

Proposed Zoning By-Law Amendments (From Planning Board)

The Planning Board is proposing three amendments to the Zoning By-Laws. Each proposed amendment would be a separate warrant article

ARTICLE _____. To see if the Town will vote to amend SECTION III, RESIDENTIAL-AGRICULTURAL DISTRICT, by adding as Section III.1.(R) the following provision, or take any other action relative thereto:

Notwithstanding any other provisions in these by-laws, commercial cultivation, processing, and/or manufacturing of marijuana is not a permitted use in a Residential-Agricultural District.

ARTICLE _____. To see if the Town will vote to amend SECTION IV, BUSINESS DISTRICT, by adding as Section IV.1.(K) the following provision, or take any other action relative thereto:

Notwithstanding any other provisions in these by-laws, commercial cultivation, processing, and/or manufacturing of marijuana is not a permitted use in a Business District.

ARTICLE _____. To see if the Town will vote to amend SECTION V, BUSINESS-INDUSTRIAL DISTRICT, by adding as Section V.1.(D) the following provision, or take any other action relative thereto:

Notwithstanding any other provisions in these by-laws, commercial cultivation, processing, and/or manufacturing of marijuana is not a permitted use in a Business-Industrial District.

Proposed Zoning By-Law Amendments (From Residents)

Pursuant to G.L. Ch. 40A Section 5, residents have proposed two amendments to the Zoning By-Laws. Each proposed amendment would be a separate warrant article

ARTICLE _____. To see if the Town will vote to amend SECTION III, RESIDENTIAL-AGRICULTURAL DISTRICT, by deleting the existing Section III.1.(E) and replacing it with the following provision, or take any other action relative thereto:

Farm, nursery, truck garden or greenhouse, including the display and sale of products or plants raised in the town, but specifically excluding the use of land and/or buildings for planting, growing harvesting, storing, processing, or packaging marijuana (cannabis) by a person or entity licensed by the Cannabis Control Commission, or any other use or facility which involves the storage, processing, transportation, or cultivation of marijuana (cannabis), which is not (a) for personal use or (b) conducted by a licensed caregiver, in amounts not to exceed the state imposed limits for individuals or caregivers (“Cannabis Cultivation”). For avoidance of doubt, Cannabis Cultivation and Processing shall be considered a manufacturing use covered by Section V, Article 1(B) hereof.

ARTICLE _____. To see if the Town will vote to amend SECTION V, BUSINESS-INDUSTRIAL DISTRICT, by inserting onto the existing Section V.1(B) the following language indicated in italics, or take any other action relative thereto:

Any manufacturing or industrial use, including processing, fabrication and assemble, *and including Cannabis Cultivation as defined in Section III, Article 1(E)*, provided that no such use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, smoke, gas sewage, refuse, noise, excessive vibration, or danger of explosion or fire.