

1 **New Castle Planning and Zoning Commission Meeting**
2 **Wednesday, July 10, 2013, 7:00 p.m., Town Hall**

3
4 **Call to Order**

5 Commission Chair Chuck Apostolik called the meeting to order at 7:00p.m.

6
7 **Roll Call**

8 Present Commissioner Borgard
9 Commissioner Breslin
10 Commissioner Riddile- arrived at 7:02 p.m.
11 Commissioner Slack
12 Commissioner Taylor

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14 Absent Commissioner Holley

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17 Also present at the meeting were Town Planner Tim Cain, Consultant Attorney
18 David Smith, Deputy Town Clerk Wendy Mead and members of the public.

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20 Commission Chair Apostolik introduced Les Taylor as the new Planning and Zoning
21 Commissioner.

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23 **Meeting Notice**

24 Deputy Town Clerk Wendy Mead verified that her office gave notice of the meeting
25 in accordance with Resolution TC-2013-1.

26
27 **Conflicts of Interest**

28 There were no conflicts of interest.

29
30 **Citizen Comments on Items NOT on the Agenda**

31 There were no citizen comments.

32
33 **Items for Consideration**

34 Consider potential amendments of the Town's zoning and land use regulations
35 relating to marijuana cultivation facilities, marijuana products manufacturers, and
36 marijuana testing facilities.

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38 Deputy Town Clerk Mead realized the recorder was not on at 7:04 p.m. and missed
39 part of Planner Cain's opening remarks.

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41 Planner Cain stated that Council banned retail marijuana stores and warehouses.
42 He said it is up to the Commission to determine whether or not to ban retail
43 marijuana cultivation facilities, product manufacturers and testing facilities. If the
44 Commission decided not to ban them then which zone districts should be allowed
45 for retail marijuana cultivation facilities, product manufacturers and testing
46 facilities. Town Attorney McConaughy said Town Administrator Tom Baker and other

1 staff members thought it should be a special review permit no matter what zone
2 district.

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4 After discussion, the Planning and Zoning Commission directed Town Attorney
5 McConaughy to draft an ordinance allowing marijuana testing facilities in all zone
6 districts except in the residential and C-1 zone district, marijuana cultivation
7 facilities and product manufacturing in only the industrial zone district with a special
8 review process for each use. The draft ordinance will be ready for the Planning and
9 Zoning Commission public hearing on July 24, 2013. There may need to be an
10 amendment to the EQR table for the marijuana cultivation facilities but currently
11 everything in the industrial zone is serviced by wells.

12
13 **Items for next Planning and Zoning Agenda**

14 There will be a public hearing on July 24, 2014, to consider potential amendments
15 of the Town's zoning and land use regulations relating to marijuana cultivation
16 facilities, marijuana products manufacturers, and marijuana testing facilities.

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18 **Commission Comments and Reports**

19 Planner Cain said there will need to be a public hearing on a draft ordinance
20 regarding text amendments to the New Castle Municipal Code concerning the
21 requirement of dedication of land for parks and public places and related credits
22 and incentives at the time of subdivision. The Commission decided to put it on the
23 August 14, 2013 agenda, so the public hearing can be properly noticed.

24
25 **Staff Reports**

26 Planner Cain reminded the Commission to either let him or Deputy Town Clerk
27 Mead know if they can not attend the meeting, so staff can determine if there will
28 be a quorum.

29
30 **Review Minutes from Previous Meeting**

31 Deputy Town Clerk Mead said the minutes from the June 26, 2013 meeting were
32 not completed in time for review by the Commission.

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34 **Motion: Chair Apostolik made a motion to adjourn the meeting.**
35 **Commissioner Borgard seconded the motion and it passed unanimously.**

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37 The meeting adjourned at 8:22p.m.

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Respectfully Submitted,

Planning and Zoning Commission Chair
Chuck Apostolik

Deputy Town Clerk Wendy A. Mead

DRAFT