

Thank you for the introduction.

My name is Maren Toohill, I am the Town Planner and I appreciate this opportunity to share information about Article 5.

Article 5 is a zoning bylaw amendment proposed by the Planning Board in response to concerns raised by Littleton residents regarding the commercial cultivation of marijuana. If approved, Article 5 would restrict the number of marijuana cultivation facilities. Discussion and vote on Town Meeting floor regarding this proposal will provide important feedback to the Planning Board on this matter.

Littleton's zoning bylaws address both medical marijuana businesses and adult use or "recreational" marijuana businesses. These bylaws, article 27 and 28 of the zoning bylaw, currently allow an unlimited number of commercial marijuana cultivation facilities. The proposed bylaw limits the number of cultivation facilities to one of each of the four types of cultivation businesses allowed by the State. The proposed bylaw also updates our existing marijuana zoning bylaw to meet current Cannabis Control Commission (CCC) regulations.

Article 5 also adopts a new marijuana zoning district as shown on the proposed map. These parcels in the proposed marijuana overlay district are zoned Industrial A. This would limit the location of any new non-retail marijuana facilities. No change is proposed to the current retail marijuana zoning map.

The Planning Board worked with Town Counsel on the details of this proposal. We appreciate their understanding of the Cannabis Control Commission's requirements and their ability to codify the goals of....and the direction provided by.... the Planning Board into this article. Article 5 would limit the number of new cultivation facilities, limit the potential new locations to those parcels shown on the map, and limit expansion potential for those existing marijuana businesses located outside of this new district.

The Planning Board held several public meetings this spring and summer while drafting this proposal and held a public hearing on August 1 and September 12 to finalize the proposed wording and map. Additional information is posted on the Planning Board page of the Town website, including an executive summary of the proposed changes, FAQs, and prior bylaw versions.

As printed in the Town Meeting Report, there are 8 actions in Article 5:

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

Action 2) Adopts a new Marijuana Overlay District for Non-Retail marijuana businesses:

Action 3) Amends the section of the Zoning Bylaw that lists all Overlay Districts, by adding a new marijuana overlay district.

Action 4) Deletes the outdated definition of "Registered Marijuana Dispensary (RMD)" or medical marijuana.

Action 5) Revises the definitions for "Marijuana, Marijuana Courier, Marijuana for Adult Use, and Marijuana for Medical Use" to meet current CCC standards

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

Action 7) Deletes existing Article XXVII (27) for RMDs from the Zoning Bylaw – the outdated one.

Action 8) Includes all the wording of the proposed Marijuana bylaw, so it is long, taking up several pages of the Town Meeting booklet. Action 8 deletes current Article XXVIII (28) Adult Use Marijuana Establishments from the Zoning Bylaw and **replaces** it with a new Article XXVIII (28), 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. Drilling down further, the new marijuana zoning bylaw will include sections 173-195 through 173-203:

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

198 Limitations defines the maximum number of each type of marijuana business, including cultivation businesses, that can be allowed in Littleton.

199 Administration and procedure is the list of requirements for a business to apply to the Planning Board for approvals. This section, if adopted, would add the requirement for marijuana cultivation, processing, or manufacturing sites to use Best Available Control Technology to ensure emissions meet State air quality standards.

200 Special Permit Requirements outlines the setbacks or distance to sensitive sites such as schools or parks, and how local permitting interacts with State permitting requirements.

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

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 Agreements, staff training, and reporting.

203 No accessory use Marijuana Establishments closes a potential loophole.

What does all of this mean?

If you wish to vote to restrict the number of marijuana cultivation facilities and adopt all the provisions of the proposed zoning bylaw and new marijuana facilities map, you would vote in favor of Article 5. If you wish for no change to the current bylaw, you would vote against Article 5. As with most zoning bylaw amendments, Article 5 requires a 2/3 majority vote to pass, followed by review and approval from the Attorney General.

Thank you for your attention to this overview of Article 5, and the Planning Board hopes to see you at Town Meeting.

(Turn back over to Tim and Ryan.)