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Cannabis Establishments  
Zoning Amendment Framework  
Town of Simsbury, CT  
July 18, 2022

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**I. Simsbury Center Code**

- A. Section 4.2. Revise Section 4.2 Allowed Use Table (pg. 4.4)
1. Insert under the Commercial Tab: Cannabis Establishments (as defined in CG...)
    - a. Leave all Zoning category boxes blank -SC1 through OS. Note: the language of the Center Code use charts state that if the box is blank or unchecked, the use is expressly prohibited.
  2. Insert under the Industrial Tab: Cannabis Establishments (as defined in CG...)
    - a. Leave all Zoning category boxes blank -SC1 through OS. Note: the language of the Center Code use charts state that if the box is blank or unchecked, the use is expressly prohibited.

COMMENT: These changes would prohibit all categories of cannabis establishments from Simsbury Center.

**II. Hartford-Simsbury Form Based Code**

- A. Section 6.0. Revise Section 6.0 Schedule of Uses/Permitted Use Table 6.1 (pg.17)
1. Insert under F-3 Commercial Use new line #15: Cannabis Establishments (as defined in CG...)
    - a. Leave all Use categories blank. Note: the language of the Hartford-Simsbury states that a blank cell means the use is not permitted.
  2. Insert under F-4 Industrial Use new line #12: Cannabis Establishments (as defined in CG...)
    - a. Leave all Use categories blank. Note: the language of the Hartford-Simsbury states that a blank cell means the use is not permitted.

COMMENT: These changes would prohibit all categories of cannabis establishments from the Hartford-Simsbury Code.

Industrial Permitted Uses	I-1	I-2
Cannabis Establishments as defined by CGS...limited to Cultivator, Micro-Cultivator, Food & Beverage Manufacturer, Product Manufacturer, Product Packager, Transporter	SE	SE

COMMENT: These changes would allow Cannabis production facilities by Special Exception, in the I-1 and I-2 Zoning Districts.

G. Section 17.4. Amend Section 17.4 Definitions. Move Section 2.6B in its entirety to Section 17.4.

COMMENT: This action moves the adopted Cannabis definitions from the Moratorium Section 2.6 to the Definition Section 17.4

Table 6.1 Permitted Use Table

Legend	Permitted Use = <input checked="" type="checkbox"/>		Not Permitted = "blank cell"				Special Exception Use = <input type="checkbox"/>					
	Component Zone	Neighborhood Commercial	Neighborhood Transition		Neighborhood		Cluster Neighborhood		Mixed Use Transition		Special District	
Use Category	GF	UF	GF	UF	GF	UF	GF	UF	GF	UF	GF	UF
<b>F-1 Residential Uses</b>												
1. Household Living		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Group Living		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
3. Social Service											<input type="checkbox"/>	<input type="checkbox"/>
<b>F-2 Public Uses</b>												
1. Civic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Parks and open space (Neighborhood Scale)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
3. Parks and open space (Regional)	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>	
4. Minor Utilities	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
5. Major Utilities											<input type="checkbox"/>	
<b>F-3 Commercial Uses</b>												
1. Day Care	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Indoor Recreation	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Medical	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Office	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Outdoor Recreation	<input type="checkbox"/>							<input type="checkbox"/>			<input type="checkbox"/>	
6. Overnight lodging	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Passenger terminal												<input type="checkbox"/>
8. Personal service	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Personal service (under 3,000 sq.ft.)			<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Restaurant/bar	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11. Restaurant/bar (under 3,000 sq.ft)			<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>				
12. Retail sales and service	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13. Vehicle rental/sales												
14. Any commercial use with a drive-through (standards in Section 7.0 apply)	<input checked="" type="checkbox"/>											
15. Cannabis Establishments												
<b>F-4 Industrial Uses</b>												
1. Agriculture								<input checked="" type="checkbox"/>				
2. Heavy Industry												
3. Light Industry and Assembly									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Cottage Industry								<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Light Manufacturing									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Research and development		<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Resource extraction												
8. Self-service storage (mini-storage)											<input type="checkbox"/>	<input type="checkbox"/>
9. Vehicle service											<input type="checkbox"/>	<input type="checkbox"/>
10. Warehouse & distribution											<input type="checkbox"/>	<input type="checkbox"/>
11. Waste-related												
12. Cannabis Establishments												
<b>F-5 Other</b>												
1. Surface Parking (accessory use)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
2. Surface Parking (primary use)	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
3. Parking structure or garage (commercial) (Standards in Section 7.0 shall apply)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

GF = Ground Floor

UF = Upper Floors

4. Boundaries indicated as parallel to, or extension of, features indicated in subsections (1) through (4) above shall be so construed.
5. Distances not specifically indicated on the Zoning Map shall be determined by measurement in accordance with the scale of the map;
6. In cases of further uncertainty, the Zoning Commission shall determine the location of the boundary.

## 2.4 APPLICATION OF DISTRICT REGULATIONS

The requirements set by this regulation within each district shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided.

1. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located.
2. **LOTS IN ZONES ABUTTING THE FLOODPLAIN ZONE**  
Where a parcel of land is located in two zones, one of which is a Floodplain Zone, all zoning requirements for the applicable non-floodplain zone must be met within that portion of the parcel which is not located in the Floodplain Zone.
3. **UNBUILDABLE LAND**  
Land in any zone which in the judgment of the Town Zoning or Town Planning Commission may be unfit for human habitation for health reasons shall not be built on for that purpose until the building permit has the written approval of the Health Officer.
4. **LOTS IN TWO ZONING DISTRICTS**  
Where a lot of record at the time of passage of these regulations or any amendments thereto falls into two or more zoning districts, any questions of uncertainty as to district boundaries shall be determined by the Zoning Commission.

## 2.5 REGULATIONS DECLARED TO BE MINIMUM REGULATIONS

In their interpretation and application, the provisions of this Regulation shall be held to be minimum regulations, adopted for the promotion of the public health, safety, morals, or general welfare. Wherever the requirements of this Regulation are at variance with the requirements of any other lawfully adopted rules, regulations, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

## 2.6 TEMPORARY AND LIMITED MORATORIUM ON CANNABIS ESTABLISHMENTS

~~A. **Statement of Purpose:** This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes. The Connecticut General Assembly has passed, and the Governor has signed S.B. 1201, An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis (the "Act"), portions of which are effective on July 1, 2021. Said Act contains provisions allowing municipalities to prohibit or place certain restrictions on cannabis establishments with the exception of existing dispensary facilities and producers for medical marijuana as defined in Chapter 420f, C.G.S., Palliative Use of Marijuana—legislation passed in 2012 authorizing the use of medical marijuana. This temporary and limited-term moratorium has been adopted to provide the Town with the time necessary to develop regulations for cannabis establishments that meet statutory responsibilities and promote the public's general health, safety and welfare.~~

~~10. Product Manufacturer. A person, excluding a producer, that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type and who may sell or transfer cannabis and cannabis products to laboratories, research programs and cannabis establishments.~~

~~11. Product Packager. A person that is licensed to package and label cannabis and cannabis products.~~

~~12. Retailer. A person, excluding a dispensary facility that is licensed to purchase cannabis and cannabis products from producers, cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis and cannabis products to consumers and research programs.~~

~~13. Transporter. Means a person licensed to transport cannabis between cannabis establishments, laboratories and research programs.~~

~~C. Applicability. During this temporary and limited term moratorium, cannabis establishments shall be prohibited in the Town of Simsbury, and any and all applications submitted for the approval of any cannabis establishment shall be denied by the Commission or Zoning Enforcement Officer, as may be appropriate.~~

~~D. Effective Date/Term. This temporary and limited moratorium shall become effective on November 8, 2021 and shall remain in effect until November 8, 2022.~~

## SECTION 3 RESIDENTIAL DISTRICTS

### 3.1 PURPOSES

These residential zoning districts are established to provide for residential neighborhoods that are in harmony with the natural features of the land and the needs of present and future Simsbury residents.

### 3.2 DESIGNATION OF RESIDENTIAL DISTRICTS

District Name	District Symbol
High Density Residential	<b>R-15</b>
Moderate Density Residential	<b>R-25</b>
Moderate Density Residential	<b>R-30</b>
Low Density Residential	<b>R-40</b>
Rural Residential	<b>R-80</b>
Rural Residential	<b>R-160</b>

wrecking, house wrecking, and used lumber as long as such uses are conducted entirely within enclosed building.		
Wireless Telecommunication Sites located on buildings and shielded from view- standards	NO	SE
Wireless Telecommunication Sites where antenna is mounted to existing towers, utility poles, water towers, light standards, bridges or other structures	NO	SE
<u>Medical Marijuana production facilities Cannabis Establishments limited to Cultivator, Micro-Cultivator, Food &amp; Beverage Manufacturer, Product Manufacturer, Product Packager, Transporter</u>	SE	SE
Sand, stone and gravel quarries including the manufacture of products composed of materials extracted from said quarries, along with principal and accessory buildings relating to such operation or manufacture	NO	NO
Assisted living facility, Congregate Senior Housing Facility and/or Continuing Care Retirement Community with accessory uses	SE	SE
Vehicle Repair facility, excluding sales, located completely within a building. No outdoor storage of unregistered vehicles/equipment is to be permitted.	SE	SP
Public Utility substations, approved by the Connecticut Siting Council	OK	OK
Open Space and Passive Recreation	OK	OK
Medical Offices and Clinics	SP	SP
Retail < 20,000 square feet	SP	SP
Retail ≥ 20,000 square feet	SE	SE
Indoor movie Theaters or similar performing art facilities/theaters	SP	SP
Commercial Kennels, Veterinary office and hospitals	SE	SE
Conversion of buildings for residential uses provided the structure was built prior to January 1, 2021	SE	SE

#### 5.6 SPECIAL EXCEPTION FOR HEIGHT REQUIREMENTS IN THE I-1 AND I-2 ZONES

The Zoning Commission may, after public notice and hearing, grant a special exception to the height requirement of this Section 5, for an individual site in the I-1 or I-2, Industrial Zones, subject to the following standards:

1. The Commission may require approval of a site plan prepared in accordance with Section 11.
2. In evaluating the request for special exception, the Commission shall consider the standards set forth in Section 12.
3. For the purposes of computing the height of a structure, the measurement shall not include flagpoles, chimneys, water tanks, elevator bulkheads, or mechanical penthouses.
4. The height of a structure shall mean the average of the highest and lowest points on a structure as measured five (5) feet from the finished grade of foundation.
5. The Commission shall not grant a special exception for height that would allow a structure to exceed either seventy-five (75) or four (4) stories.

9. Person. An individual, partnership, limited liability company, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee or any other legal entity and any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, and any combination thereof.

10. Product Manufacturer. A person, excluding a producer, that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type and who may sell or transfer cannabis and cannabis products to laboratories, research programs and cannabis establishments.

11. Product Packager. A person that is licensed to package and label cannabis and cannabis products.

12. Retailer. A person, excluding a dispensary facility that is licensed to purchase cannabis and cannabis products from producers, cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis and cannabis products to consumers and research programs.

13. Transporter. Means a person licensed to transport cannabis between cannabis establishments, laboratories and research programs.

Car Wash Facility: An automated car washing and cleaning establishment attended during hours of operation equipped to wash automobiles, pick-up trucks and small vans, with systems capable of complete recycling of all wash waters utilized on site.

Civic Center: An area developed with a substantial concentration of public and governmental buildings or uses.

Club: An association of persons which is the owner, lessee or occupant of an establishment operated solely for a recreational, social, fraternal, religious, political or athletic purpose whose activities are confined to the members and guests, are not extended to the general public, and include the establishment so operated; but does not include such clubs, the chief activity of which is a service customarily carried on primarily for business or gain.

Co-location: Means locating wireless communication facilities from more than one provider on a single site.

Commercial Use: Retail, personal, and business services; restaurants, inns, professional offices; banks; institutional uses and equivalent uses as determined by the Commission.

Commercial Vehicle: Any truck, trailer, van or other equipment on wheels used in the operation of a commercial activity. This term includes automobiles, vans, mini-vans and pickup trucks even if such vehicles feature a company name, slogan or logo. Construction equipment and farming equipment of any type are included in this definition.

Community Center: A building used as and providing a place of meeting for religious, fraternal, social and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.

Congregate Senior Housing Facility: A residential community occupied by those aged 55 and over to the extent permitted by Federal and State Fair Housing Laws any other applicable laws with limited support services generally providing meal service, laundry service, housekeeping, social and recreational activities, transportation and personal services in a group setting.



# ZONING REFERRAL FORM



<b>FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS</b> Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: <a href="mailto:zoningref@crcog.org">zoningref@crcog.org</a>		
<b>FROM:</b> <input checked="" type="checkbox"/> Zoning Commission <input type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission)	Municipality: Town of Simsbury	
<b>TO:</b> Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106	Date of Referral: 09/16/2022	
Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:		
<b>NATURE OF PROPOSED CHANGE:</b>		
<input type="checkbox"/> Adoption of amendment of <b>ZONING MAP</b> for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.	<input checked="" type="checkbox"/> Adoption or amendment of <b>ZONING REGULATIONS</b> applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.	
THE CHANGE WAS REQUESTED BY: <input checked="" type="checkbox"/> Municipal Agency: <input type="checkbox"/> Petition		
DATE PUBLIC HEARING IS SCHEDULED FOR: 10/17/2022		
MATERIAL SUBMITTED HEREWITH:		
<input checked="" type="checkbox"/> Regulation Changes	<input type="checkbox"/> Map of Change	<input type="checkbox"/> Supporting Statements
<input type="checkbox"/> Public Notice	<input type="checkbox"/> Other (Specify):	
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO. IF YES, ON WHAT DATE:		
<b>(FOR USE BY CRCOG)</b>	Name: George K. McGregor, AICP	
Date Received:	Title: Planning & Community Development Director	
Sent certified/e-mail?	Address: 933 Hopmeadow St. Simsbury, CT 06070	
File Number	Phone: 860658-3252 Email: <a href="mailto:gmcgregor@simsbury-ct.gov">gmcgregor@simsbury-ct.gov</a>	

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION. NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO [zoningref@crcog.org](mailto:zoningref@crcog.org).

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington / Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers / South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region

September 23, 2022

**TO: SIMSBURY PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2022-127: Proposed zoning amendment pertaining to updates to cannabis regulations**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 10/17/2022.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Christopher Henchey.

**DISTRIBUTION:** Planner: Canton, Avon, Bloomfield, East Granby, Granby

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Christopher Henchey, AICP  
Transportation Planner



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning & Community Development

001 9 2022 49:59  
TRISH MONROE, TOWN CLK

TO: Trish Monroe, Town Clerk  
FROM: George K. McGregor, AICP, Planning Director *GKM*  
DATE: October 3, 2022  
SUBJECT: Text Amendment Filing-Cannabis Text and Moratorium

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Pursuant to Section 8-3(a), please accept the following filing:

1. ZC 22-32, Cannabis Text Amendment
2. ZC 22-33 Extension of Cannabis Moratorium

Draft Language is included for each of the above items.

GKM

Cannabis Establishments  
Zoning Amendment Framework  
Town of Simsbury, CT  
September 30, 2022

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1. Insert under the Commercial Tab: Cannabis Establishments (as defined in CG...)
  - a. Leave all Zoning category boxes blank -SC1 through OS. Note: the language of the Center Code use charts state that if the box is blank or unchecked, the use is expressly prohibited.
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**COMMENT:** These changes would prohibit all categories of cannabis establishments from Simsbury Center.

**II. Hartford-Simsbury Form Based Code**

A. Section 6.0. Revise Section 6.0 Schedule of Uses/Permitted Use Table 6.1 (pg.17)

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2. Insert under F-4 Industrial Use new line #12: Cannabis Establishments (as defined in CG...)
  - a. Leave all Use categories blank. Note: the language of the Hartford-Simsbury states that a blank cell means the use is not permitted.

**COMMENT:** These changes would prohibit all categories of cannabis establishments from the Hartford-Simsbury Code.

**III. Town of Simsbury Zoning Regulations**

- A. Section 2.6A. Delete Section 2.6A. Temporary and Limited Moratorium on Cannabis Establishments (pg. 7).
- B. Section 2.6B. Move Section 2.6B. Definitions (pg. 8) to Section 17.4 Definitions (pg. 104).
- C. Section 2.6C. Delete Section 2.6C. Applicability (pg. 9).
- D. Section 2.6D. Delete Section 2.6D. Effective Date/Term (pg. 9)

**Comment:** The revisions remove the Moratorium language and relocate the definitions to the regular definition section of the regulations.

- E. Section 4.5. Amend Section 4.5 Permitted and Special Permit Uses (use matrix pg. 26-28).
  - 1. Delete entire “Licensed medical marijuana dispensary” entry (pg. 27).
  - 2. Replace with:

<b>Business Permitted Uses</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>P-O</b>
Cannabis Establishments as defined by CGS...limited to Cannabis retailer, hybrid retailer, dispensary facility <ul style="list-style-type: none"> <li>• A maximum of one (1) establishments are permitted within the town of Simsbury at any time.</li> <li>• The establishment must be within 1,500 feet of the intersection of Route 167 (Bushy Hill Rd.) and Route 202/44 (Albany Tpke.)</li> </ul>	NO	NO	SE	NO

**COMMENT:** These changes would allow a maximum of one retail establishment in the general vicinity of the commercial node at the intersection of Bushy Hill Rd. and Route 202 (Albany Turnpike).

- F. Section 5.5. Amend Section 5.5 Permitted and Special Permit Uses (use matrix pg. 31-32).
  - 3. Delete “Medical Marijuana production facilities” entry (pg. 32).
  - 4. Replace with:

Industrial Permitted Uses	I-1	I-2
Cannabis Establishments as defined by CGS... (intended for both retail and medical markets) limited to Cultivator, Micro-Cultivator, Food & Beverage Manufacturer, Product Manufacturer, Product Packager, Transporter	SE	SE

COMMENT: These changes would allow Cannabis production facilities with distribution intent to both medical and retail markets by Special Exception, in the I-1 and I-2 Zoning Districts.

G. Section 17.4. Amend Section 17.4 Definitions. Move Section 2.6B in its entirety to Section 17.4.

COMMENT: This action moves the adopted Cannabis definitions from the Moratorium Section 2.6 to the Definition Section 17.4

## SEC. 4.2 ALLOWED USE TABLE

Use Category Specific Use	SC-1		SC-2		SC-3		SC-4		SC-5		CIV	OS
	Ground story	Upper story	Ground story	Upper story	Ground story	Upper story	Ground story	Upper story	Ground story	Upper story	All Stories	
<b>Residential</b>												
Household living	■	■		■	■	■	■	■	■	■		
Group living	■	■		■	■	■	■	■	■	■		
Social service												
<b>Public</b>												
Civic	■	■	■	■	■	■	■				■	
Parks and open space	■				■		■		■		■	■
Minor utilities	■		■		■		■		■		■	■
Major utilities												
<b>Commercial</b>												
Day care	■				■	■						
Indoor recreation	■				■	■						
Medical	■	■			■	■	■					
Office	■	■		■	■	■	■					
Outdoor recreation												
Overnight lodging	■	■		■	■	■						
Passenger terminal												
Personal service	■	■	■		■	■	■					
Restaurant/bar	■	■	■	■	■	■						
Retail sales	■	■	■		■							
Small Event Center (6/5/2017; eff 6/23/2017)	■	■										
Vehicle rental/sales												
<u>Cannabis Establishments</u>												
<b>Industrial</b>												
Agriculture												
Heavy industrial												
Light industrial												
Light manufacturing												
Research & development					■	■						
Resource extraction												
Self-service storage												
Vehicle service												
Warehouse & distribution												
Waste-related service												
<u>Cannabis Establishments</u>												

Table 6.1 Permitted Use Table

Legend		Permitted Use = ■				Not Permitted = "blank cell"				Special Exception Use = □			
Use Category	Component Zone	Neighborhood Commercial		Neighborhood Transition		Neighborhood		Cluster Neighborhood		Mixed Use Transition		Special District	
		GF	UF	GF	UF	GF	UF	GF	UF	GF	UF	GF	UF
<b>F-1 Residential Uses</b>													
1. Household Living			■	■	■	■	■	■	■		■	□	■
2. Group Living			■	■	■	■	■	■	■	■	■		■
3. Social Service												□	□
<b>F-2 Public Uses</b>													
1. Civic		■	■	■				■		■	■	■	■
2. Parks and open space (Neighborhood Scale)		■		■		■		■		■		■	
3. Parks and open space (Regional)		■										■	
4. Minor Utilities		■		■		■		■		■		■	
5. Major Utilities												□	
<b>F-3 Commercial Uses</b>													
1. Day Care		■		■						■		■	■
2. Indoor Recreation		■										■	■
3. Medical		■	■							■	■	■	■
4. Office		■	■	■						■	■	■	■
5. Outdoor Recreation		□						□				□	
6. Overnight lodging		■	■							■	■	■	■
7. Passenger terminal													□
8. Personal service		■								■	■	■	■
9. Personal service (under 3,000 sq.ft.)				■								■	■
10. Restaurant/bar		■								■		■	■
11. Restaurant/bar (under 3,000 sq.ft)				■				■					
12. Retail sales and service		■								■		■	■
13. Vehicle rental/sales													
14. Any commercial use with a drive-through (standards in Section 7.0 apply)		■											
15. Cannabis Establishments													
<b>F-4 Industrial Uses</b>													
1. Agriculture								■					
2. Heavy Industry													
3. Light Industry and Assembly										■	■	■	■
4. Cottage Industry								□	□	■	■	■	■
5. Light Manufacturing										■	■	■	■
6. Research and development			■							■	■	■	■
7. Resource extraction													
8. Self-service storage (mini-storage)												□	□
9. Vehicle service													
10. Warehouse & distribution												□	□
11. Waste-related													
12. Cannabis Establishments													
<b>F-5 Other</b>													
1. Surface Parking (accessory use)		■		■		■		■		■		■	
2. Surface Parking (primary use)		■								■		■	
3. Parking structure or garage (commercial) (Standards in Section 7.0 shall apply)		■	■							■	■	■	■

GF = Ground Floor      UF = Upper Floors



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4. Boundaries indicated as parallel to, or extension of, features indicated in subsections (1) through (4) above shall be so construed.
5. Distances not specifically indicated on the Zoning Map shall be determined by measurement in accordance with the scale of the map;
6. In cases of further uncertainty, the Zoning Commission shall determine the location of the boundary.

## 2.4 APPLICATION OF DISTRICT REGULATIONS

The requirements set by this regulation within each district shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided.

1. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located.
2. LOTS IN ZONES ABUTTING THE FLOODPLAIN ZONE  
Where a parcel of land is located in two zones, one of which is a Floodplain Zone, all zoning requirements for the applicable non-floodplain zone must be met within that portion of the parcel which is not located in the Floodplain Zone.
3. UNBUILDABLE LAND  
Land in any zone which in the judgment of the Town Zoning or Town Planning Commission may be unfit for human habitation for health reasons shall not be built on for that purpose until the building permit has the written approval of the Health Officer.
4. LOTS IN TWO ZONING DISTRICTS  
Where a lot of record at the time of passage of these regulations or any amendments thereto falls into two or more zoning districts, any questions of uncertainty as to district boundaries shall be determined by the Zoning Commission.

## 2.5 REGULATIONS DECLARED TO BE MINIMUM REGULATIONS

In their interpretation and application, the provisions of this Regulation shall be held to be minimum regulations, adopted for the promotion of the public health, safety, morals, or general welfare. Wherever the requirements of this Regulation are at variance with the requirements of any other lawfully adopted rules, regulations, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

## ~~2.6 TEMPORARY AND LIMITED MORATORIUM ON CANNABIS ESTABLISHMENTS~~

~~A. Statement of Purpose: This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes. The Connecticut General Assembly has passed, and the Governor has signed S.B. 1201, An Act Concerning Responsible and Equitable Regulation of Adult Use Cannabis (the "Act"), portions of which are effective on July 1, 2021. Said Act contains provisions allowing municipalities to prohibit or place certain restrictions on cannabis establishments with the exception of existing dispensary facilities and producers for medical marijuana as defined in Chapter 420f, C.G.S., Palliative Use of Marijuana—legislation passed in 2012 authorizing the use of medical marijuana. This temporary and limited term moratorium has been adopted to provide the Town with the time necessary to develop regulations for cannabis establishments that meet statutory responsibilities and promote the public's general health, safety and welfare.~~

**B. Definitions.**

~~1. Cannabis—Marijuana as defined in Section 21a-240, C.G.S.~~

~~2. Cannabis Establishment. Producer, dispensary facility, cultivator, microcultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager and or delivery service.~~

~~3. Cultivator. A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space.~~

~~4. Delivery Service. A person that is licensed to deliver cannabis from (A) micro cultivators, retailers and hybrid retailers to consumers and research program subjects, and (B) hybrid retailers and dispensary facilities to qualifying patients, caregivers and research program subjects, as defined in Section 21a-408, C.G.S., or to hospices or other inpatient care facilities licensed by the Department of Public Health pursuant to Chapter 368v, C.G.S. that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof.~~

~~5. Dispensary Facility. Means a place of business where cannabis may be dispensed, sold or distributed in accordance with Chapter 420f, C.G.S. and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department has issued a dispensary facility license under Chapter 420f, C.G.S. and any regulations adopted thereunder.~~

~~6. Food and Beverage Manufacturer. A person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.~~

~~7. Hybrid Retailer. A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.~~

~~8. Micro cultivator. A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner.~~

~~9. Person. An individual, partnership, limited liability company, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee or any other legal entity and any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, and any combination thereof.~~

~~10. Product Manufacturer. A person, excluding a producer, that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type and who may sell or transfer cannabis and cannabis products to laboratories, research programs and cannabis establishments.~~

~~11. Product Packager. A person that is licensed to package and label cannabis and cannabis products.~~

~~12. Retailer. A person, excluding a dispensary facility that is licensed to purchase cannabis and cannabis products from producers, cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis and cannabis products to consumers and research programs.~~

~~13. Transporter. Means a person licensed to transport cannabis between cannabis establishments, laboratories and research programs.~~

~~C. Applicability. During this temporary and limited term moratorium, cannabis establishments shall be prohibited in the Town of Simsbury, and any and all applications submitted for the approval of any cannabis establishment shall be denied by the Commission or Zoning Enforcement Officer, as may be appropriate.~~

~~D. Effective Date/Term. This temporary and limited moratorium shall become effective on November 8, 2021 and shall remain in effect until November 8, 2022.~~

## SECTION 3 RESIDENTIAL DISTRICTS

### 3.1 PURPOSES

These residential zoning districts are established to provide for residential neighborhoods that are in harmony with the natural features of the land and the needs of present and future Simsbury residents.

### 3.2 DESIGNATION OF RESIDENTIAL DISTRICTS

District Name	District Symbol
High Density Residential	<b>R-15</b>
Moderate Density Residential	<b>R-25</b>
Moderate Density Residential	<b>R-30</b>
Low Density Residential	<b>R-40</b>
Rural Residential	<b>R-80</b>
Rural Residential	<b>R-160</b>

- The total square footage of all residential uses does not exceed 40 percent of the total floor area of all uses.
- The residential uses are constructed at the same time or after the development of the principal area, but never before.
- Use is part of an approved site plan.
  - New residential uses in existing or rehabilitated commercial uses shall be considered a Special Exception and require a public hearing. Such uses shall conform to standards above.

Short-Term Rentals	SP	SP	SP	NO
Multi-use Sports, recreational and restaurant complex. (Adopted October 15, 2003)	SE	SE	SE	NO
<del>Licensed medical marijuana Cannabis Establishments limited to retailer, hybrid retailer, dispensary (Adopted October 22, 2013)</del>	<del>SE</del> <u>NO</u>	<del>SE</del> <u>NO</u>	SE	NO
<ul style="list-style-type: none"> <li><del>• The dispensing of medical marijuana may only take place on the premises which have been properly permitted to do so and may only be done under the requirements and restrictions of those contained in CGS 21a-408-1 through 21a-408-70.</del></li> <li>• A maximum of <del>two (2)</del> <u>one (1)</u> medical marijuana dispensary facilities <del>are</del> <u>is</u> permitted within the Town of Simsbury at any time. <del>Any proposal to relocate such a dispensary shall:</del> <ol style="list-style-type: none"> <li><del>1. Only be granted upon agreement by the property owner to abandon such use at the original location as verified by notarized affidavit submitted to the Commission, and</del></li> </ol> </li> <li>• <del>Be the subject of a new special exception application to the Zoning Commission and shall be subject to all applicable standards. The establishment must be within 1,500 feet of the intersection of Route 167 (Bushy Hill Rd.) and Route 202/44 (Albany Tpke.)</del></li> </ul>				
Printing, where the product is sold at retail on the premises	NO	SP	SP	NO
Wholesale business, sales office, or sample rooms	NO	SP	SP	NO
Private club	NO	SP	SP	NO
Motor or motel hotel	NO	SP	SP	NO
Funeral homes	NO	SP	SP	NO
Bakery, laundry, clothes cleaning and dyeing establishments	NO	SP	SP	NO
Radio and television studios	NO	SP	SP	NO
Repair services or businesses which are not heavy industrial in nature (amended December 19, 2011)	NO	SP	SP	NO
Any other business of the same general character as above	NO	SP	SP	NO
Bowling alleys and similar commercial recreational places	NO	SE	SP	NO
Automobile sales, repair, and storage	NO	SE	SP	NO

Place of Worship/Church	SP	SP
Warehouses and the manufacture, processing, or assembly of goods	SP	SP
Private or commercial recreation such as tennis, handball, paddle tennis, gymnasiums or similar facilities	SP	SP
Business uses such as banks, industrial salesrooms, restaurants or cafeterias, and similar uses which are clearly supportive of the permitted primary uses in an industrial park or district.	SP	SP
Warehouse, wholesale, or storage	NO	SP
Self-Storage	SP	SP
Sale and underground storage of fuel, building materials	NO	SP
Grain sales and storage	NO	SP
Contractor's storage yards	NO	SP
Public utility garages, pole yards, and similar facilities	NO	SP
Truck Terminals and warehouses	NO	SP
Uses where waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking, house wrecking, and used lumber as long as such uses are conducted entirely within enclosed building.	NO	SP
Wireless Telecommunication Sites located on buildings and shielded from view- standards	NO	SE
Wireless Telecommunication Sites where antenna is mounted to existing towers, utility poles, water towers, light standards, bridges or other structures	NO	SE
<u>Medical-Marijuana-production-facilitiesCannabis Establishments (intended for both retail and medical markets) limited to Cultivator, Micro-Cultivator, Food &amp; Beverage Manufacturer, Product Manufacturer, Product Packager, and Transporter.</u>	SE	SE
Sand, stone and gravel quarries including the manufacture of products composed of materials extracted from said quarries, along with principal and accessory buildings relating to such operation or manufacture	NO	NO
Assisted living facility, Congregate Senior Housing Facility and/or Continuing Care Retirement Community with accessory uses	SE	SE
Vehicle Repair facility, excluding sales, located completely within a building. No outdoor storage of unregistered vehicles/equipment is to be permitted.	SE	SP
Public Utility substations, approved by the Connecticut Siting Council	OK	OK
Open Space and Passive Recreation	OK	OK
Medical Offices and Clinics	SP	SP
Retail < 20,000 square feet	SP	SP
Retail ≥ 20,000 square feet	SE	SE
Indoor movie Theaters or similar performing art facilities/theaters	SP	SP
Commercial Kennels, Veterinary office and hospitals	SE	SE

Caliper: The diameter of a tree measured at a point four and one-half feet above grade.

Camp Trailer: A trailer which is currently registered with the Motor Vehicle Department as a Camp Trailer, and which is for travel, recreational and vacation use only. This includes camper bodies not registered by the Connecticut Department of Motor Vehicles.

Campground: Any lot on which may be located two or more cabins, tents, other accommodations of a design or character suitable for seasonal or other temporary recreational living purposes, including a day camp but not a mobile home park, boarding or rooming house, tourist home, hotel or motel.

#### Cannabis Establishments

1. Cannabis. Marijuana as defined in Section 21a-240, C.G.S.

2. Cannabis Establishment. Producer, dispensary facility, cultivator, microcultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager and or delivery service.

3. Cultivator. A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space.

4. Delivery Service. A person that is licensed to deliver cannabis from (A) micro-cultivators, retailers and hybrid retailers to consumers and research program subjects, and (B) hybrid retailers and dispensary facilities to qualifying patients, caregivers and research program subjects, as defined in Section 21a-408, C.G.S., or to hospices or other inpatient care facilities licensed by the Department of Public Health pursuant to Chapter 368v, C.G.S. that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof.

5. Dispensary Facility. Means a place of business where cannabis may be dispensed, sold or distributed in accordance with Chapter 420f, C.G.S. and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department has issued a dispensary facility license under Chapter 420f, C.G.S. and any regulations adopted thereunder.

6. Food and Beverage Manufacturer. A person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.

7. Hybrid Retailer. A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.

8. Micro-cultivator. A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner.

9. Person. An individual, partnership, limited liability company, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee or any other legal entity and any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, and any combination thereof.

10. Product Manufacturer. A person, excluding a producer, that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type and who may sell or transfer cannabis and cannabis products to laboratories, research programs and cannabis establishments.

11. Product Packager. A person that is licensed to package and label cannabis and cannabis products.

12. Retailer. A person, excluding a dispensary facility that is licensed to purchase cannabis and cannabis products from producers, cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis and cannabis products to consumers and research programs.

13. Transporter. Means a person licensed to transport cannabis between cannabis establishments, laboratories and research programs.

Car Wash Facility: An automated car washing and cleaning establishment attended during hours of operation equipped to wash automobiles, pick-up trucks and small vans, with systems capable of complete recycling of all wash waters utilized on site.

Civic Center: An area developed with a substantial concentration of public and governmental buildings or uses.

Club: An association of persons which is the owner, lessee or occupant of an establishment operated solely for a recreational, social, fraternal, religious, political or athletic purpose whose activities are confined to the members and guests, are not extended to the general public, and include the establishment so operated; but does not include such clubs, the chief activity of which is a service customarily carried on primarily for business or gain.

Co-location: Means locating wireless communication facilities from more than one provider on a single site.

Commercial Use: Retail, personal, and business services; restaurants, inns, professional offices; banks; institutional uses and equivalent uses as determined by the Commission.

Commercial Vehicle: Any truck, trailer, van or other equipment on wheels used in the operation of a commercial activity. This term includes automobiles, vans, mini-vans and pickup trucks even if such vehicles feature a company name, slogan or logo. Construction equipment and farming equipment of any type are included in this definition.

Community Center: A building used as and providing a place of meeting for religious, fraternal, social and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.

Congregate Senior Housing Facility: A residential community occupied by those aged 55 and over to the extent permitted by Federal and State Fair Housing Laws any other applicable laws with limited support services generally providing meal service, laundry service, housekeeping, social and recreational activities, transportation and personal services in a group setting.



## Temporary Cannabis Moratorium

### Six-Month Extension

#### Text Amendment to Section 2.6.D of the Town of Simsbury Zoning Regulations

**D. Effective Date/Term.** This temporary and limited moratorium shall become effective on November 8, 2021 and shall remain in effect until ~~November 8, 2022.~~ May 8, 2023.

**From:** [Aviva Asnis-Alibozek](#)  
**To:** [Hollis Joseph](#)  
**Cc:** [Heather Goetz](#)  
**Subject:** Fwd: Cannabis- Public Hearing  
**Date:** Thursday, October 6, 2022 2:45:16 PM

---

Dear Mr Hollis,

Our Simsbury First Selectman, Heather Goetz, brought to my attention that there is a public hearing on Oct 17 regarding the allowance of cannabis dispensaries in Simsbury. I am unable to attend the meeting but was hoping that you may consider sharing on my behalf the experience below — an extremely traumatic experience for my family — publicly at the meeting to ensure the issue is raised. Our families also include our vulnerable animals (and Simsbury is quite the dog community with the funding we have put forth into the dog park etc.), and the placement of cannabis dispensaries in Simsbury may inadvertently also expose our pets to marijuana toxicosis. In fact, dogs have heightened THC receptors and even smaller amounts of ingested cannabis from human stool or plants growing in un-enclosed spaces can result in morbidity and mortality.

Please see my personal experience with this below. I am happy to say that my dog did survive... but it was a horrible (and costly) experience.

Many thanks.  
Aviva G. Asnis-Alibozek  
12 Ferry Lane  
Simsbury, CT

Begin forwarded message:

**From:** Aviva Asnis-Alibozek <[avivaalibozek@comcast.net](mailto:avivaalibozek@comcast.net)>  
**Subject:** Re: Cannabis- Public Hearing  
**Date:** October 6, 2022 at 12:35:38 PM EDT  
**To:** Heather Goetz <[heathergoetz@me.com](mailto:heathergoetz@me.com)>

Hi Heather.

I will not be able to attend this meeting However, if you are attending, I would ask you to relay my concern from the following experience that just happened this past weekend — this is a text letter to my neighbors:

**Dear neighbors... sorry for long text... but I want you to know that I took PJ for a walk last evening in the park and on our way out, in the woods just next to the parking lot, he found something and ate it. I didn't want to get poison ivy so I didn't investigate, but assumed it was a white bag of food someone through to the side. Within 3 hours he was very sick -- lack of balance, paranoid, anxious, ultimately poorly responsive and we took him to the veterinary ER (had to go to Middleton because they were concerned for stroke). Blood work was ok and exam showed what looked like dysphoria and toxic ingestion. Took him home and am continuing to support him --- still sleepy, uncoordinated, and pretty lethargic but will eat :) I went back to the park this morning and I found that what he ate was human feces (the white was a tissue used to wipe). I am pretty sure that**

**anyone pooping just next to the parking lot in the park may have been on drugs and marijuana is 65% excreted in the feces.**  
**I am sharing this because it scares me and I want you to be careful with your dogs off leash in the park.**  
**Fingers crossed PJ continues to improve and he just needs time for it to wear off.**

Indeed, PJ had marijuana toxicosis from eating contaminated feces. I imagine that this would also be an even bigger issue if we started having dispensaries in Simsbury — we are a very dog conscious community and this raises some large safety concerns.

Thanks!  
Aviva

On Oct 6, 2022, at 10:44 AM, Heather Goetz  
<[heathergoetz@me.com](mailto:heathergoetz@me.com)> wrote:

Dear Simsbury Families,

There is an important zoning commission meeting coming up on Monday, October 17th, 7pm at the Simsbury Public Library. The meeting pertains to the allowance of cannabis dispensaries in Simsbury. The town put a moratorium in place last year, which is due to expire on November 8th. The zoning commission is holding this public hearing to hear from residents in regards to this issue. I strongly urge you to have your voice heard as to where you stand on the issue of cannabis dispensaries in Simsbury. Please feel free to reach out to me if you would like to discuss the topic further.

Best regards,

Heather

**From:** [Paul Smarrelli](#)  
**To:** [Hollis Joseph](#)  
**Subject:** Re: Application #22-32  
**Date:** Wednesday, October 5, 2022 5:00:37 PM

---

As a homeowner in town I can say that I am firmly against a cannabis location in Simsbury. There are several concerns. I currently work in Westfield Mass very close to a new distribution center that opened and the traffic in/out of that location is extreme and has cause a major problem for near by stop sign and traffic light queues. We already have traffic problems in town. In addition, there is a small % of the population visiting that location that that will also visit this proposed location that will be a greater burden to our Police and Fire Departments/ EMS. The ripple effect is mostly negative to the town and I would strongly recommend not allowing this to happen.

Thanks  
Paul Smarrelli  
32 Sand Hill Rd

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.

**From:** [Julie Williams](#)  
**To:** [Hollis Joseph](#)  
**Subject:** Next Planning meeting agenda  
**Date:** Thursday, October 6, 2022 7:26:02 AM

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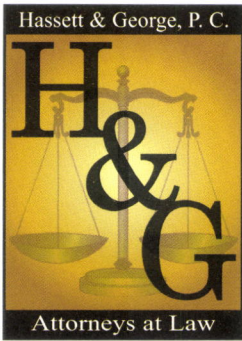
Dear Mr. Hollis,

I am unable to attend the upcoming planning meeting but I would like to register my voice on the cannabis moratorium. I strongly believe Simsbury doesn't need the cannabis industry in our town. I support keeping the moratorium and even extending it beyond the spring to forever. We will survive as a town without it. Let's find and work with other types of businesses to encourage growth in our community.

Thank you,

Julie Williams  
17 North Canton Road  
West Simsbury

Sent from my iPad



**Hassett & George, P.C.**  
Attorneys at Law

945 Hopmeadow Street 628 Hebron Avenue, Ste 212  
Simsbury, CT 06070 Glastonbury, CT 06033

[www.hgesq.com](http://www.hgesq.com)

VIA EMAIL: [GMCREGOR@SIMSBURY-CT.GOV](mailto:GMCREGOR@SIMSBURY-CT.GOV)  
AND USPS FIRST CLASS MAIL

October 10, 2022

George McGregor  
Director of Community Planning & Development  
933 Hopmeadow Street  
Simsbury, CT 06070

RE: Curaleaf

Dear Mr. McGregor,

As you know, this office represents the interest of Curaleaf regarding the proposed new Cannabis regulations. We would like to be kept up to date with the proposed amendments as the Public Hearing on October 17th, 2022 approaches. We would like to be sure there are some safeguards to protect the interest of Curaleaf so its present interests are not compromised. Look forward to working with you.

Very truly yours,

A handwritten signature in blue ink that reads "Louis N. George".

Louis N. George

cc: Attorney Robert Decrescenzo  
LNG

**Louis N. George**  
[lgeorge@hgesq.com](mailto:lgeorge@hgesq.com)  
(860) 651-1333, ext. 121

*Please reply to Simsbury*




# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

**To:** Town of Simsbury Zoning Commission  
**From:** Savannah-Nicole Villalba, AICP, AZT, Assistant Town Planner   
**Date:** September 17, 2022  
**RE:** CGS Section 8-3a Planning Commission Report: Application ZC #22-32

---

## Background

Section 8-3a of the Connecticut General Statutes states that in any municipality which has a separate Zoning Commission and Planning Commission, proposed zoning regulations shall be referred to the Planning Commission for a report. The report shall contain the findings of the Planning Commission on the consistency of the proposed regulations with the Plan of Conservation and Development and include any other recommendations the Planning Commission deems relevant.

## Planning Commission Report

At the October 11, 2022 Regular Meeting of the Planning Commission, the Commission unanimously voted on the following recommendation regarding ZC# 22-32:

*MOVED, the Planning Commission finds that 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.*
- The Planning Commission recommends increasing the number, location, and allowed districts to encourage economic development opportunities in the Town of Simsbury.*

**9.1 Promote economic development in Simsbury in order to provide jobs, goods and services, and net tax revenue.**

A. OVERALL–Simsbury will:	Leader	Partners
1. Encourage economic development that is consistent with the POCD and that harmonizes with: <ul style="list-style-type: none"> <li>• Simsbury’s locational advantages,</li> <li>• the natural environment, and</li> <li>• surrounding structures and uses.</li> </ul>	Town	EDC
<input type="checkbox"/> a. Implement the comprehensive economic development strategy.	Town	EDC
<input type="checkbox"/> b. Review and maintain the comprehensive economic development strategy so that Simsbury can adapt to changing economic conditions.	EDC	Town
<input type="checkbox"/> c. Periodically review / amend land use regulations to adapt to changes in economic conditions and the marketplace.	ZC	
<input type="checkbox"/> d. Consider consolidating the number and types of non-residential zones in order to simplify the zoning regulations and facilitate economic development.	ZC	
2. Celebrate and publicize economic development successes.	Town	EDC
<i>Code legend is on inside back cover</i>		

B. ENTERPRISES –Simsbury will:	Leader	Partners
1. Maintain positive relationships with local businesses.	Town	EDC
2. Retain existing businesses and support their growth and expansion in Simsbury.	Town	EDC
3. Support the start-up of new enterprises in Simsbury.	Town	EDC
4. Seek to attract new businesses to Simsbury.	Town	EDC
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C. LOCATIONS –Simsbury will:	Leader	Partners
1. Consider rezoning land to commercial in the Bushy Hill Lane area (across from Simsbury Commons) contingent upon the submission of a unified master plan that includes all the land this area and demonstrates good access management.	ZC	
<i>Code legend is on inside back cover</i>		



## How We Want To Grow – Promote Economic Development

<b>D. TOURISM–Simsbury will:</b>	<b>Leader</b>	<b>Partners</b>
1. Promote Simsbury as a cultural, educational, historic, recreational and tourist destination.	Town	EDC MSP
2. Support the efforts of the Simsbury Tourism Committee and the Farmington Valley Visitors Association.	Town	
3. Expand the number and level of tourism resources available to visitors to Simsbury (cultural, recreational, etc.).	Town	EDC MSP
4. Promote recreational and cultural opportunities such as at the Performing Arts Center.	Town	
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<b>E. FISCAL–Simsbury will:</b>	<b>Leader</b>	<b>Partners</b>
1. Strive to maintain Simsbury’s strong financial situation and reduce the tax burden on property owners by continuing to: <ul style="list-style-type: none"> <li>• grow the grand list,</li> <li>• diversify the tax base,</li> <li>• attract uses that pay more in taxes than they require in services.</li> </ul>	Town	BOS BOF
2. Foster discussion among local boards about how to increase revenues and manage expenses.	Town	BOS BOF
3. Employ incentives for new and expanding businesses, such as property tax abatements and the infrastructure reimbursement fund.	Town	EDC
<i>Code legend is on inside back cover</i>		

<b>F. IMPLEMENTATION–Simsbury will:</b>	<b>Leader</b>	<b>Partners</b>
1. Seek grants that will support economic development efforts.	Town	EDC
2. Participate with state and regional economic development agencies to foster economic development for the benefit of Simsbury.	Town	EDC
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