

April 17, 2023

- I. **Call to Order:** The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:35 p.m. Roll was called: Present: Frank Bood, Dana Morrow, Ross Farrugia, Victoria Robinson-Lewis. Staff present-Lincoln Cooper, Jim Larkin NECCOG Also present Theresa Cavalier.
- II. **Seat Alternates** - Alternate Jon Turban-for John Angelone
- III. **Pledge of Allegiance** – Everyone stood to recite the Pledge of Allegiance.
- IV. **Audience Comments** – Frank Bood opened the floor for the audience to speak. No one from the audience spoke voluntarily. Frank Bood introduced Jim Larkin from NECCOG (NorthEastern Connecticut Council of Governments), announcing that he is part of the staff he will be acting as Town Planner. He is the replacement for James Rabbit. F. Bood asked Jim Larkin to introduce himself, he introduced himself as the Regional Planning Director for NECCOG he has been with NECCOG for 13 years started with the Towns of Brooklyn and Wellington, he is presently working with the Town of Eastford as Planner and Wetlands Agent.
- V. **Approval of Minutes** – V. Robinson-Lewis made a motion, seconded by R. Farrugia to approve the monthly meeting minutes of 3/20/2023 as written and presented. All voted in favor of the motion.
- VI. **Correspondence** – F. Bood announced he did not receive any new correspondence other than something related to new business A. F. Bood stated we are going to move on.
- VII. **Unfinished Business** – None
- VIII. **New Business**
 - a. Discussion regarding Cannabis Zoning Regulation Amendment
F. Bood stated that in the current Cannabis Zoning Regulation section there are several inconsistencies, in particular it references a special permit process which the Town of Sterling does not have at the present time. The issue was discussed extensively at the 3-20-2023 Planning & Zoning meeting. F. Bood had requested J. Larkin to compile a draft of all the amendments to the Cannabis Regulation Text. A physical copy was presented to all the board and audience . F. Bood pointed out for everyone text highlighted in red are the inconsistencies, hence are intended to be deleted. F. Bood posed this statement, the deletions would solve the problem for the present licensee for Cannabis Manufacturing in the industrial park correct, and J. Larkin agreed to his statement. J. Larkin went on to explain the deletions are necessary because they reference a zone, and the Town of Sterling only has one zone. The discussion was J. Larkin referring to all the red areas and justifying why the change was needed. It was decided that J. Larkin will bring the final draft to the next meeting. The commission will have until the next monthly meeting to review, they will discuss then call for a public hearing then implement the changes necessary. F. Bood stated they would discuss reasons, situations etc. in a longer meeting specifically for updating the Zoning and Regulations Document. The task of the meeting would be to review all the appendixes and discuss how they would go into the main body of the document. J. Larkin explained that the commission only has to have a public hearing for citizens to voice their comments. It does not require a town meeting once the commission votes on it, it is law. After that public hearing , there is a 15-day public appeal period. Once the 15 days have lapsed, then the law goes into effect after 35 days. R. Farrugia made the motion to have a separate meeting just for the changes that need to be made to the regulations document and

special permitting. F. Bood tasks V. Robinson-Lewis with setting the standards for the special permitting. V. Robinson-Lewis 2nd the motion, motion passed.

- b. Consider and Act on Public Hearing for Cannabis Regulation Amendment
 - i. F. Bood made the motion to change the public hearing for Zoning Regulation Amendments not just Cannabis. V. Robinson- Lewis 2nd, passed.
- c. 8-24 Referral for the Potential Sale of Lot 6, 0 Bailey Rd
 - i. The land is 1 acre and is not buildable. No one knew what their land would be used for. R. Farrugia made a motion seconded by V. Robinson-Lewis. Motion passed.
- d. 8-24 Referral for the Potential Sale of Lot 29, 0 Church St
 - i. L. Cooper stated property is being sold as is , it is a large area, but it has a lot of swamplands. The buyer did not state what the land would be used for and is not being sold as buildable. All agreed that meets conservation standards. R. Farrugia made a motion seconded by V. Robinson-Lewis. All were in favor of the motion.

IX. Audience Comments

- a. Theresa Cavalier commented that this is her first committee meeting, and she is grateful to hear about the changes with the staff and bringing on J. Larkin. She agrees that the regulations when she was reading them were very hard for her to follow. She stated it seemed like there was a lot of cut, copy, paste. She stated they moved from Southern RI and have lived all over the country. Her husband works for the Dept of Transportation and feels the town is a gem. They looked for quite a while to find the perfect fit for her current family and her family of the future. She was quite shocked at the exposure of the town, specifically the standing gravel. She stated there has been a lot of reshuffling of the staff. She wants to feel the town has grown in the past couple of years and people want to know about their town what they do not know. There are people that want to participate. She understands that there is no opening for the board presently. She spoke to meeting minutes that definitions matter to have the public to be more aware and understand, specifically so the definition between manufacturing and production. She acknowledged that there is only one zone in the town but there are taxes that go along with that. F. Bood asked if it sounds like production and manufacturing, are the same thing. She would like definitions withing the definition. She would love to delve into the regulations more, she loves to do research and analysis. If there are any opportunities for sub-commitments she would love to be involved.

X. Any other business to come before the committee.

- a. No other business. V. Robinson-Lewis made a motion to adjourn at 8:54 R. Farrugia 2nd motion. All voted in favor of the motion.