



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

April 23, 2025

REPORT TO TOWN MEETING

May 6, 2025

Article 15

Zoning Bylaw amendment to
Article XXVIII: Adult Use Marijuana Establishments

The Public Hearing regarding the proposed zoning amendment "Article XXVIII: Adult Use Marijuana Establishments" was duly advertised and held on Thursday, **March 13, 2025**.

Board members present and voting: Jeff Yates, Mark Montanari, Daryl Baker, Anna Hueston, and Bartlett Harvey.

ARTICLE 15: Zoning Bylaw amendment to Article XXVIII: Adult Use Marijuana Establishments

Following the Public Hearing, at the Planning Board meeting of Thursday, March 13, 2025, the Board voted unanimously (5 to 0) to **recommend** Article 15 as printed in the Town Meeting Warrant, attached.

Signed:

Maren Toohill, AICP
Town Planner

Date Filed with Town Clerk:

Town Clerk

ARTICLE 15
Planning Board
Zoning Bylaw Amendment: Amend Adult Use Marijuana Establishments to Preclude the
Cultivation of Adult Use Marijuana in Town
[2/3rds vote required]

To see if the Town will amend its Zoning Bylaw to prohibit the cultivation of Adult Use marijuana in Town, as follows:

Amend Section 173-197.B of the Zoning Bylaw by deleting Subparts 1 and 2 in their entirety and renumbering the remaining Subparts accordingly, to read as follows (additions indicated by underline and bold, and deletions indicated by strikethrough):

The MTC and Non-Retail Adult Use Overlay District is hereby established as an overlay district as shown on the map entitled “Medical Marijuana Treatment Center and Non-Retail Adult Use Marijuana Establishment Overlay District” dated August 15, 2024, on file with the Town Clerk and hereby made a part of this chapter. The following uses may be permitted within this Overlay District, subject to all of the provisions of this Article:

- ~~(1) Marijuana Cultivator;~~
- ~~(2) Craft Marijuana Cooperative;~~
- ~~(13) Marijuana Product Manufacturer;~~
- ~~(24) Marijuana Research Facility;~~
- ~~(35) Marijuana Laboratory, including a Standards Laboratory or an Independent Testing Laboratory;~~
- ~~(46) Marijuana Transporter;~~
- ~~(57) Marijuana Microbusiness;~~
- ~~(68) Marijuana Delivery Licensee, including Marijuana Courier and Marijuana Delivery Operator; and~~
- ~~(79) Medical Marijuana Treatment Center.~~

Amend the title of Section 173-198 of the Zoning Bylaw by adding the phrase “and Prohibitions on Use”, so that the title reads as follows (additions indicated by underline and bold):

§ 173-198. Limitations **and Prohibitions on Use.**

Amend Section 173-198, Subparts D through F of the Zoning Bylaw to read as follows (additions indicated by underline and bold, and deletions indicated by strikethrough):

~~The number of Marijuana Cultivators shall~~ **be prohibited in Town** ~~not exceed one.~~

~~The number of Craft Marijuana Cooperatives shall~~ **be prohibited in Town** ~~not exceed one.~~

~~The number of~~ **No** Microbusinesses ~~that~~ **shall** cultivate marijuana within Town ~~shall not exceed one.~~

provided, however, that such amendments shall not take effect unless a majority of the voters at the May 10, 2025 Annual Town Election vote in favor of prohibiting the operation of Marijuana Cultivators and Craft Marijuana Cooperatives in Town, in accordance with G.L. c.94G, §3, and such amendments are approved by the Attorney General in accordance with G.L. c.40, §32, or take any other action related thereto.

[Fall 2024 Town Meeting approved a reduction in the number of adult-use marijuana cultivation facilities that could operate in Town without a ballot vote. Article 15, combined with the passage of a ballot question at the May 10, 2025 Town Election, would prohibit the operation of Marijuana Cultivators and Marijuana Craft Cooperatives, as well as preclude cultivation by Marijuana Microbusinesses.]

Motion: Moved and seconded by the Planning Board that the town vote to approve Article 15 as printed in the warrant.

The Planning Board recommends this article.