

**PLANNING AND ZONING COMMISSION  
TOWN OF DEEP RIVER, CONNECTICUT**

Town Hall

174 Main Street

Deep River, Connecticut 06417

**LIST OF MOTIONS**

A **regular meeting** of the *Deep River Planning and Zoning Commission* held on Thursday, July 21, 2022 via Zoom teleconference was called to order by Chairman Tony Bolduc at 7:00 p.m.

Members present: Anthony Bolduc, Alan Paradis, Stanley Rheinheimer, Marian Staye, Alexander Strobel and Alternates Michael Dinello and Fred Jordan. Absent: Jonathan Kastner and D. Cristi Stroud.

Also present: John Guskowski (ZEO) and Nancy Howard (Recording Secretary). Chairman seated Alternate Mike Dinello for Jonathan Kastner and Alternate Fred Jordan for Cristi Stroud.

- A motion was made by Marian Staye and seconded by Fred Jordan to continue the public hearing on the application by Jennie Maneri to August 18, 2022. Voted Unanimously.
- A motion was made by Marian Staye and seconded by Mike Dinello to close the public hearing on the Cannabis text amendment. Voted Unanimously.
- A motion was made by Fred Jordan and seconded by Mike Dinello to continue the public hearing on application by Eastern Transfer Station to August 18, 2022. Voted Unanimously.
- A motion was made by Stan Rheinheimer and seconded by Mike Dinello to close the public hearing on Text Amendment Application (Section 5.2). Voted Unanimously.
- A motion was made by Mike Dinello and seconded by Marian Staye to accept the application by Scandinavian United Society and to schedule for public hearing on August 18, 2022. Voted Unanimously.
- A motion was made by Marian Staye and seconded by Mike Dinello to approve the minutes of the June 16, 2022 meeting as printed. Voted Unanimously.
- Text Amendment Application - Cannabis Establishments:
  - ▶ A motion was made by Marian Staye and seconded by Stan Rheinheimer to separate discussion and action on retail and commercial growers. Paradis opposed. Motion approved.
  - ▶ A motion was made by Alex Strobel and seconded by Alan Paradis to approve Cannabis retail stores only in the TID (Section 7B.34). After discussion, Strobel agreed to amend the motion, Paradis seconded, to approve Section 7B.34 Cannabis Retail Store, as amended, with the following amendments: (a) the addition of the clause at the end of Section 7B.34(2) to read “and shall be located no closer than 2,000 feet from another Cannabis retail store; and 7B.34(3)(c)(i) Hours of Operation shall not exceed the hours of operation that the State of Connecticut has established for liquor retail sales. Action on Motion to approve: In Favor: Paradis, Strobel; Against: Dinello, Jordan, Rheinheimer, Staye. Motion Failed.
  - ▶ A motion was made by Marian Staye and seconded by Stan Rheinheimer to approve 7B.35 Cannabis Cultivator and Cannabis Microcultivator in the TID and CIPD with an amendment to Section 7B.35(3)(b)(iv) that “Odor monitoring and mitigation to demonstrate that odors and fumes will be substantially removed from the air prior to being vented from the building. Action on Motion: In Favor: Dinello, Paradis, Rheinheimer, Staye, Strobel; Against: Jordan. Motion approved.
  - ▶ A motion was made by Marian Staye and seconded by Alan Paradis to approve the remainder of the alternative proposed regulation amendments dated June 15, 2022 as revised, with the exclusion of Section 7B.34. Action on Motion: In Favor: Dinello, Paradis, Rheinheimer, Staye, Strobel; Against: Jordan. Motion approved.
- A motion was made by Stan Rheinheimer and seconded by Marian Staye to approve the text amendment application to revise Section 5.2 “Net Buildable Lot Area”. Voted Unanimously.

- A motion was made by Mike Dinello and seconded by Alan Paradis to amend the agenda to include Ben Whelan under Old Business for discussion regarding alternate proposals for his property at 575 Winthrop Road. Paradis opposed. Approved.
- A motion was made by Mike Dinello and seconded by Marian Staye to receive an application to amend the regulations to add recreational cannabis retailers as a prohibited use in all zones and to schedule a public hearing for the text amendment on August 18, 2022. Voted Unanimously.
- A motion was made by Alan Paradis and seconded by Stan Rheinheimer to approve payment of the invoice from Halloran and Sage for legal services regarding Cedar Lake Road subdivision application in the amount of \$320.00. Voted Unanimously.
- A motion was made by Marian Staye and seconded by Stan Rheinheimer to adjourn at 10:37 p.m. Voted Unanimously.

Respectfully submitted,  
Nancy Howard  
Recording Secretary