



**Town of Beacon Falls  
Planning & Zoning Commission  
Public Hearing Minutes- July 21, 2022  
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

**Members Present:** Donald Molleur (**DM**), Michael Rupsis, (**MR**), Marc Bronn (**MB**), Jonathan Conte (**JC**) Jack Burns (**JB**), Robert Starkey (**RS**), Harry Roscoe (**HR**), Howard Leeper (**HL**)

**Members Absent:** Michael Pratt (**MP**)

**Others Present:** Town Planner Keith Rosenfeld (**KR**), Zoning Enforcement Officer Michael Mormile (**ZEO**), Members of the Public: Joann Delenick

**1. Call to Order/Pledge to the Flag:**

**DM** opened the meeting at 7:00 P.M.

**2. Public Hearing regarding the proposed item below:**

- a. PZC-06162022-1-TA: PZC initiated Text Amendment to revise the Town of Beacon Falls Zoning Regulations for Cannabis Establishment. **DM:** We ended the moratorium we are trying to put together regulation conducive to the town needs. I must applaud the committee along with the Town Planner that worked on this. Town Planner will go through the highlights. **KR:** Over the few months a subgroup of the Planning & Zoning Commission it was determined that the town and the commission wanted to put together in our zoning regulations that Prohibit and Allow for the Cannabis Establishments to be in town. The following was proposed and decided, is to restrict all cannabis establishments that deal with retail use. Town Planner read the following amendments and gave further explanation in bold.
  - i. Add to Section 6.4 Prohibited Uses Subsection 6.4.11 A Cannabis Retailer, Cannabis Hybrid Retailer, Cannabis Delivery Service and Cannabis Micro Cultivator. ***(a cultivator could have their license amendment to allow for delivery)***
  - ii. Add to Section 41 Industrial District No. 1 Subsection 41.1.1 Cannabis Cultivator, Cannabis Food, Beverage Manufacturer, Cannabis Producer, Cannabis Product Manufacturer, Cannabis Product Packager. ***Those are all involved in the manufacturing would then be sold to cannabis retailers in other communities. The regulations are the same for both industrial districts and are subject to the provisions of Section 51: engineered site plans are needed to be approved by the Planning & Zoning Commission. Also, provided that the standard regulations of the site plans plus specific conditions. Added to end of minutes.***
  - iii. 42 Industrial Park District Subsection 42.6.1 Cannabis Cultivators, Cannabis Food and Beverage Manufacturer, Cannabis Producer, Cannabis Product Manufacturer, Cannabis Product Packager.
  - iv. Adding associated definitions.



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- b. Comment & Questions from Public: Chairman asked 3 times there were none.
  - c. Comments & Questions from Commissioners: HR As a member of the committee, we would like to commend Keith on the great job he did.
3. Adjournment  
**Motion to close hearing made by MB/HL. All ayes. Motion carried. The hearing closed at 7:10 p.m.**

Respectfully Submitted,

Leah Rajvong  
Clerk, Planning & Zoning Commission



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**1. ADD TO SECTION 6.4 PROHIBITED USES**

6.4.11 A Cannabis Retailer, Cannabis Hybrid Retailer, Cannabis Delivery Service and Cannabis Micro Cultivator as defined as defined in Connecticut General Statutes (CGS) Section 21a-240.

**2. ADD TO SECTION 9: DEFINITIONS**

9.4.1 "Cannabis" means marijuana, as defined in section CGS 21a-240.

9.4.2 "Cannabis Cultivator": A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space.

9.4.3 "Cannabis Establishment" means a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter.

9.4.4 "Cannabis Delivery Service" : A person that is licensed to deliver cannabis from (A) micro-cultivators, retailers and hybrid retailers to consumers and research program subjects, and (B) hybrid retailers and dispensary facilities to qualifying patients, caregivers and research program subjects, as defined in section 21a-408, or to hospices or other inpatient care facilities licensed by the Department of Public Health pursuant to chapter 368v that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof.

9.4.5 "Cannabis Food and Beverage Manufacturer": A person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.



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9.4.6 “Cannabis Hybrid Retailer”: A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.

9.4.7 “Cannabis Micro-Cultivator”: A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner.

9.4.9 “Cannabis Producer”: A person that is licensed as a producer pursuant to section 21a-408i and any regulations adopted thereunder.

9.4.10 “Cannabis Product Manufacturer”: A person that is licensed to obtain cannabis, extract, and manufacture products exclusive to such license type.

9.4.11 “Cannabis Product Packager”: A person that is licensed to package and label cannabis.

**3. ADD TO SECTION 41 INDUSTRIAL DISTRICT NO. 1**

41.1.1 Cannabis Cultivator, Cannabis Food, Beverage Manufacturer, Cannabis Producer, Cannabis Product Manufacturer, Cannabis Product Packager subject to the provisions of Section 51 and provided that:

1. The production and/storage of cannabis shall be conducted indoors.
2. The Beacon Falls Police Department shall review and approve a proposed security plan for the facility.
3. The Beacon Falls Fire Marshal Office/Fire Department shall review and approve the storage of fertilizers associated with the production of cannabis and the fire-fighting feasibility of the proposed facility.



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4. The production and/or storage of cannabis shall not create the emission of dust, odors, fumes, smoke, wastes, noise, vibrations, traffic, and environmental impacts to surrounding properties.
5. The applicant shall have received a provisional license approval from the Connecticut Department of Consumer Protection to operate either as a Cannabis Cultivator, Cannabis Food and Beverage Manufacturer, Cannabis Producer, Cannabis Product Manufacturer, Cannabis Product Packager.
6. The applicant shall submit a sign package for review and approval by the Planning and Zoning Commission.

**4. ADD TO SECTION 42 INDUSTRIAL PARK DISTRICT**

42.6 Site Plan: Prior to approval of an "APPLICATION for a CERTIFICATE OF ZONING COMPLIANCE" for a use permitted under this Section, a site plan shall be submitted and approved in accordance with the provisions of Section 51.

42.6.1 Cannabis Cultivators, Cannabis Food and Beverage Manufacturer, Cannabis Producer, Cannabis Product Manufacturer, Cannabis Product Packager subject to the provisions of Section 51 and provided that:

1. The production and/storage of cannabis shall be conducted indoors.
2. The Beacon Falls Police Department shall review and approve a proposed security plan for the facility.
3. The Beacon Falls Fire Marshal Office/Fire Department shall review and approve the storage of fertilizers associated with the production of cannabis and the fire-fighting feasibility of the proposed facility.
4. The production and/or storage of cannabis shall not create the emission of dust, odors, fumes, smoke, wastes, noise, vibrations, traffic, and environmental impacts to surrounding properties.
5. The applicant shall have received a provisional license approval from the Connecticut Department of Consumer Protection to operate either as a Cannabis Cultivator or a Cannabis Food and Beverage Manufacturer, Cannabis Producer, Cannabis Product Manufacturer, Cannabis Product Packager.



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6. The applicant shall submit a sign package for review and approval by the Planning and Zoning Commission.