

Application # _____
Fee Paid \$ _____

**Town of Colebrook
Planning & Zoning Commission
Application for Development**

<input type="checkbox"/> Site Plan	<input type="checkbox"/> Excavation Renewal
<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Zoning/Subdivision Change
<input type="checkbox"/> Resubdivision	<input type="checkbox"/> 8-24 Referral
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Plan Modification Request

Date Submitted: _____ Date Received: _____

- PROJECT LOCATION: Town of Colebrook
PROJECT NAME: Regulations Text Amendment
- ASSESSOR'S MAP: _____ LOT(S): _____ LOT SIZE: _____
- APPLICANT: Colebrook Planning and Zoning Commission
- ADDRESS OF APPLICANT: _____
- PHONE # OF APPLICANT: _____ FAX #: _____
- APPLICANT E-MAIL: _____
- OWNER: _____
- ADDRESS OF OWNER: _____
- PROPOSAL (Please attach supplemental application, if applicable): Add sections 5.C.3 (Opting out of Certain provisions of Public Act 21-29, and Section 5.G (Temporary and limited Moratorium on Cannabis establishments))

- ZONING DISTRICT: PRESENT _____ PROPOSED (ZONE CHANGE ONLY) _____
- ZONING DISTRICTS OF ABUTTING PROPERTIES (ZONE CHANGE ONLY):
North: _____ South: _____ East: _____ West: _____
- WHERE THERE ANY VARIANCES GRANTED FOR THE PROPERTY? YES [] NO []
IF SO, PLEASE PROVIDE A COPY OF THE VARIANCE THAT WAS GRANTED.
- IS PROPERTY LOCATED 500 FT. OR LESS FROM TOWN LINE? YES [] NO []
IF YES, NAME OF ADJACENT TOWN(S): _____
- ARE THERE WETLANDS ON THE PROPERTY OR IS PROPOSAL REGULATED BY WETLANDS COMMISSION? . NO [] YES []
SPECIFY DATE OF INLAND WETLANDS COMMISSION MEETING: _____
- IS PROPERTY LOCATED IN A FLOOD ZONE? [] YES: ZONE _____ [] NO

All information submitted with this application is true and accurate to the best of my knowledge. I understand that this application is to be considered complete only when all information and documents required by the Commission have been submitted. I hereby grant permission to the Commissioners, Town staff, or their agents thereof, to inspect the property which is the subject of this application, at reasonable times both before and after a final decision has been made.

SIGNATURE OF APPLICANT: _____

DATE: _____

SIGNATURE OF OWNER: _____

DATE: _____

PLEASE READ THE FOLLOWING:

- A. Applications for **Special Permits and Zone Changes** require notification of the Public Hearing by **Certificate of Mail**, to all persons that own land that is adjacent to the land that is the subject of the hearing. Said notice shall be provided by the petitioner in the manner prescribed by the Zoning Regulations, Section 8.4., as follows:

“In addition to any other notice provisions of local or State regulations, and statutes, applicants requesting a change in zone or a Special Permit shall notify by certificate of Mailing to each property owner adjacent to any point on the boundary of the subject property; of the date, and place of the public hearing, wherein such request is to be considered by the Commission. Such notice shall be mailed a minimum of 7 days prior to the date of Public Hearing. At the time of Public Hearing the applicant shall present receipts from the postal service to demonstrate compliance with this section.

Note: The above notice requirement does not apply to applications initiated by the Commission.

- B. Written request: This application must be accompanied by a written description of the request. Please be as specific as possible.
- C. Maps & Plans: This original application must be accompanied by **11 copies** of the application, all relevant site and architectural plans drawn at an appropriate scale, and in a format not larger than 24" x 36". **All large drawings SHALL be folded to 8 1/2 x 11 size.** Unless specifically waived by the Commission or Town staff, upon the request of the petitioner, the following information **must be included** on the maps and plans:

Existing conditions

Waived	Submitted	
<input type="checkbox"/>	<input type="checkbox"/>	Location of all existing buildings
<input type="checkbox"/>	<input type="checkbox"/>	Existing topography
<input type="checkbox"/>	<input type="checkbox"/>	Major landmarks, such as rock outcroppings, rock walls, etc.
<input type="checkbox"/>	<input type="checkbox"/>	Wetland boundaries, ponds, watercourse locations & the 100-yr floodplain
<input type="checkbox"/>	<input type="checkbox"/>	Wooded areas/tree lines
<input type="checkbox"/>	<input type="checkbox"/>	Easements of rights-of-way
<input type="checkbox"/>	<input type="checkbox"/>	Zoning of adjacent properties

Site development information

Waived	Submitted	
<input type="checkbox"/>	<input type="checkbox"/>	Required front, side and rear yard setbacks
<input type="checkbox"/>	<input type="checkbox"/>	Proposed street lines and names (if any)
<input type="checkbox"/>	<input type="checkbox"/>	Proposed easements or rights-of-way
<input type="checkbox"/>	<input type="checkbox"/>	Location of all proposed buildings, with first floor elevations noted.
<input type="checkbox"/>	<input type="checkbox"/>	Indicate the square footage of all structures
<input type="checkbox"/>	<input type="checkbox"/>	Limits of pavement for driveways, roads, sidewalks and parking areas
<input type="checkbox"/>	<input type="checkbox"/>	Location, number & size of parking stalls (including ADA parking, when required), and proposed surface treatment
<input type="checkbox"/>	<input type="checkbox"/>	Proposed grading-contours at no more than 2-foot intervals. Also indicate the overall limit of site disturbance.
<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan, including location of plantings, size at planting, common name and number of plants. Method of irrigation must also be indicated.
<input type="checkbox"/>	<input type="checkbox"/>	Distance from structures and parking areas to property lines on all sides.
<input type="checkbox"/>	<input type="checkbox"/>	Location of all utilities and associated structures, including gas, water, sewer (sanitary and storm), electric, telephone and cable TV.
<input type="checkbox"/>	<input type="checkbox"/>	Architectural drawings (elevations of all sides).
<input type="checkbox"/>	<input type="checkbox"/>	Exterior lighting location, height, type (include cut sheet), intensity and quantity of fixtures.
<input type="checkbox"/>	<input type="checkbox"/>	Location of fire lanes and hydrants.
<input type="checkbox"/>	<input type="checkbox"/>	Loading areas (number and size of spaces).
<input type="checkbox"/>	<input type="checkbox"/>	Refuse and recycling disposal areas (location and screening).
<input type="checkbox"/>	<input type="checkbox"/>	An information table, indicating the following: <ul style="list-style-type: none"> ▪ Zone in which property lies; ▪ Site area, in square feet and acres; ▪ Gross floor area; ▪ Building coverage, existing and proposed; ▪ Building height in feet and number of stories; ▪ Number of parking spaces required and proposed; and ▪ Proposed density (number of dwelling units/acre).
<input type="checkbox"/>	<input type="checkbox"/>	Any other information requested by the Commission.

Review Process. Completed applications shall be submitted to the Zoning Department, located on the 1st floor of the Town Hall at 562 Colebrook Road in Colebrook. The application will then be placed on the Planning & Zoning Commission agenda (as "New Business"), according to the meeting schedule filed in the Town Clerk's Office, and copies of the application will be distributed to Commission members and appropriate Town staff for their review.

The petitioner will be the contact person for both the Commission and the Town staff relative to the processing of this application. The petitioner is required to attend all Public Hearings regarding this application scheduled with the Commission.

If you should have any questions regarding this application, please contact the Zoning Enforcement Officer at 860-379-3359 ext. 209.

Proposed Amendments to Zoning Regulations

Add the following Sections

Section 5.C.3 – Opting Out of Certain Provisions of Public Act 21-29

The Town of Colebrook hereby opts out of the following:

- (1) The provisions of Section 6, subsections (a) through (d), inclusive, of Public Act 21-29; and
- (2) The provisions of subdivision (9) of subsection (d) of section 8-2 of the General Statutes, as amended by Public Act 21-29.

To become effective upon the two-thirds vote of the Board of Selectmen pursuant to Sections 5 and 6(f) of Public Act 21-29:

Section 5.G. Temporary and Limited Moratorium on Cannabis Establishments

Statement of Purpose. This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes.

The Connecticut General Assembly has passed, and the Governor has signed S.B. 1201, An Act Concerning *Responsible and Equitable Regulation of Adult-Use Cannabis (the “Act”)*, portions of which are effective on July 1, 2021. Said Act contains provisions allowing municipalities to prohibit or place certain restrictions on cannabis establishments with the exception of existing dispensary facilities and producers for medical marijuana as defined in Chapter 420f, C.G.S., *Palliative Use of Marijuana* – legislation passed in 2012 authorizing the use of medical marijuana. This temporary and limited term moratorium has been adopted to provide the Town with the time necessary to develop regulations for cannabis establishments that meet statutory responsibilities and promote the public’s general health, safety and welfare.

Definitions.

Cannabis. Marijuana as defined in Section 21a-240, C.G.S.

Cannabis Establishment. Producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager and or delivery service.

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.

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, C.G.S., or to hospices or other inpatient care facilities licensed by the Department of Public Health pursuant to Chapter 368v, C.G.S. that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof.

Dispensary Facility. Means a place of business where cannabis may be dispensed, sold or distributed in accordance with Chapter 420f, C.G.S. and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department has issued a dispensary facility license under Chapter 420f, C.G.S. and any regulations adopted thereunder.

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.

Hybrid Retailer. A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.

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.

Person. An individual, partnership, limited liability company, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee or any other legal entity and any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, and any combination thereof.

Product Manufacturer. A person, excluding a producer, that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type and who may sell or transfer cannabis and cannabis products to laboratories, research programs and cannabis establishments.

Product Packager. A person that is licensed to package and label cannabis and cannabis products.

Retailer. A person, excluding a dispensary facility that is licensed to purchase cannabis and cannabis products from producers, cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis and cannabis products to consumers and research programs.

Transporter. Means a person licensed to transport cannabis between cannabis establishments, laboratories and research programs.

Applicability. During this temporary and limited-term moratorium, cannabis establishments shall be prohibited in the Town of Colebrook, and any and all applications submitted for the approval of any cannabis establishment shall be denied by the Planning and Zoning Commission or Zoning Enforcement Officer, as may be appropriate.

Effective Date/Term. This temporary and limited moratorium shall become effective on May 1, 2022 and shall remain in effect until April 30, 2023.