



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460



October 29, 2024, Article 5

Overview: The Planning Board is proposing this marijuana zoning bylaw amendment in response to concerns raised by Littleton residents regarding the commercial cultivation of marijuana. Littleton zoning currently allows an unlimited number of cultivation facilities.

This article accomplishes three goals: (1) limits the number of cultivation facilities to one of each type of cultivation facility; (2) updates the existing "Adult Use Marijuana Establishments" zoning bylaw to include "Medical Marijuana Treatment Centers" to meet current Cannabis Control Commission regulations; and (3) deletes the outdated "Registered Marijuana Dispensaries" zoning bylaw.

There is an associated new marijuana overlay district map that limits the location of future medical marijuana treatment centers and non-retail adult-use marijuana facilities. The Planning Board held a Public Hearing on this proposed zoning bylaw amendment and voted to recommend it to Town Meeting. The Planning Board supports this zoning bylaw amendment.

Article 5 includes 8 actions:

Action 1) Deletes the old Registered Marijuana Overlay District and map:

Action 2) Adopts a new Marijuana Overlay District for Non-Retail Adult Use:

Action 3) Amends Section of the Bylaw that lists the Overlay Districts, adding the new overlay district shown in the new map.

Action 4) Deletes the outdated definitions of "Registered Marijuana Dispensary (RMD)" and "Medical Marijuana Treatment Center and/or Registered Marijuana Dispensary (RMD)".

Action 5) Revises the definitions for "Marijuana, Marijuana Courier, Marijuana for Adult Use, and Marijuana for Medical Use".

Action 6) Adds a new definition for "Medical Marijuana Treatment Center".

Action 7) Deletes old Article XXVII Registered Marijuana Dispensaries from the Zoning Bylaw.

Action 8) Deletes old Article XXVIII Adult Use Marijuana Establishments from the Zoning Bylaw and replaces it with a new Article XXVIII, Marijuana Establishments and Medical Marijuana Treatment Centers. This action is necessary to meet the goals set by the Planning Board to limit the number of cultivation facilities, to bring our marijuana bylaws up to the current Cannabis Control Commission standards and replace the outdated medical marijuana facility wording. The new marijuana zoning bylaw will include sections 173-195 through 173-203, described below:



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173-195 Purpose; 173-196 Applicability; and 173-197 Siting outline the reasons for having a marijuana bylaw, the uses it regulates, and identifies the locations where the various types of marijuana businesses can be located.

173-198 Limitations defines the maximum number of each type of marijuana business that can be allowed in Littleton.

173-199 Administration and procedure is the long list of requirements for a business to apply to the Planning Board for approvals. The Planning Board added the requirement for marijuana cultivation, processing, or manufacturing sites to use Best Available Control Technology to ensure emissions meet State air quality standards.

173-200 Special Permit Requirements outlines the setbacks to sensitive sites such as schools or parks, and interaction with State permitting requirements.

173-201 Special permit approval criteria includes the findings that the Planning Board must make in order to approve a special permit application.

173-202 Special permit conditions is the list of conditions or requirements that must be included in any approval for a marijuana facility and range from hours of operation, to Host Community Agreement, staff training, and reporting.

173-203 No accessory use Marijuana Establishments closes a potential loophole.

Any questions, please refer to the Planning Board page of the Town website: <https://littleton.civicplus.com/1226/2024-Marijuana-Bylaw-Amendments>

or contact Town Planner Maren Toohill at MToohill@littletonma.org or 978-540-2425