

**TOWN OF GRANBY
GRANBY DEVELOPMENT COMMISSION
MEETING MINUTES
April 10, 2023
7:00 P.M.**

Present: Chairman Marty Schwager, Matt Brady, Jim Caldwell, Ken Kuhl, Rob Rome, and Anna Sogliuzzo. Abby Kenyon, Director of Community Development, was also in attendance.

The meeting opened at 7:04 PM.

Action on Minutes of March 13, 2023

On a motion by J. Caldwell, seconded by K. Kuhl, the Commission voted (4-0-2) to approve the meeting minutes of March 13, 2023. M. Brady and R. Rome abstained.

Discussion of Zoning Regulations pertaining to Cannabis Establishments

A. Kenyon provided the Commission with a draft regulation regarding cannabis establishments. The draft regulation would allow such establishments by Special Permit in the Industrial Zone only; would require a 1,000 foot setback from a religious institution, library, daycare, community recreation building, playground, sports field, or school; hours would be limited to 8 AM to 10 PM Monday to Saturday and 10 AM to 6 PM on Sunday; no products could be visible from the outside; no products could be consumed on the property; a security plan would be required; if grow lights are used, window shades would be required; HVAC equipment would be needed to prevent odors; and compliance with all State of Connecticut regulations would be required.

The Commission discussed how many cannabis establishments could be allowed in the Industrial Zone. It was decided to add a 2,000 foot separation distance between cannabis establishments. This separation distance means there could be two such establishments at most, depending on where they are located in the zone. The Commission also discussed whether or not there was a home daycare adjacent to the Industrial Zone. It was noted the daycare had closed so the proposed 1,000 foot setback would not apply to that property.

A. Kenyon said the definitions of the various types of cannabis establishments need to be refined. She will review the state regulations to make sure the definitions in the draft regulation match the state. The Commission pointed out that a micro-cultivator is defined as an establishment of not less than 2,000 square feet and not more than 10,000 square feet while a cultivator is defined as an establishment of not less than 15,000 square feet; the Commission questioned how an establishment between 10,000 and 15,000 square feet is classified. A. Kenyon will look into this and report back during the May meeting.

The Commission agreed A. Kenyon could make changes to the definitions and distribute the draft regulation to the Planning and Zoning Commission (PZ) for further action; additional review prior to submitting to PZ was not needed.

Discussion of the economic climate, real estate, and current activity

It was reported there are few properties for sale in Granby.

Commission Reports and Correspondence

In response to a question about the T1 Zoning Regulations, A. Kenyon reported the Planning and Zoning Commission held a public input session on the proposed changes. It is expected the Commission will review the feedback and make a decision about next steps at their April 12th meeting.

M. Schwager discussed the Commission's work plan and outstanding projects. It was decided to discuss the C2 Zone, located at the Simsbury town line, at the Commission's May meeting.

Adjourn

On a motion by M. Brady, seconded by J. Caldwell, the meeting adjourned at 8:39 PM.

Respectfully submitted,

Abby Kenyon