

**COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT
COMMITTEE MEETING
MARCH 28, 2022, 8:00 A.M.
MINUTES**

1. Call to Order

A. Meeting was called to order at 8:01 a.m. by Chairman Davidoff.

Attendees – Mayor Shari Cantor, Chairman Leon Davidoff, Councilor Ben Wenograd, Councilor Mark Zydanowicz, Acting Town Manager Rick Ledwith, Community Planning and Economic Development Director Duane Martin, Town Engineer Greg Sommer, Engineer Julie Viera, Town Planner Todd Dumais, Building Inspector Tim Mikloiche, Deputy Corporation Counselor Gina Varano, Assistant Corporation Counselor Cynthia Lauture and Kelly Waterhouse from Social Services.

2. Business Items

A. An Ordinance Regulating Adult-Use Cannabis and Smoking in Parks – Mr. Ledwith briefly went over the proposed ordinance, which has been uploaded to CivicClerk. The ordinance establishes Town regulations regarding adult-use cannabis including the following restrictions: no smoking or use of any electronic nicotine/cannabis delivery system or vape product in any park or playground, no cannabis establishment may be located within 500 ft of any school, municipal park, community facility, child care center, or library nor will any cannabis establishment be within 1,000 ft of any other cannabis establishment. In addition, no cannabis establishment will be permitted unless site plan approval has been obtained. Also, up until June 30, 2024, the Town is limited to one cannabis establishment per 25,000 residents per cannabis retailer; up to 6 establishments in town until that date. A suggestion was made by Mayor Cantor to increase the distance between establishments so they would not all be located in one area of town. Chairman Davidoff concurred and suggested instead of 1,000 perhaps 3 to 5 miles apart. Mayor Cantor suggested a half-mile to a mile separation between the cannabis establishments. Mr. Dumais suggested 2,500 ft. Mayor Cantor concurred with the 2,500-ft. separation. Chairman Davidoff suggested ¾-mile between establishments and changing the buffer of 500 ft. to 1,500 ft. for the schools, child care center, etc.

3. Communications

4. Staff Reports

A. Community Development Department Report – Mr. Dumais provided an update regarding the Transit-Oriented District Ordinance, specifically increasing residential density allowances, building heights, and as-of-right floor area ratios. The ordinance included a series of bonuses providing for additional density increases for building or parking reductions. On speaking with developers, a suggestion was made to increase the height

limitations from 5 stories/55 ft. to 60 or 65 ft. to increase ground floor uses. The ordinance is being fine-tuned and will be represented in the future.

B. Neighborhood Street Traffic Calming Program – Mr. Martin provided a summary regarding the neighborhood street traffic calming program (uploaded to CivicClerk). Mr. Martin highlighted the traffic calming evaluation criteria (pg. 5) and how traffic problems are evaluated (pg. 8) from start to finish. Mr. Martin mentioned that if the Town staff comes upon a traffic safety or speeding issue that was not reported by the neighborhood, a lot of the processes could be bypassed in the interest of public safety.

C. Economic Development Quarterly Report – Mr. Ledwith stated Ms. Gorski was unavailable. The report (uploaded to CivicClerk) was presented for informational purposes only and would be added to the next meeting agenda for a more comprehensive overview.

5. Future Agenda Items

A. Revisit 2A (re: buffer changes/adding municipal bldgs.), 4A and 4C

B. Chairman Davidoff requested a better understanding of how the T&D zone interacts with Transit-Oriented Development and any other types of development that may be impacted by the TOD; the history of the applications coming in under T&D and results, whether or not there have been people come forward trying to make an application in the zone and whether or not this has prevented or caused them hesitation with respect to going forward with economic development.

6. Adjournment – The meeting adjourned at 9:00 a.m.

/axb