

**Town of Willington
Planning and Zoning Commission
Meeting Minutes
January 3, 2023 – 7:30 PM**

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

A. Call to Order

W. Parsell called the meeting to order at 7:36 pm.

B. Roll Call/ Seating of Alternates

Members Present:

Andy Marco (Virtual)

John Tehan (Virtual)

Joe Hall (Virtual)

Doug Roberts

Walter Parsell

Rebecca Sinosky

Bob Shabot

Bill Bunnell (Alternate, Not Seated)

Mike Johannsen (Alternate, Not Seated)

Also Present:

Mike D’Amato – Land Use Agent

Chris Roberts – Assistant Land Use Agent

C. Applications for Receipt

None.

D. Public Hearing

None.

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 where the Commission left off with this application. He explained the revised regulation as proposed removes the allowance for all cannabis uses except for, retail which includes specific location requirements such as not being within 1000 feet of I-84 and not being in a building less than 15,000 square feet in size.

B. Shabot asked if the retailer in Phelps Plaza would remain conforming if the revision was adopted.

M. D'Amato said yes, they would. He added they ran a report to see all building sizes to gauge the 15,000 square foot requirement.

D. Roberts asked what the point of having a buffer from the highway. M. D'Amato stated that the buffer was the result of previous discussions held by the Commission and the intent to not have these uses be located directly along the highway.

The commission discussed the implication of these changes and cannabis in general.

B. Shabot noted we could always revisit this in the future. The commission discussed.

W. Parsell asked when the retail establishment that the PZC had already approved would open. M. D'Amato said they are in the process of finalizing their lease. Discussion continued.

B. Shabot said he was happy with what was in front of the commission. W. Parsell agreed. Discussion ensued.

J. Tehan said he didn't see a reason to ban them at this point. He said he would vote against this and would like to leave the existing regulations as they stand.

A. Marco suggested setting a date where the commission would review Cannabis again. He asked what changed and why the commission approved regulations to allow cannabis, and now were looking to change the regulations. W. Parsell explained that the commission approved the cannabis regulations at the time because if they didn't have time left to continue to explore regulations before they would have to be treated as a similar use, so the commission approved the regulations they had to have something on the books. Then they held a hearing to discuss changing the regulations to be more restrictive.

J. Tehan suggested the commission revisit the definition of permit premises in the regulations.

W. Parsell suggested voting on this. The commission discussed.

R. Sinosky motioned to approve PZ-22-14 as revised, effective upon publication. B. Shabot seconded. **Doug Roberts and John Tehan opposed. All others in favor. Motion Passed.**

W. Parsell asked staff to make sure this was on the agenda next January for review.

2. Affordable Housing Plan

M. D'Amato explained this was on the agenda to keep track of this and the goal is to make sure the commission was ready to send the draft to a public hearing. He said they didn't necessarily have to discuss tonight but could send him comments on the draft plan via email.

F. New Business

1. Adoption of updated official Zoning Map

M. D'Amato explained that the official zoning map was not up to date. He noted that there have been changes made since the last approved zoning map. He stated that C. Roberts had worked on creating a new zoning map showing the up-to-date zoning for Willington. M. D'Amato added that there were no

changes being made or voted on and that this was a reflection of changes previously approved by the commission.

B. Shabot asked what the DC zoned parcel was on route 74. M. D'Amato stated it was the liquor store.

W. Parsell asked when the last iteration of this map was published. M. D'Amato said prior to 2018. He explained some more changes that have been made since. He reiterated that the commission was not making any changes by adopting this map and that this doesn't circumvent the zone change process.

R. Sinosky asked if the parks were supposed to be another color or zone. C. Roberts said that they were R-80. B. Shabot noted that they were open space.

W. Parsell motioned to approve. R. Sinosky seconded. **All in Favor. Motion Passed.**

G. Approval of Minutes

1. December 20, 2022

D. Roberts motioned to approve. B. Shabot seconded. **J. Tehan and Joe Hall abstained. All else in favor. Motion Passed.**

H. Public Participation (For items not on agenda)

None

I. Correspondence

M. D'Amato explained he followed up with Representative Tammy Nuccio and Jeffrey Gordon to invite them to a meeting, and he has not heard back yet.

J. Staff Report/Discussion

1. Commissioner Training

M. D'Amato said that this wouldn't be a lot required and would be flexible. He explained the State would be publishing a calendar of trainings. He explained different options for training.

W. Parsell asked when this would need to be completed by.

M. D'Amato said it's based-on appointment times.

K. Adjournment

Meeting adjourned at 8:16 pm.

Respectfully Submitted,
Christopher Roberts,
Assistant Land Use Agent

