

August 15, 2022

**Call to Order:** The special meeting of the Sterling Planning and Zoning Commission was called to order at 7:30 p.m.

Roll was called: Frank Bood-present, Dana Morrow-present, Ross Farrugia-absent, Victoria Robinson-Lewis-present, John Angelone-present, Alternate Jon Turban-present, Alternate Jason McLevy-present, and Alternate Kim Smith-Barnett-absent.

Alternate J. McLevy was seated for R. Farrugia.

Staff present-Link Cooper, Jamie Rabbitt, and Joyce Gustavson.

**Audience Comments:** None.

**Approval of Minutes:** D. Morrow made a motion, seconded by V. Robinson-Lewis to approve the monthly meeting minutes of 7/25/2022 with the following correction: Unfinished Business, Item d. Affordable Housing Plan - the motion should read...“seconded by V. Robinson-Lewis...” instead of “R. Farrugia”. All voted in favor of the motion.

**Correspondence:** None.

**Unfinished Business:**

**a. Discussion Regarding Plan of Conservation and Development:** J. Rabbitt reported that the Plan of Conservation and Development (POCD) has been submitted to the Office of Policy and Management (OPM). Rebecca Augur, Intergovernmental Policy and Planning Division of OPM has been in the position for three (3) weeks and has not seen the POCD from Sterling. If need be, J. Rabbitt will resend. V. Robinson-Lewis made a motion, seconded by D. Morrow to table this item to the next meeting. All voted in favor of the motion.

**b. Discussion Regarding New Cannabis Regulations as it Pertains to the Town (Senate Bill 1201):** J. Rabbitt distributed the draft Cannabis Regulations stating that the language is from State Statute as it associates with the definitions. The draft is similar to your sand and gravel regulations and accessory dwelling units; using minimal language within the base line of ten to fifteen (10-15) pages of regulations and then you add an appendix which functions as the regulatory framework for anyone entertaining medical marijuana, recreational marijuana, and production distribution of processing of those types of product or material. Primary things to touch upon are location and impacts from those uses. On the regulatory side is impacts, which is mostly on the production side. The primary issue associated with any production of either hemp or cannabis is odor. In the draft regulations, a sentence has been added to the regulations stating that any application for those classifications or production and manufacturing or processing, the applicant must submit a plan to address and deal with the odor because of the processing, whether being storage manufacturing, packaging, or growing. Discussion was also held on the separation requirements within 500 feet to 1,000 feet of a church, temple or other place used primarily for religious worship, public building, school, playground etc., as well as other sections of the draft regulations. J. Rabbitt shall make changes to address comments from the Commission. V. Robinson-Lewis made a motion, seconded by D. Morrow to table this item to the next meeting. All voted in favor of the motion.

**c. Land Use Training (Section 9 of Public Act No. 21-29):** J. Rabbitt reported that the Connecticut Bar Association has a workshop scheduled for February or March. This is usually an all-day conference on a Saturday, which is worthwhile for all new members to attend. J. Rabbitt also discussed the possibility of holding a workshop to go over rules, responsibilities and polices. V. Robinson-Lewis made a motion, seconded by D. Morrow to table this item to the next meeting. All voted in favor of the motion.

**d. Affordable Housing Plan (Connecticut General Statute, Title 8, Chapter 126a, § 8-30j):** J. Rabbitt reported that Towns were supposed to submit an Affordable Housing Plan to the Office of Policy Management (OPM) by June of 2022. Sterling is non-compliant. A letter was prepared and L. Cooper, First Selectman, signed it earlier tonight and this letter will be sent to OPM. OPM requested that if a Town is not compliant, please write a letter explaining how the town plans to address the statutory requirement. The letter basically states that Sterling is the twenty-seventh (27<sup>th</sup>) smallest town, a population under 4,000, a little over 1,400 housing units. Sterling has limited financial resources and limited staff. The Selectmen are planning to set some funds aside for fiscal year 2023-2024 to undertake a revision to the Plan of Conservation and Development to talk about housing in Sterling. V. Robinson-Lewis made a motion, seconded by D. Morrow to table to the next meeting. All voted in favor of the motion.

**e. Accessory Dwelling Units (Substitute House Bill 6107-Public Act No. 21-29):** J. Rabbitt stated that like the Affordable Housing Plan there was a public act passed stating that municipalities need to permit accessory dwelling units. Sterling has accessory dwelling units. J. Rabbitt shall fine tune the regulations to make sure that they apply to every letter of the law with the new legislation and work with Rebecca Augur of OPM. V. Robinson-Lewis made a motion, seconded by D. Morrow to table this item to the next meeting. All voted in favor of the motion.

**New Business:** None.

**Audience Comments:** None.

**Any Other Business To Come Before the Planning & Zoning Commission**

**a. Commission Workshop:**

1. Roles of Commission Members
2. Responsibilities
3. Policies and Procedures

V. Robinson-Lewis made a motion, seconded by D. Morrow to table all Commission Workshop items to the next meeting. All voted in favor of the motion.

**Executive Session to Discuss 177 Gibson Hill Road – AKA- Gibson Park, LLC:** F. Bood reported that we do not need an executive session. It was the consensus of the Commission that this item can be removed from the agenda.

**Adjournment:** V. Robinson-Lewis made a motion, seconded by D. Morrow to adjourn at 8:46 pm. All voted in favor of the motion.

Attest: \_\_\_\_\_  
Joyce Gustavson, Recording Secretary

Attest: \_\_\_\_\_  
Dana Morrow, Secretary