

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Regular Meeting

June 14, 2023

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL AND SEATING OF ALTERNATES**

Commissioners Present

Chairman Domenic Pane  
Commissioner Anthony Claffey  
Commissioner Bryan Haggerty  
Commissioner Garret Havens  
Commissioner David Lenares  
Commissioner Jonathon Trister  
Commissioner Stephen Woods  
Commissioner Stewart Drozd-A  
Commissioner Michael Fox-A  
Commissioner Gia Pascarelli-A

Commissioners Absent

Staff Present

Paul Dickson, Town Planner

**III. APPROVAL OF AGENDA**

No Changes

**IV. PUBLIC PARTICIPATION** (For items not listed on the agenda; speakers limited to two minutes.)

None

**V. ZONING ENFORCEMENT OFFICER REPORT**

Chairman Pane: Everybody received that. Are there any questions for the Planner to relate over to the Zoning Enforcement Officer concerning the report?

**VI. REMARKS BY COMMISSIONERS**

None

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Town Clerk

## **VII. PUBLIC HEARING**

A. Pettion 08-23: Zoning Regulation Text Amendment pertaining to (Sec. 6.16) adult use cannabis cultivation and sale and medical marijuana dispensary and production, (Section 6.16.6) Sign and Exterior Display Requirements, applicant: Newington TPZ, Contact: Paul Dickson.

Paul Dickson: I am the applicant and the Town Planner and I'll give you one report on this. As noted in the memorandum, the zoning regulations were amended in 2014 with medical marijuana use and subsequently they were, in 2021 and 2022, they were amended to allow the adult use cannabis, kind of a left over from the medical marijuana regulations from the State of Connecticut was the signage requirement. This was a signage requirement that limited them to sixteen inches by eighteen inch sign for just any retail use of it, and that was under medical marijuana.

Now the Newington Zoning Regulations when updated, this was in place applied to everything in the section and staff's recommendations as put forward in this amendment is again to keep , again there is not existing medical marijuana dispensary, we don't anticipate that there will be one, but the law still exists out there, so we will keep item A that talks about, if it is a medical marijuana dispensary, in compliance with the Connecticut State agency's regulations and the section is in there, and then to allow exterior signage again for the adult use cannabis use retailer, hybrid retailer, cultivator, micro-cultivator, just in compliance with Section 6.2 of our regulations and again that is just the general signage. It will be regulated just like any other use in that underlying zone per that zone's regulation, and again per Connecticut General Statutes, 21A-420 H, that is the State of Connecticut's general statutes for again adult use cannabis, and as the State kind of changes theirs, if they do add a sign requirement or any other restrictions then that would be part of any approval that comes before this Commission.

Chairman Pane: Very good. Thank you. Any questions from the Commissioners?

Commissioner Claffey: I have one. So we are striking the 6.16.6 size, I'm trying, it says current and then proposed but the proposed, I don't see that it refers back to any size requirement.

Paul Dickson: Correct, the way that it is kind of structured is so the medial marijuana, again that is Connecticut 21A-408 70, so that's applies to that, we don't anticipate someone opening a medical marijuana dispensary right now when hybrid is an available use and the way going forward, and our current medical one, as we know, did transfer over to a hybrid use, but that is again something that is in the state statutes and it's in our regulations. We haven't struck medical marijuana out of them. Now for the other one, it's just, cite Section 6.2, so instead of within the cannabis section of saying that this sign has to be exactly this size, exactly that size, it just refers to the underlying zone. So it will be, if it is Berlin Turnpike, it will be subject to that zone, or any other one.

Commissioner Claffey: Okay, got it.

Commissioner Drozd: Just a quick question, based upon the fact that this is just coming to us now, has the town kind of given a bit of a free pass to the couple that are established on the pike already? Because right now the Fine Fettle sign is pretty big, and Zen Leaf has one that is the size that is like the size of a full size bag, saying coming soon.

Paul Dickson: So the Zen Left one is a temporary sign that was signed off by the Zoning Enforcement Officer, and Fine Fettle, I haven't looked at their exact size, I know that they had again the free standing sign, but I have not actually been around the back and looked at the exact one that they have above the door. I believe that they did start off with a 16 x 18 unless they did change that on the street.

Commissioner Drozd: I came early to drive past it to come here and obviously depending on the vote, what happens tonight is a different story. The question was really like, going backwards a little bit, it's already there, mounted, you know what I mean?

Paul Dickson: Yes and it would be the sign, that you know, this is typically the sign that is in front of the building, and that was the regulation, however that was the regulation.....

Commissioner Drozd: It's about five feet long, maybe a foot and a half, two feet tall.

Paul Dickson: That is a free standing sign, and this will potentially correct that, that was allowed when they came in for their sign package I believe that was signed off by the Town that they replaced, within the freestanding sign, and I believe that they have a smaller one that is right above the actual unit itself, the retail.

Commissioner Drozd: So what we are talking about here would be independent from what would be on the building, in other words, free standing could be as big as it wants?

Paul Dickson: No, it would be regulated by the signage of the underlying zone.

Commissioner Drozd: Right, but being a dispensary, like as we speak right now, that wouldn't be allowed, but based on tonight it could be?

Paul Dickson: Yes.

Commissioner Drozd: Got it, appreciate it, thank you.

Chairman Pane: Any of the other Commissioners have any questions? Since this is a public hearing, we will go to the public. Is there anyone that would like to speak in favor of this? Anyone wishing to speak in opposition? If there is no objection, I suggest that we have a motion to move this to Old Business.

Commissioner Claffey moved to move Petition 08-23 to Old Business. The motion was seconded by Commissioner Havens. The vote was unanimously in favor of the motion with seven voting YEA.

B. Petition 10-23: Special Permit (Sec. 6.2.5) for a double sided halo lit freestanding sign at 275 Richard Street, Applicant and Contact: Kristine Braccidiferro, Owner: EDAC Technologies LLC.

Kristine Braccidiferro: I am applying for a special permit at 275 Richard Street in the PD Zone for a double sided halo lit freestanding sign. The sign will be replacing the existing free standing sign in the same location. It will be 52 inches high, 114 inches wide, will have a stone base, it contains the business name, Hanwha Aero Space, as well as the address number, 275. The total square footage is 115 square feet, counting both faces, and the halo lit illumination means that only the logo and business name will illuminate at night. The sign is made of aluminum and acrylic and I believe that is all of the pertinent information. I do believe they plan on having plantings around it as well. If there are any questions I would be happy to answer them.

Chairman Pane: Thank you very much. Any questions from the staff?

Paul Dickson: Just to add in, as noted in the memo, the existing sign does, it is on the site, there was no record of a special permit for that, so this again codifies that, puts it in place, so they do have all of the approvals, and as noted, the sign is up on the screen and it is an improvement over the existing sign, and the Zoning Officer has reviewed it and it is compliant with the regulations.

Chairman Pane: Any questions from the Commissioners? We are going to go to the public. Is there anyone that would like to speak in favor of this application? Anybody wishing to speak in opposition? Hearing none, if there is no objection, I would ask for a motion to move this to Old Business.

Commissioner Havens moved Petition 10-23 to Old Business. The motion was seconded by Commissioner Claffey. The vote was unanimously in favor of the motion, with seven voting YEA.

#### **VIII. APPROVAL OF MINUTES**

Commissioner Havens moved to approve the minutes of the May 24, 2023 meeting. The motion was seconded by Commissioner Woods. The vote was unanimously in favor of the motion, with seven voting YEA.

#### **IX. NEW BUSINESS**

None

**X. OLD BUSINESS**

- A. Pettion 08-23: Zoning Regulation Text Amendment pertaining to (Sec. 6.16) adult use cannabis cultivation and sale and medical marijuana dispensary and production, (Section 6.16.6) Sign and Exterior Display Requirements, applicant: Newington TPZ, Contact: Paul Dickson.

Commissioner Havens moved to approve the text amendment to Section 6.16.6 for signage requirements for adult cannabis businesses with the effective date of 6-28-2023.

Reasons for Approval:

This amendment will provide for the same amount of signage as allowed by other businesses in the same zones.

The motion was seconded by Commissioner Trister. The vote was unanimously in favor of the motion, with seven voting YEA.

- B. Petition 10-23: Special Permit (Sec. 6.2.5) for a double sided halo lit freestanding sign at 275 Richard Street, Applicant and Contact: Kristine Braccidiferro, Owner: EDAC Technologies LLC.

Commissioner Claffey moved the special permit for a free standing sign at 275 Richard Street.

Reasons for the Approval:

The site currently has an existing free standing sign and this permit will formalize the sign. The proposed sign is compliant with the Town of Newington's zoning regulations.

The motion was seconded by Commissioner Havens. The vote was unanimously in favor of the motion, with seven voting YEA.

**XI. PETITIONS FOR PUBLIC HEARING SCHEDULING**

Chairman Pane: I'm not sure if you have anything that you have to go over anything with us?

Paul Dickson: There are none right now, there will be some things on the next agenda; 8-24 referrals, but those are working their way from the Council.

**XII. TOWN PLANNER REPORT**

Paul Dickson: Some items for the Commission's attention, just to note that there was a Senate Bill that passed, 994 and this is the motor vehicle repairer certificate of location approval. TPZ just did a recent one for gasoline, and as far as I can tell again, it goes for signature but now it is

going to change from being the ZBA to actually the Zoning Enforcement Officer. Again, this was supported by the Planning Associations and the Zoning where the certificate of location approval has already gone through TPZ, has already gone through Commissions as far as its approval, and it will be the ZEO who will again sign it along with the Building Official and the Fire Marshal saying compliance with the zoning regulations. This is a bill that just passed through so it will be signed and go through, so we will probably just need to update that one section of the zoning regulations which says actually that the TPZ is the responsible party.

The next legislative update is bill 998, and this is the, what the legislature did was, there was one bill that talked about open space, and it was talking about basically taxes and what could be done as far as tax exemptions for open space. What they did was, they tacked on sections of house bill 6781 and 6633. These were dealing with housing, dealing with renters and there are a lot of aspects of it again that are for renters, that are, the state is going to have a good amount of work working on registries and rental assistance. What is pertinent to this Commission is instead of the other bills which actually had the fair share housing allocations, they actually had the methodology in there, those bills did not advance. What they did as part of this bill is an amendment. They added that OPM by 2024 needs to establish a methodology for meeting the requirements. So instead of passing the fair share requirements what they have done is commission a study so after that, 2024 we should see more, again in talking with the legislature and the planning units and what they are looking at, hopefully this process works with the towns, we'll be able to see what they are coming out with, the methodology and the numbers for each town and then be able to comment on it and work with them rather than just being pushed out, but this is going to be a wait and see.

That dovetails into the next section where, at the last meeting I was asked to kind of look at the affordable unit list with the numbers that we had and where we are at with what has been approved. So, some kind of important figures; the 2010 census numbers which are currently being used by the Affordable Appeals list right now are 13,011 housing units. The 2020 census numbers are 13,219 units, so there wasn't essentially a large jump within those ten years. Historically, the jump has actually been higher with between 2000 and 2010, the jump was 747, with this last census the jump was 209 units. Again, we will get into what was approved, and right now, 8.5 percent affordable, and we have 1,107 units, again projected new housing units, so what it is, I went through and looked at the apartments, single family, what has been approved, since the 2020 and has not been built out and would not have been counted in the 2020 census. It looks to be roughly 1,000 units. That is the number that has kind of been out there, but again, this is apartments and single-family homes so includes the subdivisions that have recently gone through.

The projected new affordable units for the 1,000 is 125, so what does that do? What you can see as far as the current appeals list is at the top, again with the 8.51 percent, now inserting the 2020 census numbers which they have not said when they are going to start using that for the affordable housing appeals list, but putting that number in for our housing units and then adding in the deed restricted units, it would put us at 9.32 percent.

One of the biggest variable numbers that I have seen looking at the past in Newington, is actually our CHFA and USDA mortgages. Those have gone up from the higher five hundreds

down to four hundred and when you have 1,100 units, a hundred units is a big swing across what is affordable and what we have. Again, this is projection, we don't know how the tenant rental assistance and the single-family mortgages are going to come out, and the numbers. So looking forward, this would actually be an incorporation of those thousand units that we talked about and the deed restricted puts us around 8.66. Again, this is just a projection for discussion, and the actual numbers will vary on this as they come in and it depends again highly on rental assistance and CHFA mortgages which we as a town do not have control over, that's private party, person buying a house, but I think there are opportunities for the town to encourage CHFA mortgages, and that is something that could be discussed going forward, but again, that is not necessarily a TPZ issue, it's a town issue going forward and saying what to we do as far as the Council and all that, and what could be done. So that is looking at our affordable housing plan and encouraging all the different housing types and going from there. So, this is kind of an idea of where we are. We don't know when the 2030 census numbers would be incorporated in because there is a lag and when they incorporate them but again, if they incorporate the 2020 census numbers going forward it looks like we will be a little bit above nine percent, 9.2 percent and then we'll see how all the numbers come in as rental assistance.

Chairman Pane: Very good. Any questions for the Town Planner. Thank you very much Paul.

Paul Dickson: I have one other item that I did include in the packet, just for your reference, it was discussed at the last meeting, was the charging stations and the potential for just discussing with the Commission whether there have been any more calls since the last meeting or whether the Commission would like me to put forward an amendment.

Chairman Pane: I have a question. What you are proposing there, ten percent of the parking spaces, are they saying that you have to do ten percent, or not, and then also, with some of the development that we have in now, they are putting in charging stations, maybe not as many, but they are putting in, not just the infrastructure, they are putting in the whole system, whether it is three, four or five. How does that relate to what they are doing now.

Paul Dickson: Now of course it is voluntary. It is great, there are people who are putting forward, whether it is four, five heads here and there as an option for their tenants. What it does relate to is, the infrastructure, it's kind of the lower hanging fruit of again, this is new construction. So, this is when, we're not talking about making existing apartments or existing commercial entities rip up their parking lots and put in the infrastructure. It's only when it is new and they have the ten percent, is only for infrastructure, it's for the conduit, it has the most, I think costly part of it is just making sure that the electrical infrastructure could support it in the future for Level 2 charging.

Chairman Pane: Some areas, it just seems awfully high. It would impact the developer a lot compared to that LID drainage that we went through for a while, so I don't know whether the ten percent is something that the whole Commission would be interested in or not.

Paul Dickson: The issue on this is statute, so it is basically state law now to have the ten percent. To codify in the zoning regulations, if a developer came in and announced, here is the development, I would be putting a note on the staff report to please put in the infrastructure for it, so it does codify it in our zoning regulations. So it is something, going forward that the State said "shall" do, again if we kind of want to put in the packet, that will make it compliant with it, nothing saying he will cancel it, or add more of them, some might want to, some might have the desire to, but again, this just kind of puts that bar at least that is ready in the future, the conduit is in place, again, this isn't the heads, this isn't the costly part of the infrastructure, but at least the conduit is in place and ready for it.

Chairman Pane: Very good, any questions?

Commissioner Claffey: So, this is basically saying that you have to put, you pretty much have to put the heads in, you can't leave it just a capped box. The way that I read it is you need to give me fifteen and twenty almost 20 volts like say for a level one, you would have to be there, ready to be converted so somebody just goes and pops a breaker. That's a little more than just, I mean, the infrastructure is literally a conduit with no wires in it, and they pull the wire when they want to put that in. There are two different, if you are talking just the infrastructure, I don't know if this reads infrastructure, this to me reads that you have to put, ready to charge that car in, when I move in.

Paul Dickson: Yes, it would be, considering the two ends of the, when you have the electrical infrastructure, inside the building, they just pop a breaker, versus the actual charging head. Does this does not require you to install the charging head, it requires simply to dead end the conduit in a box in an area that would put in the charging head and I wouldn't even go as far as making them, because how knows actually the technology that comes out, everything is changing every couple of years, there are new suppliers that.....

Commissioner Claffey: But you are using terminology that says charging stations and charging equipment. That means that everything needs to be installed, ready to go.

Paul Dickson: That is supporting Level 2 charging stations. So, I think the key work there is capable of supporting. Again, that is why when it says, such infrastructure includes, but is not limited to, when we work on the wording for this regulation, but again, underground conduit, junction boxes and adequate electrical supply. The adequate electrical supply is the biggest part of this equation.

Chairman Pane: What happens if the power is not an adequate supply?

Paul Dixon: The way that I would approach this is to, if they were coming in, at the planning stage, they don't have their MET's done. So, we would basically be on their site plan.....

Chairman Pane: When they talk to the power companies, they check to see if they have power.



Paul Dixon: A lot of them I have dealt with.....

Chairman Pane: Like they have to talk to the MDC, make sure they have sewer and stuff like that and the utilities also. It just seems like an awful lot that the state is mandating.

Paul Dixon: Yes, and the discussion as far as my recommendation is, if we want to follow what the State is say, the ten percent, whether there is a desire to do more, which it doesn't appear to be, to the developers themselves, then figure, you are going to have different styles of development. You are going to have some that are lifestyles development, there some that have more amenities, have less amenities, and the charges are reflected based on the rents. So there may be people who put in a lot more, who are encouraging people to adopt and encouraging that type of free movements, and you might have some that say, yep, I'm going to put in the infrastructure as is, and then when the requests come in.

Chairman Pane: Any Commissioners have any questions?

Commissioner Woods: I agree with you, I think ten percent is a little bit high, but take a grocery store, a grocery store could have as many as 200 parking spots, thus twenty charging stations that they have to have provisions for, that's pretty substantial.

Paul Dickson: Yes, and I think it would be up to the Commission when it comes to you, for when they have their plans, and the staff review too, okay, you have twenty stations and you have the infrastructure so many if not, twenty boxes let's say, but it's the main line going out to that part of the infrastructure with the one box, so the work could be done in a confined area. This could all be worked out when the site plan comes in. I wouldn't necessarily encourage someone if they did know exactly what the layout was going to be, to lay it out for right now technology, and say I'm going to put it in in five years, and they have to redo everything.

Commissioner Woods: So, you will have, you would have the primary from the building, then from the building to a (inaudible) and that's it.

Paul Dickson: And the thing is, you would have the conduit going out to the parking lot, whether it is a central location, that would be reviewed by the Commission when it comes to say, okay, yes this is compliant with our regulations, you have again, the conduit going out there, you have the infrastructure and it does require you to pull cable.

Commissioner Woods: The charger doesn't have to be there, but if somebody wanted, everything needs to be in place.

Chairman Pane: Wouldn't you rather have four or five new ones working, rather than all underground and not working?

Paul Dickson: Again, this is the legislature, this is what they put out there. There are other communities that will do more, again, it depends on what the community is looking to do. It

depends, some are very specific, like downtown areas, there are some of them more specific in dealing with rentals, they have a lot of shared, zip cars, and they even have that in the regulations, zip cars. Some of this is for the developer to work out the plans for their tenants and what they are looking to do. This is the requirement of the State, ten percent.

Commissioner Claffey: And that goes back to my question, the proposed definition in that mandated regulation is saying different things; a public or private parking space that is served by battery charging equipment with the purpose of charging. That tells me that I have to, but in the regulations, it says charging infrastructure, which is no electricity, just the conduit. So why would we want a definition that doesn't coordinate with the regulation.

Paul Dickson: So the way I would kind of look at this, again, this can be changed, the way I look at it, you define what a level two is, it's kind of understood, but you define it to say what is out there. Then you have the electric vehicle charging stations, number one, infrastructure. The current law says this is required. It's kind of built in, if any other state law comes out, then you have to require a certain amount of stations, that just gets inserted as number two. So, it is there to kind of future proof the regulation itself, that is kind of the way it is set up. Again, it's just infrastructure now.

Commissioner Woods: And it's 30 spaces or more.

Paul Dickson: Correct

Commissioner Claffey: So, if you look at some of the current multi-families that are under construction, we know more are coming, so you might need 45 charging stations. The most that I have seen in Connecticut, no offense, the area at the DOT, they only have I think ten, maybe twelve if they are double sided, some are only single sided, but down on I-95, they have maybe ten or twelve at most, and those rest areas hold four or five hundred cars maybe, three hundred cars. I think this is a little extreme to put on the back of a developer, not even the tenant or the renter or the community. I mean, look at Newington, we have two in our whole town, right? It is pretty sad, but.....

Paul Dickson: And that is why potentially they recommend keeping it at what the state has mandated, and that is kind of what I am getting from the Commission is go with the state mandate, and allow the developer to push further if they have the tenants who have those vehicles and the desire to, there is actually a lot in this law too, that doesn't apply to the TPZ, but they went as far as having it so if you are a renter, you have a right to tell your landlord, get a station. If you are a condo, you have a right to install one and the condo board cannot tell you not to. So this law actually does have a lot more to it, but this is the one section that applies to the TPZ.

Chairman Pane: Thank you. Any other questions?

Commissioner Drozd: In 2020 four percent of new cars were electric and in 2022, fourteen percent of new cars were electric.

Paul Dickson: So again, this is for future, which is what the clean air act is trying to do, not making them install the stations, but if there was a demand, but this might encourage people, if they have the ten percent, maybe they throw in a couple of stations because they already have the infrastructure, they have it ready, they have a couple cars of the people that are there, and it would make it easier for them just to add down the line when they get more of their tenants. I know, recently the place where I live had to add them and had to rip up the parking lot and go through it, because people had asked for the stations there, so it was a larger, more expensive retro fit. It is only if it is new, so it does not affect anything that has already been approved by the TPZ.

Commissioner Claffey: Now let me ask you this, have we looked at when a developer comes in and wants to do a site plan and change the whole design of a parking lot? Sometimes they come in, rip out the whole parking lot and redesign it, would that then constitute new? With a building with a certain percentage that it becomes a complete rehab, brand new, would this ever possibly someone who wants to say, redesign the Fenn Road Stop and Shop parking lot? Just for whatever reason they would, but.....

Paul Dickson: What I would recommend is that when we are talking about it now that we clearly state what the intent is. Is it when you rip up a parking lot, is that considered new, or not. Now they would come in for a site plan and say, if you are disturbing the entire site, they would be coming before you for a site plan because they are modifying so much of it, changing access, adding parking, doing all that, but I think that is at the Commission's discretion.

Commissioner Woods: I understand that might be a chance to put the conduit in, but the building might not be changing, so while there are changes to the parking lot, there might not be an upgrade to the electrical to the building. So, it is going to be interesting how we look at this. A lot of businesses are doing it anyway because it's a draw.

Paul Dickson: I think at staff level too, typically one of our comments is, the regulations say that you are required to do it, but some consideration.....

Commissioner Woods: Encouraged, now not mandatory, but at least put the conduit in.

Paul Dickson: If they were completely retrofitting a building, and redoing the electrical, that would be an opportune time, and that might be something, again for the discussion and how you want this to apply, so the State has given the language to do, so I think it is up to the TPZ to really define use.

Commissioner Woods: Local market moves in the FoodMart plaza, they added two or three stations.

Chairman Pane: All set.

### XIII. COMMUNICATIONS

Chairman Pane: We all received the CRCOG letters, any questions?

### XIV. PUBLIC PARTICIPATION (For items not listed on the agenda; speakers limited to two minutes.)

Rose Lyons 46 Elton Drive: I just wanted to thank the Town Planner for the update on the affordable housing. I think I understand most of it except for the deed restricted and I think probably what we have right now, from my understanding, is Hopkins Drive and then it's Dakota I believe that is deed restricted, then I'm all set.

I still have questions about the Connecticut Avenue property where they were going to put five or six houses, and I don't see any activity over there, so usually what I do is, I go right to the Town Planner or the Town Engineer, now that we have one, but I thank you once again Paul for putting that information out there, I recorded it so I can look at it again. The other thing I was wondering, and I don't know how long, and I think Erik may have told me before, how long is this hybrid meeting going to continue. Is there going to be some point in time when NCTV is going to be able to zoom in on you and figure out who is talking. I can just about see, and I have a pretty big TV, and you can, I can see a rainbow of colors of shirts around the table, but I can just about tell who is talking sometimes. If you don't state your names, I know that you all on them, and stuff like that, but I would like to see it back to the way it used to be. That is my own personal opinion. In any case, thank you, and I love these short meetings, they are wonderful, have a good night.

Chairman Pane: Thank you. Anyone here in person who would like to speak?

Rob Talletts: Can we talk about cannabis a little bit? I know it was part of the discussion tonight, so.....

Chairman Pane: Go right ahead.

Rob Talletts: I'm not really wild about it, for the record. In New Britain, it's Webster Bank, I was following this story. Webster Bank, in New Britain, the citizens in town were totally against a cannabis cultivation, whatever going on at the same time, in the same building. I don't know if anyone has been to Corbin Avenue where the old Webster Bank was, they have a massive parking lot and the building is massive. I think it used to be one of their main headquarters. Many of the citizens were against it. But the Town Council and the TPZ went ahead with it. I'm just not wild about brining cannabis into the Town of Newington. Has anyone looked, I know you have to comment afterwards, but did anyone here as a unit looked into other towns, to see what has happened after a period of time when cannabis has been instituted and see what happened to the town? I'm not saying bad things are going to happen, I'm just not wild about it, and I just think, I understand that times are changing, I just think we should proceed with

caution. If someone could let me know if anybody has looked around at other town, maybe it has been going on, cultivation and selling of cannabis for a period of time, and see if the crime, traffic accidents, things like that going on, have increased, or I suppose they could decrease but I think more increase than decrease, but I could be wrong. I just wanted, about cannabis, I know times are changing, I get it, that's all.

Chairman Pane: Thank you. Anyone else wishing to speak?

**XV. REMARKS BY COMMISSIONERS**

Commissioner Fox: Just in response to Mr. Talletts question about research into other towns, I know I have been watching, I was on the Commission when we approved that, and did a lot of questioning of residents, but I really don't think there has been enough time to access the information, to see what is happening to traffic, to accidents, to OD's, things like that so I'm sure that can be done in the future. Thank you for your question.

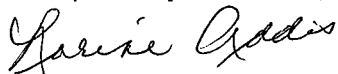
**XVI. CLOSING REMARKS BY THE CHAIRMAN**

Chairman Pane: I want to thank everybody, thank you Paul and thank you NCTV.

**XVII. ADJOURN**

Commissioner Havens moved to adjourn the meeting at 7:45 p.m.

Respectfully submitted,



Norine Addis,  
Recording Secretary