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PLANNING COMMISSION MEETING
REGULAR MEETING - Tuesday, October 11, 2022 - 7:00 P.M.
FSPL Program Room Simsbury Public Library
725 Hopmeadow Street, Simsbury, CT 06070

I. CALL TO ORDER – Chair Leavitt-Smith called the meeting to order at 7:00 P.M.

II. ROLL CALL

Present: Assistant Town Planner, Savannah-Nicole Villalba; Planning Commission Chair, Erin Leavitt-Smith; Planning Commission Secretary, William Rice; Planning Commission Members, Donald Colantonio, Diane Duran, Julie Eaton, and Marcus Furze; Conservation Commission / Inland Wetlands and Watercourses Agency Chair, Margery Winters; Conservation Commission / Inland Wetlands and Watercourses Agency Vice Chair, Jason Levy; Conservation Commission / Inland Wetlands and Watercourses Agency Secretary, Joseph Campolietta; and Conservation Commission / Inland Wetlands and Watercourses Agency Members, Jason Berman and Donald Eaton.

Absent: Town Planner, George McGregor; AICP of Planimetrics, Glen Chalder; Holly Beum, Craig MacCormac, Andrew Bade, and Charles Haldeman

Chair Leavitt-Smith appointed Commissioner Duran and Commissioner Furze as regular seated members.

III. APPROVAL OF MINUTES OF THE September 13, 2022, REGULAR MEETING

MOTION: Secretary Rice made a motion to accept the Minutes of September 13, 2022, Regular Meeting as written. Chair Leavitt-Smith seconded the motion. The motion carried unanimously. (6-0-0).

IV. JOINT PLANNING COMMISSION AND CONSERVATION COMMISSION / INLAND WETLANDS AND WATERCOURSES AGENCY MEETING BUSINESS

i. Planning Commission and Conservation Commission / Inland Wetlands and Watercourses Agency Statutory Roles and Responsibilities Overview

- Assistant Town Planner, Ms. Villalba stated the Planning Commission’s and Conservation Commission / Inland Wetlands and Watercourses Agency’s role and responsibilities.

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ii. Planning Commission Update

- Chair Leavitt-Smith stated that there were not many meetings in the beginning of the year because not many referrals were being sent.
- She stated that PA 490 was something that needed attention because it was not marked in the POCD. Currently, a few residents have responded to moving forward with filing PA 490s.
- She stated that the Commission completed the Affordable Housing Plan according to Statute 8-30g, and Glen Chalder is going to be aiding in wording.
- She stated that the Commission will be using the POCD to structure their meetings.

iii. Conservation Commission / Inland Wetlands and Watercourses Agency Update

- Chair Winters stated that the Commission met through Zoom.
- She stated that Commission wants to be known more for their conservation role.
- She stated there has been a focus on stewardship of the forests, as well as discussion on maintenance of fields and to what species to cater to.
- She stated that there have not been many referrals over the years, but she hopes that will change, as well as having the town’s environment model to its residents what it hopes they will plant and grow. She hopes the Commission can have a role in educating the public.

iv. Discussion of Related POCD Goals

Because of Mr. McGregor’s and Mr. Chalder’s absence discussion has been postponed.

Ms. Villalba went over the Strategies that both Commissions aid in.

v. Prioritization of Goals

vi. Follow Up Actions

MOTION: Vice Chair Levy made a motion to adjourn. Secretary Campolietta seconded the motion. The motion carried. Chair Winters adjourned the Conservation Commission / Inland Wetlands and Watercourses Agency meeting at 7: 43 P.M.

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V. PLAN OF CONSERVATION AND DEVELOPMENT

i. POCD Update Introductory Discussion

MOTION: Secretary Rice made a motion to postpone the POCD Update Introductory Discussion to the October 25, 2022, Regular Meeting of the Commission. Commissioner Furze seconded the motion. The motion carried unanimously. (6-0-0).

VI. NEW BUSINESS

Referrals from the Zoning Commission

Application #22-32 of the Simsbury Zoning Commission, Applicant; George McGregor, Agent; for a text amendment to the Zoning Regulations, Hartford-Simsbury Form-Based Code, and Simsbury Center Code for the purpose of prohibiting cannabis establishments in Simsbury Center Code and Hartford-Simsbury Code and permitting the use in specific zoning districts in the Town Zoning Regulations.

- Commissioner Eaton stated that this was not congruent with the POCD’s encouragement of economic growth.
- Commissioner Furze stated that residents further away from the B3 zone will not have easy access to the business.
- Commissioner Eaton and Commissioner Furze stated that current CBD retailers can potentially be limited and negatively impacted by the allowance of only one cannabis retailer.

MOTION: Secretary Rice made a motion that the Planning Commission finds the **Application #22-32** of the Simsbury Zoning Commission, Applicant; George McGregor, Agent; for a text amendment to the Zoning Regulations, Hartford-Simsbury Form-Based Code, and Simsbury Center Code for the purpose of prohibiting cannabis establishments in Simsbury Center Code and Hartford-Simsbury Code and permitting the use in specific zoning districts in the Town Zoning Regulations is not consistent with the Town of Simsbury Plan of Conservation and Development.

As referenced in CGS Section 8-3a, the Planning Commission makes the following recommendations for the record:

Strategy 9.1 states that the Plan of Conservation and Development should promote economic development in Simsbury in order to provide jobs, goods and services, and net tax revenue. The current proposal to restrict retail establishments in number, location, and district is not consistent with this goal.

138 The Planning Commission recommends increasing the number, location, and
139 allowed districts to encourage economic development opportunities in the Town of
140 Simsbury.

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142 Commissioner Eaton seconded the motion. The motion carried unanimously. (6-0-
143 0).

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145 **Application #22-33** of the Simsbury Zoning Commission, Applicant; George
146 McGregor, Agent; for a text amendment to Section 2.6 of the Zoning Regulations to
147 extend the cannabis moratorium.

- 148
149 • Chair Leavitt-Smith stated that with the changing of leadership roles decisions
150 had to be postponed.

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152 **MOTION:** Commissioner Colantonio made a motion that the Planning
153 Commission finds that **Application #22-33** of the Simsbury Zoning
154 Commission, Applicant; George McGregor, Agent; for a text amendment to
155 Section 2.6 of the Zoning Regulations to extend the cannabis moratorium is
156 consistent with the Town of Simsbury Plan of Conservation and Development.

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158 As referenced in CGS Section 8-3a, the Planning Commission makes the
159 following recommendation for the record:

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161 The Planning Commission recommends that the moratorium be removed as
162 soon as zoning regulations are adopted to address this consideration.

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164 Secretary Rice seconded the motion. The motion carried unanimously. (6-0-0).

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166 **VII. CORRESPONDENCE**

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168 No Correspondence.

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170 **VIII. ADJOURNEMNT**

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172 Chair Leavitt-Smith adjourned the meeting at 8:39 P.M.

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176 Respectfully Submitted,

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178 Amanda Blaze
179 Commission Clerk