

Mr. Michael Maniscalco
Town Manager
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

EXHIBIT A

Tuesday, April 19, 2022

RE: Resolution Concerning the Proposed Affordable Housing Plan

Dear Mr. Maniscalco:

At its Regular Meeting of April 18, 2022, the South Windsor Town Council approved the following Resolution:

WHEREAS, the Town of South Windsor is required to prepare an Affordable Housing Plan under provision of CGS 8-30j and submit to the Connecticut Department of Housing by June 1, 2022;

Whereas, such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality; and

Whereas, the Town obtained the consulting firm of Planimetrics, Inc to assist the Affordable Housing Working Group in the preparation of this plan;

Whereas, the Affordable Housing Group comprised of local boards, commission and the public, supported by town staff and the consultant met several times over the past 6 months to review the Town's current housing affordability and to develop the draft plan;

Whereas, a portion of their research involved a community-wide Affordable Housing survey which yielded over 900 responses that provided valuable information and direction for the Group;

Whereas, as stated in the "Overall Vision" portion of this Plan, addressing changing housing needs and promoting diverse housing opportunities are important for the Town of South Windsor and its current and future residents; and

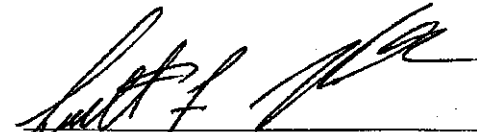
Whereas, people's housing needs and desires change over the course of their lives and providing for a diverse mix of housing helps ensure that people of all ages, incomes, and demographics will be able to find housing in South Windsor to meet their needs; and

Whereas, the Affordable Housing Working Group hopes that this Plan will help inform and educate residents about the housing needs in South Windsor result in specific actions to help address these and future needs.

Whereas, the preparation and adoption of this Affordable Housing Plan is consistent with the Fair Housing Policy adopted by the Town Council in 2021;

NOW, THEREFORE, BE IT RESOLVED That the Town of South Windsor hereby endorses the proposed Affordable Housing Plan and sends a favorable recommendation to the Planning and Zoning Commission for public hearing on April 26, 2022.

Respectfully submitted,



Scott A. Nolan
Clerk of the Council

cc: Michael Maniscalco, MPA, Town Manager
Vanessa Perry, Assistant Town Manager/Director of Human Resources
Patricia Perry, Director of Finance
Scott Roberts, Assistant Town Manager/Director of Information Technology
Michele M. Lipe, Director of Planning



DRAFT 12-14-21 Modified 4-26-2022 by DPI

PZC Sponsored amendment to address Hybrid-Use Marijuana Dispensary Facility and Marijuana Production Facility

Delete: Section 2.24 – One year Moratorium on cannabis sales

Modify Table 4.1.1A Permitted Commercial and Industrial Uses to allow Hybrid-Use Marijuana Dispensary by Special Exception/Site plan in the General Commercial Zone and allow Marijuana Production Facilities in the Industrial zone by Site plan

Add Section 7.24 Hybrid-Use Marijuana Dispensary and Production Facilities

ARTICLE 7 SPECIAL REGULATIONS

Section 7.24 Hybrid-Use Marijuana Dispensary and Production Facilities.

7.24.1 Marijuana Dispensary and Production Facilities Definitions

Adult-Use Marijuana Dispensary Facility. A place of business where marijuana may be dispensed or sold at retail to qualifying adult-use consumers, and for which the CT Department of Consumer Protection has issued a dispensary facility license to an applicant under C.G.S. Sections 21a-408 through 21a-408q, inclusive.

Adult-Use Marijuana Production Facility. A secure, indoor facility where the production of adult-use marijuana occurs, and that is operated by a person to whom the CT Department of Consumer Protection has issued a producer license under C.G.S. Sections 21a-408 through 21a-408q, inclusive, and in accordance with Section 21a-408-20 of the Regulations of Connecticut State Agencies.

Hybrid-Use Marijuana Dispensary Facility. A place of business where marijuana may be dispensed or sold at retail to qualifying medical patients, primary caregivers, and to qualifying adult-use consumers, and for which the CT Department of Consumer Protection has issued a dispensary facility license to an applicant under C.G.S. Section 21a-408 through 21a-408q, inclusive.

Hybrid-Use Marijuana Production Facility. A secure, indoor facility where the production of medical and adult-use marijuana occurs, and that is operated by a person to whom the CT Department of Consumer Protection has issued a producer license under C.G.S. Sections 21a-408 through 21a-408q, inclusive, and in accordance with Section 21a-408-20 of the Regulations of Connecticut State Agencies.

Medical Marijuana Dispensary Facility. A place of business where marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers, and for which the CT Department of Consumer Protection has issued a dispensary facility license to an applicant under C.G.S. Sections 21a-408 through

21a-408q, inclusive, and in accordance with Section 21a-408-14 of the Regulations of Connecticut State Agencies.

Medical Marijuana Production Facility. A secure, indoor facility where the production of marijuana occurs, and that is operated by a person to whom the CT Department of Consumer Protection has issued a producer license under C.G.S. Sections 21a-408 through 21a-408q, inclusive, and in accordance with Section 21a-408-20 of the Regulations of Connecticut State Agencies.

Micro-Cultivator. A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment that is between 2,000 square feet and 10,000 square feet of grow space, prior to any expansion authorized by the Department of Consumer Protection commissioner.

7.24.1 Hybrid-Use Marijuana Dispensary Facility Permitted by Special Exception.

The dispensing or sale at retail of Medical and/or Adult-Use Marijuana, as defined herein as a Hybrid-Use Marijuana Dispensary Facility, shall be considered a special exception use subject to all provisions of these Regulations governing special exception uses and limited to the General Commercial zone. All Connecticut state regulations and laws on the dispensing of marijuana shall be adhered to and form the basis for local regulation of marijuana sales.

1. The number of Hybrid-Use Marijuana Dispensary Facilities in South Windsor shall be limited to one.
2. Prior to issuance of a Zoning Permit, the applicant must provide to the Zoning Enforcement Officer a copy of the Hybrid-Use Marijuana Dispensary Facility license issued to the applicant under the authority of the State of Connecticut Commissioner of the Department of Consumer Protection.
3. No Hybrid-Use Marijuana Dispensary Facility shall be located within 500 feet of a municipal building, public park, public recreation area, licensed adult or child day care center, dependency treatment center, or place of worship (each a "Protected Use"), which are in existence as of the effective date of the application for a special exception. A Marijuana Dispensary Facility shall not become non-conforming by the later establishment of a Protected Use within 500 feet and may be enlarged, renovated, and rebuilt, in accordance with all other applicable laws and regulations.
4. No Hybrid-Use Marijuana Dispensary Facility shall be located within 1,000 feet of any nursery/prekindergarten, kindergarten, elementary or secondary school, college, or university, whether supported by public or private funds (each a "School Use"), which are in existence as of the date of application for a special exception. A Marijuana Dispensary Facility shall not become non-conforming by the later establishment of a School Use within 1,000 feet and may be enlarged, renovated, and rebuilt, in accordance with all other applicable laws and regulations.

5. All business transactions and deliveries shall be conducted in strict accordance with State law.
6. All advertising for Hybrid-Use Marijuana Dispensary Facility shall comply with the regulations specified in Section 33 of RERACA.
7. Vehicular access onto the site shall be provided solely from a collector or arterial street.
8. Distance requirements are measured as a straight line from the main pedestrian entrance of the proposed Hybrid-Use Marijuana Dispensary Facility to the nearest main pedestrian entrance of said use so referenced in 1. and 2. above.
9. All other provisions of these Regulations shall be met.

7.24.2 Adult-Use and/or Medical Marijuana Production Facility.

The growing of marijuana or the production or manufacturing of marijuana products is allowed in the Industrial zone subject to site plan approval. The operator must receive a producer license from the CT Department of Consumer Protection as Marijuana Production Facility.

The growing of cannabis for medical or adult use in a state-licensed and secure micro-cultivator greenhouse facility is permitted by special exception in the Rural Residential zone on a farm with a minimum of fifty acres, provided such facility is at least 400 feet from a public street and at least 200 feet from a property line.

EXHIBIT C

From: Rep. Delnicki, Tom
Sent: Tuesday, April 26, 2022 2:43 PM
To: Peter DeMallie <PDeMallie@designprofessionalsinc.com>

As someone whose family farmed in South Windsor many years ago I stand in support of preserving farming in our community. I am concerned about the location of certain farming being in Industrial Zoned Areas. The regulations, as proposed, do not allow production or grow facilities in any zone other than the Industrial Zone. From a best use and economic development standpoint it makes no sense to utilize Industrial zoned areas for anything other than industrial use.

Bernard Thomas and Bruce Snow, South Windsor natives and local farmers, would like to be able to grow cannabis for medical and adult-use in a secure greenhouse on their fifty-four acre farm I stand in support of indoor micro farming on 50 acre or more with proper protections and security.

State Representative Tom Delnicki

Erica Evans
148 Quarry Brook Drive
South Windsor, CT 06074

April 25, 2022

South Windsor includes farming as a significant part of its proud history. Our town is no longer dominated by farmland, but we must consider and remember this history and the value that farming brings to our community. We have moved into a modern era that does not just include growing fruits and vegetables or tobacco, but also hemp. And now with the proper precautions in place, a local successful farming business run by long-standing and well-respected residents, looks to expand and include the growing and production of medical marijuana.

Wellflowers Farm has consistently conducted their business at a high standard and demonstrated a willingness to do their due diligence and meet the needs of their business in a way that positively impacts our community. The production of a 10,000 square foot facility at their 50 acres property on Strong Road will allow Wellflowers Farm to continue to adapt their business to meet a growing need for a product in a safe and regulated manner. Medical marijuana has been shown to have numerous positive uses to treat mental health as well as easy significant pain, to name a few.

When factoring the size of the building at the center of the discussion for Wellflowers Farms, one must consider that this facility would not differ much in size from the tobacco barns we all know and love amongst our community. A building of comparable size would be an addition to a farming property that would allow a local business to grow in a healthy and meaningful way for our town while at the same time providing needed revenue.

The growth of this business will bring new jobs and additional tax revenue to the town of South Windsor. The new development for a local business would relieve our reliance on big box warehouses that choke our streets and divide our community. Sustainability of businesses like Wellflowers Farm are what make our community strong.

#130

Support List for Micro-Cultivator of Cannabis on Large Farms

Amendment to Zoning Regulations

EXHIBIT D

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I am in favor of the requested change to the proposed current zoning amendment to allow the cultivation of marijuana on a farm with a minimum of fifty acres. We support our local farms and agriculture.

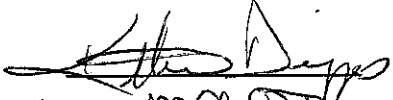
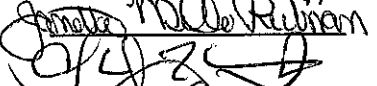
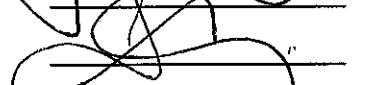
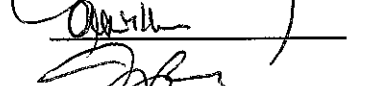
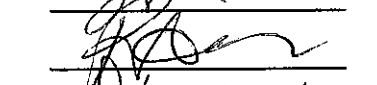
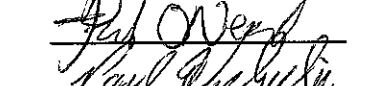
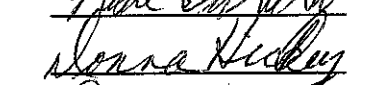



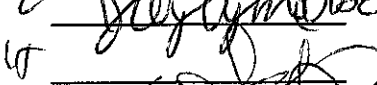
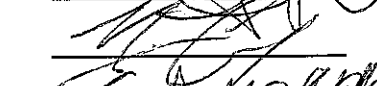
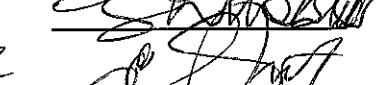
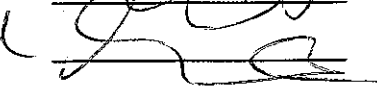


Name	Signature	Address
Cindy Snow		1105 Strong Road S.W.
Maria		50 Andrew Way
Ruth Flaherty		500 Andrews way Sw
Patryk Zygadlo		65 Alison Drive SW
Sarah Mahoney		65 Alison Drive SW
BRIAN CAWHAAD		123 Pierce Rd SWindser
Rosent Walker		325 Kelly Rd Vermont CT
Kimberly Goldman		64 King Court East Hartford CT
Greg Carra		159 Brookfield St. S.W.
Cheryl		159 Brookfield St SW
Harley Platt		77 West St. Manchester CT
Michael Saporito		125 Wadhams Rd, Bloomfield, CT
Jeff Lopez		120 Downey Dr, Manchester
Funda Markose		
JOEL GARCIA		16 BEACON ST MANCHESTER
J. Fragg		280 Maple St. E. A.Pd.
M. Tabej		18 Wallup School Rd.
N. Marro		12 merli Rd Windsor CT
Nicolas Cianc		23 Dooly Circle VERBODCT
Jackman Kelly		98 Newhampers one NB

Support List for Micro-Cultivator of Cannabis on Large Farms

Amendment to Zoning Regulations

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I am in favor of the requested change to the proposed current zoning amendment to allow the cultivation of marijuana on a farm with a minimum of fifty acres. We support our local-farms and agriculture.

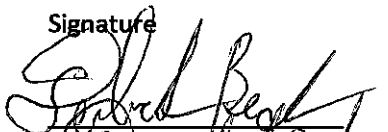
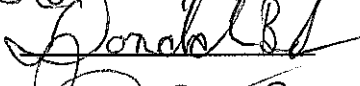


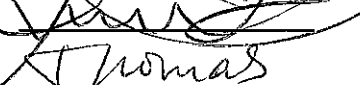
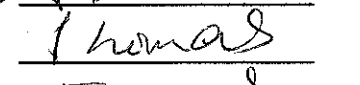
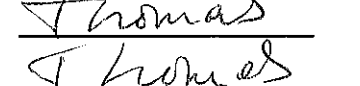
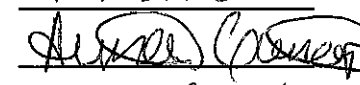
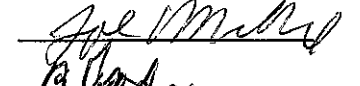


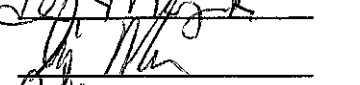
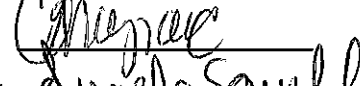
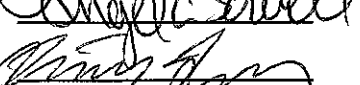


Name	Signature	Address
KITTEN ALLEN		972 CHAPEL RD SOUTH WINDSOR
Janette Miller-Potom		81 Amber Rd East Htsd
Clifford Thomas		3 PLANTATION RD E Windsor
Paul Clay		719 Sandstone Dr. S. Windsor
A. Williams		236 Foster Road S. Windsor
Jen Lee		Ticket return 25 Grover SW
Kateela Alvarez		52 Candlewood Drive SW 0607
Fred O'Neal		52 Candlewood Dr S. Windsor
PAUL WISKINSKY		30 HULLS RD E. HARTFORD
DONNA HICKEY		63 BIGELOW ST. MANCHESTER
Sharon Hodge		485 King St. South Windsor
Lynly Cichon		52 Main St Manchester
William Jr		42 Highland Ave Broad Brook
Jimmy Sabin		53 Hamden Rd E H
JOYANNE VISCONO		521 DAILY RD COVENTRY, CT
Amanda Barnett		39 Shennood Dr E H
Benjamin Fox		45 Clover Lane
Shane Bunde		172 SIDNEY AVE,
ERIE SHULTZ		90 PROSPECT HILL DR. E Windsor
STEFAN CAMPBELL		337 High St E. HARTFORD 06118

Support List for Micro-Cultivator of Cannabis on Large Farms

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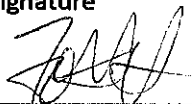



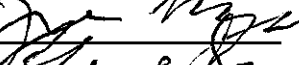
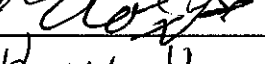
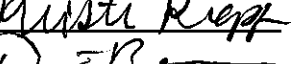

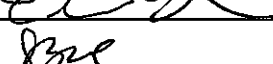





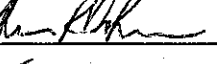
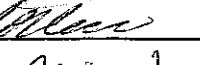
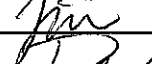
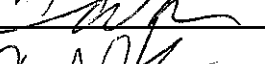
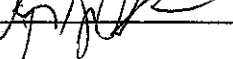

Name	Signature	Address
Deborah Beacham		120 Hillton Dr. S. Windsor Ct
Donald Beacham		120 Hillton Dr. S. Windsor Ct
Blondey Wynn		54 Quas-Nap S. Wm
Sarah Sheldon		103 Janet Dr East Hartford
Tishira Harmon		778 Clark St. S. Windsor
Jeanis Watson-Sobers		58 Silver Ln E Hartford
Christine Bernard		29 Sunset Terrace South Windsor Ct
Crystal		29 Sunset Terrace South Windsor
Alessandra		29 Sunset Terrace South Windsor
Amaris Quinonez		247 Oak Street Manchester
Joe Michalek		50 Sycamore Rd S. Windsor Ct
Ben Woy		11 DEPAUW CIR E HYD CT
Toni Cellura		904 Chapel Rd
MARK MORGANTI		19 GAIL LAKE S. WINDSOR
Tammy Morganti		19 Gail la., S Windsor
GREG MASON		39 SHERWOOD DR
Chaura Castillo		9 Mountain View DR
Angela Sowell		17 Northbrook court. 2H
Quincy Lane		104 Clover St. Windsor, CT 06095

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Name	Signature	Address
John Bachiochi		90 Ludlow Rd Windsor CT
Amanda Elliott		90 Ludlow Rd Windsor, CT 06095
maureen wash		129 Bailey Rd Rocky Hill CT 06007
Andrew Drozd		12 Chestnut Ln E. Hartford CT 06111
Joseph Bonazelli		95 Hackam Blvd.
Nick Johnson		19 Ringgold St W. Hartford 06114
Kristen Kraft		280 Peter Green St Tolland 06087
David Berry		19-D Folkstone Rd Broad Brook 06016
Erin Johnson		19D Folkstone, Rd. Broad Brook 06016
Sandie Barone		16 Carson way S.W.
Lauri Zawratny		114 Wesleyan Rd Glastonbury CT 06033
JOHN HALL		820 PREMIER DR PANAMA CITY FL
Jack Nube		794 South Street 06078 30401
Bryce Williams		261 Warner town Rd 06093
Bill Smith		306 Seaside Rd E Windsor 06095
John K. Robinson		239 Griffin Rd S. Windsor
Jonny Casano		18 Folkstone Rd. Broad Brook 06016
Sillian Warren		39 Long Hill Road South Windsor, CT
Dustin Davidson		15 Rice Rd Broad Brook
Bryan Holmes		549 Foster St South Windsor

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Name	Signature	Address
Ann Williams		952 Sullivan Avenue
JEFF BUCKERTSIEI		MAR/BOROUGH CT.
JOEL HERMAN		ROAD AVE WINDSOR
SCOTT ANDRUSIS		58 RIDGEFIELD DRIVE, SOUTH WINDSOR, CT
Andreanna Rodriguez		60 PINNEY STREET #67 ELLINGTON CT.
YASONDA ATONES		277 ELM ST APT D WINDSOR LOCKS, CT 06096
DAMELA LIMA		277 ELM ST APT D WINDSOR LOCKS, CT 06096
Krisella Lopez		2527 WOOD ST GLEDENBURG
Jennifer Moreau		15 VERMILL RD ELLINGTON CT
SEAN HOLMES		461 GRIFFIN RD
Ian Phillips		2542 ELLINGTON RD
Amanda Kealy		6 POOLZEBURK ROAD SOUTH WINDSOR CT
Marc Baer		344 NEWS RD S, W CT
Sean Baer		344 NEWS RD S. WINDSOR CT
Jason Edwards		488 BROADVIEW TER HARTFORD, CT
MARIC RASOR		3579 HERMAN AVE CONSUMERS
Rehab Wosten		37 NEELAS RD ELLINGTON CT
Bricia Ambrosino		21 SANDPIPER RD ENFIELD, CT
Charles McComber		83 EAST ELDRIIDGE ST
Jacob Caruk		190 OLD FARM RD, SOUTH WINDSOR, CT

