

Montville Planning & Zoning Commission
SPECIAL MEETING
January 9, 2024 - 6:30 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

Meeting Minutes

1. **Call to Order.** Chairperson Lundy called the meeting to order at 6:30pm.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance.
3. **Roll Call.** Present: Chairperson Sara Lundy, Vice Chairman Wills Pike, Secretary John Desjardins, and Commissioners Chuck Longton, John Estelle, John Poole, Joshua Kobyluck, and Joseph Summers. Also Present: Assistant Planner Meredith Badalucca and Zoning and Wetlands Officer Stacy Radford.
4. **Discussion of Proposed Regulations regarding Cannabis Establishments.**

MOTION (Longton/Poole) to hold open discussion APPROVED. All in favor (8-0-0).

Chairperson Lundy began the discussion stating the current moratorium that is in place for Cannabis Establishments in Montville expires in April of this year. She reminded the Commission that the discussion had been tabled from the meeting on February 21, 2023 and the goal for this meeting was to reach a consensus for regulations going forward.

The Commission went through each different type of license defined in the proposed regulations and held discussion to come to an understanding of what would be in the Town's best interest with these regulations.

For Dispensary Facilities, Hybrid Retailers, and Retailers, it was agreed that more input was needed to reach a decision. Chairperson Lundy suggested the issue be brought before the Economic Development Commission and Town Council to get more information on what the economic potential would be from having more cannabis establishments in town as well as what the Council feels would be best for the town as a whole. Once more information is received, the Commission will readdress the regulations for dispensaries, hybrid retailers, and retailers.

Regarding Cultivators and Micro-Cultivators, the issue of water supply was brought up. It was discussed that any applications brought to the Land Use and Development Department would be referred to the WPCA for approval before it was brought to the Commission to make any decisions. It was also decided that the establishments should be limited to the Industrial and Light Industrial zones.

For Delivery Services it was discussed and decided that there was no need to add additional regulations than what is currently in place.

Regarding Food and Beverage services, the concern of odor was discussed. Assistant Planner Meredith Badalucca informed the Commission that there is a section in the Cultivators regulations stating that there needs to be a plan for odor control in place. The Commission agreed that Food and Beverage services could be allowed in the town as long as the odor control

plan was listed as a requirement in the regulations.

Regarding Producers, it was determined there was not a need for regulations as it falls under other categories which would have regulations and require obtaining proper licenses.

For Manufacturers, Product Manufacturers, and Product Packagers it was discussed and determined that it will follow the same guidelines as the cultivator regulations, with the addition of the odor control plan.

Regarding Delivery and Transport it was determined that regulations would not be set as they are not services that would be able to truly be enforced.

Chairperson Lundy recapped and confirmed that Assistant Planner Meredith Badaluca and herself would discuss a plan to follow up with the Economic Development Commission and Town Council to discuss their thoughts concerning the future of Dispensary Facilities, Hybrid Retailers, and Retailers within the Town of Montville.

5. Adjournment. Meeting adjourned at 7:58pm.

Respectfully Submitted by:

Megan Egbert, Recording Secretary for the Planning & Zoning Commission

**AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE
TOWN WEBSITE.**