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**PLANNING AND ZONING COMMISSION
MINUTES
SPECIAL MEETING/ PUBLIC HEARING / REGULAR MEETING / WORKSHOP
– VIRTUAL November 29, 2022, 7:00 P.M.**

Members Present: N. Wood, F. Zitkus, D. Garner, D. Sousa
Members Absent: None
Staff: Matt Bordeaux-Town Planner

PUBLIC HEARING

I. Petition 2022-9 – Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations Section 6.D to extend the Temporary and Limited Moratorium on Cannabis Establishments. Application filed under Section 7.E of the Hebron Zoning Regulations.

F. Zitkus read the legal notice into the record.

LEGAL NOTICE
PLANNING AND ZONING COMMISSION
HEBRON, CONNECTICUT

The Hebron Planning and Zoning Commission will hold a Public Hearing at a Special Meeting scheduled for Tuesday, November 29, 2022, at 7:00 P.M., to be held virtually through the GoToMeeting Platform, on the following:

1. **Petition 2022-9** – Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations Section 6.D to extend the Temporary and Limited Moratorium on Cannabis Establishments. Application filed under Section 7.E of the Hebron Zoning Regulations.

Dated at Hebron, Connecticut, this 9th day of November, 2022.

Natalie Wood, Chair

M. Bordeaux reviewed the subject with the Commission:

The decision to adopt a moratorium on cannabis establishments was taken upon the recommendation of the Town Attorney and in response to the recently passed S.B. 1202, "An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis". The Act does not state when a person can begin to file an application for a site plan or special permit for such a facility if the Town has not taken action in regulating or prohibiting them. Based on that information, the Commission put a moratorium in place.

The Act provides the opportunity for Towns to prohibit or regulate cannabis establishments by Ordinance or by Zoning Regulation. It states that if not regulated or prohibited, cannabis establishments must be approved in the same fashion as similar uses, such as retail uses, that are permitted in every retail and business district in Hebron.

While the Act allows Towns to take action by Ordinance, which is under the purview of the Board of Selectmen, the Board of Selectmen decided to delegate and approved the following motion: "that the Board of Selectmen request that the Planning and Zoning Commission write up regulations that will regulate the sale of cannabis in the Town of Hebron, and also that they write up regulations which would regulate the commercial cultivation of cannabis in the Town of Hebron." To provide the necessary time to consider the issue, the existing temporary and limited moratorium on cannabis establishments should be extended. An application to amend the Hebron Zoning Regulations accordingly has been prepared by Town staff. A twelve (12) month extension is recommended.

The new effective date would be December 31, 2022 and it would expire December 31, 2023.

N. Wood opened up the discussion to the Commission and the public.

The public hearing closed at 7:09p.m.

**PLANNING AND ZONING COMMISSION
MINUTES
SPECIAL MEETING/ PUBLIC HEARING / REGULAR MEETING / WORKSHOP
– VIRTUAL November 29, 2022, 7:00 P.M.**

Members Present: N. Wood, F. Zitkus, D. Gardner, D. Sousa

Members Absent: None

Staff: M. Bordeaux- Town Planner

Consultant: M. O'Leary

Special Meeting/Regular Meeting/ Workshop

I. Call to Order / Roll Call: N. Wood called the meeting to order at 7:09p.m.and called roll call.

II. Approval of Minutes: None

III. Recognition of Guests: N. Wood opened up the floor to guest comments on non agenda items. There were none.

IV. Action on Pending Applications

A. Petition 2022-9 – Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations Section 6.D to extend the Temporary and Limited Moratorium on Cannabis Establishments. Application filed under Section 7.E of the Hebron Zoning Regulations.

The motion to accept Petition 2022-9 – Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations Section 6.D to extend the Temporary and Limited Moratorium on Cannabis Establishments. Application filed under Section 7.E of the Hebron Zoning Regulations as presented, was made by F. Zitkus, seconded by D. Garner; the motion passed unanimously.

Effective Date:12/31/22

Reasons:

1. For the purpose of giving the Planning and Zoning Commission the amount of time to properly consider the drafting of the regulations and assure that they meet the best interests of the town.
2. To provide time for public hearings on the draft regulations.

V. New Business:

A. New Applications: None

B. Set Public Hearing Date: None

C. Other New Business:

1. Workshop – Re: 2024 Plan of Conservation and Development – Development Section Draft:

M. O'Leary started with follow up on the comments and questions from the last workshop. He responded to questions and provided information on the MUOD on Main St regarding if it should be extended. A GIS map was shown to the Commission which exhibited the MUOD in the Main St. District, the business zone along Min St., and the wetlands. It displayed the large amount of wetlands which provides fairly limited building capacity which is one of the reasons they drew the line along the rear property boundaries of the Main St. fronting business properties. He'd like to encourage Main St. density and hopefully multi-story buildings with mixed use along the Main St. corridor.

D. Sousa is of the opinion that it would be good to extend the MUOD to include all properties in the Main St. District with the exception of Open Space, because the Main St. District is limited in terms of use. A way to avoid the concern about exclusively residential development would be to tweak the regulations to require that there would be no residential on the first floor of new buildings.

M. Bordeaux thinks the issue of residential and its role downtown warrants some additional focused conversation and it would be wise to include some of the people from the development community to discuss more about what the realities of economic development are.

F. Zitkus suggested possibly going back into the regulations to reconsider the commercial ground floor beneath residential floors.

M. O'Leary presented a map of the Village Square Masterplan and left it up to the Commission if they would like to see it in the POCD. F. Zitkus thinks it should be taken out because it's not realistic. M. O'Leary pointed out that the intent is described in the text. D. Sousa and N. Wood believe it should stay in because it helps to have visual aides.

Introduction section:

The commission would like to see a tabular representation of the businesses moving in and out of Hebron.

F. Zitkus pointed out that CIP should be spelled out instead of abbreviated because people may not know what it stands for. He'd also like to see the definition modified, modify accessory apartment definition,

M. O'Leary reviewed changes to the Hebron Center-Overall Boundary and Concept, the Main St. district and Hebron Green District in which F. Zitkus proposed some action items for consideration.

Hebron Green District: Added in land uses, such as the bakery and coffee shop as well as adding the grant for the bridge in the accomplishments section.

F. Zitkus would like there to be a policy that there must be a consultation with the Hebron Historic Properties Commission whenever there is change being made in the historic district.

D. Sousa would like to see an action item that digs deeper into the historic properties.

N. Wood would like to see an action item for a nice historic looking sign.

VI. Correspondence: M. Bordeaux received an email from the chairperson from the HHPC which he will forward to the Commission as well as a copy of the demolition delay ordinance.

VII. Adjournment:

The motion to adjourn the 11/24/22 meeting was made by F. Zitkus, seconded by D. Sousa; the motion passed unanimously.

The meeting was adjourned at 9:24p.m.

Next Meeting: December 13, 2022 Organizational Meeting/Public Hearing/Regular Meeting

Respectfully Submitted,
Catharine Brinkman
Board Clerk