10 and his thoughts that the Regulation as written did work as intended. The commission discussed this further. A. Marco stated that he didn’t think there was anything mechanically wrong with the regulation and the commission had the tools to handle it the right way. Discussion ensued. D. Roberts said that the shortcoming in his opinion was that there were no upper limits on the size of buildings that could be allowed. W. Parsell noted that they should include definitions for warehouses. The commission discussed workshopping the regulation with the Economic Development

Commission. W. Parsell said it was nice to see the EDC trying to be involved. Doug Roberts suggested that certain materials from PZ-22-10 be added as appendix to the POCD, for example the study done by Richard Parizek on the geology of the land of the proposed site.

W. Parsell asked how long the commission wanted the moratorium. The commission discussed.

W. Parsell opened the meeting up for public comment.

Nicholas Tella asked if this would affect the school if they chose this route. M. D'Amato said that a school is an allowed use by a special permit in the R-80 zone so they wouldn't need the SDZ regulation.

R. Tulis stated that the school would have to come before the PZC for an 8-24 review before the land could be purchased.

W. Parsell motioned to close PZ-22-22 R. Sinosky seconded. **All in Favor Motion Passed.**

E. Unfinished Business

1. PZ-22-14: Text Amendment Application, pertaining to the prohibition of Cannabis Establishments (Section 13). Applicant: Willington Planning & Zoning Commission

M. D'Amato explained that to prevent the recently approved retail establishment from becoming non-conforming they needed to keep the criteria intact within the regulations. He explained that the proposed revisions kept the approved establishment conforming while effectively limiting any further retail establishments from locating in town based upon the proposed separating distances. A. Marco asked how they got here. The commission discussed their thoughts on the issue.

W. Parsell noted that now the question is does the commission want to allow multiple cannabis establishments.

A. Marco asked if there was another place one could locate. M. D'Amato noted that according to the current regulations he believed that the place they could locate was along the highway exits. The commission discussed further.

M. D'Amato noted that one big change in the proposed revisions is that everything except retail was prohibited. He further explained some proposed changes. The commission discussed.

A. Marco asked what other towns had done. M. D'Amato spoke to his knowledge of what other towns were doing with cannabis regulations. Discussion ensued. W. Parsell asked what towns banned it. M. D'Amato said the state was keeping track, but the data was not accurate as many Towns were still under temporary moratoriums.

A. Marco suggested tuning up the language regarding separating distances to make it easier to understand. M. D'Amato made some suggestions for how they could do so.

A. Marco Motioned to continue PZ-22-14. D. Roberts seconded. **No action taken, continued by consensus.**

2. PZ-22-22: Temporary and limited moratorium pertaining to Section 12.15 known as the Strategic Development Zone (SDZ). Applicant: Planning & Zoning Commission.

A. Marco motioned to establish a temporary and limited moratorium pertaining to Section 12.15 known as the Strategic Development Zone (SDZ) for 9 months from the date of the publication of the legal notice. R. Sinosky seconded. **All in Favor. Motion Passed.**

3. Affordable Housing Plan

M. D'Amato said that he had updated the most recent draft of the Plan and wanted to pass out copies to the commission so that they could go through it and develop comments so they could move forward toward adopting the plan.

F. New Business

G. Approval of Minutes

1. December 6, 2022

D. Roberts noted a spelling error on page two.

"army core" should be changed to "army corps".

W. Parsell motioned to approve as amended. D. Roberts seconded. **All in Favor Motion Passed.**

H. Public Participation (For items not on agenda)

None

I. Correspondence

1. Legislative Priorities Discussion Request

M. D'Amato said that staff received an email from Tammy Nuccio and Jeff Gordon asking if the commission wanted to meet to discuss legislative session issues.

A. Marco said he thought they should invite them. The commission agreed.

M. D'Amato said that he would reach out and coordinate.

J. Staff Report/Discussion

K. Adjournment

W. Parsell Adjourned the meeting at 8:29.

Respectfully Submitted,
Christopher Roberts,
Assistant Land Use Agent

