

**Capitol Region Council of Governments  
Regional Planning Commission Virtual Meeting  
Thursday, November 18, 2021, 7:00 pm**

**Attendance**

Jennifer Bartiss-Earley  
Jonathan Thiesse  
Tom Manning  
Ed Marek  
Larry Niland  
Jay Stoppelman  
Stanley Sobieski  
Bart Pacekonis  
Brendan Malone  
Meg Harvey  
Cindy Cooper

**Town/Organization**

Plainville  
Bloomfield  
Bolton  
Coventry  
Glastonbury  
Manchester  
Newington  
South Windsor  
Suffield  
Windsor  
Windsor Locks

**Staff**

Chris Henchey  
Laura Quintiliani

CRCOG  
CRCOG

**Guests**

Raul De Jesus Jr.

City of Hartford

**1. Call to Order and Introductions**

Vice Chairman Brendan Malone called the meeting to order at 7:02 pm.

**2. Adoption of Minutes: September 23, 2021 ([attachment](#))**

**Stanley Sobieski moved to approve the minutes of September 23, 2021 as presented. Brendan Malone seconded the motion; it carried unanimously with Cindy Cooper and Jonathan Thiesse abstaining.**

**3. Presentation: Cannabis Best Practices**

Based on research and data compiled by CRCOG Intern Norell Ferguson, CRCOG staff member Chris Henchey presented on Cannabis Best Practices throughout the region and discussed how Connecticut will likely mirror those practices.

**4. Report on Zoning and Subdivision Referrals ([attachment](#))**

Chris Henchey reviewed recent zoning and subdivision referrals with the RPC.

**Stanley Sobieski made a motion to approve the referrals as presented. Bart Pacekonis seconded the motion and it carried unanimously.**

## **5. Approval of 2022 Meeting Schedule**

**Stanley Sobieski made a motion to approve the referrals as presented. Cindy Cooper seconded the motion and it carried unanimously.**

**40:25 –**

## **6. What's New in My Town – A Discussion and Report on Local Planning and Development Activities in the Municipalities of the Capitol Region**

**Plainville** – Jennifer Bartiss-Earley stated that the town of Plainville has been relatively quiet, although they did see one application for a zone change from residential to two different zones. Many members of the town offered feedback against that and the town's Planning and Zoning Committee unanimously denied the application.

**Newington** – Stanley Sobiesky shared that Newington has received an application that will change a residential zone to a PD to include 225 apartments. At least 150 residents in that area have come out in opposition to this zoning change. A vote will take place to determine the outcome.

**Suffield** – Brendan Malone shared that the town of Suffield has been working on conservation development as well as recreational cannabis planning. It was decided by the town to forego seeking a moratorium and instead attempt to craft new regulations in preparation for possible license applications. He also reported that this is his last meeting with the CROG Regional Planning Commission as he will no longer be serving on the Planning and Zoning Commission for the town of Suffield.

**Windsor** – Meg Harvey announced that the town of Windsor had a public forum as part of their last meeting to hear resident input on recreational cannabis establishments in town. The town of Windsor currently has a moratorium, but wanted to gauge public feeling on whether to move forward with regulations that would permit such an establishment. Based on population size, Windsor only qualifies for one such establishment. Resident input was mostly positive, so the town will be developing regulations that would guide where one of these establishments could or couldn't open in the town of Windsor.

**Bolton** – Tom Manning mentioned that the town of Bolton had a presentation on their affordable housing plan. It will be adopted as an amendment to the Plan of Conservation and Development.

**South Windsor** – Bart Pacekonis shared that South Windsor has recently celebrated the opening of a new Costco. There are also some upcoming projects at Evergreen Walk including a change to the general plan. The town of South Windsor has just enforced a cannabis moratorium, although a medical marijuana establishment has filed for a retail license for recreational cannabis. The town's lawyer is currently looking into this.

**Manchester** – Jay Stoppelman reported that the town of Manchester changed their plan of conservation to match the recently passed legislation. Manchester changed their rules as far as ADUs to allow ADUs in all residential zones. The town has also restricted parking to match the recently passed state legislation. Manchester is also looking at training and establishing a committee on affordable housing.

## **7. Other Business**

CRCOG has completed the affordable housing assessment that was presented on at the September 2021 meeting. If RPC members have ideas or suggestions for future presentations, please email Chris Henchey at [chenchey@crcog.org](mailto:chenchey@crcog.org).

Chairperson Bartiss-Earley thanked Stanley Sobieski and Brendan Malone for their service and time spent on the committee as this was their last meeting with RPC.

**With no further business, Stanley Sobieski made a motion to adjourn at 7:58 pm. Cindy Cooper seconded the motion and it carried unanimously.**