

Approved xx/xx/22
Effective Date xx/xx/22

EAST GRANBY – Zoning Regulations Amendments – PZC Application # 22-XX

SECTION ILC. DEFINITIONS

Cannabis: “Cannabis” means marijuana, as defined in section 21a-240 of the general statutes.

Cannabis Establishments: Any producer, medical dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter, as those terms are defined in Section 1 of Public Act No. 21-1 of the June 2021 Special Session (“medical dispensary facility” constitutes a “dispensary facility” under Public Act No. 21-1).

Cannabis Production Facilities: Cultivator, Micro-Cultivator, Product Manufacturer, Food and Beverage Manufacturer, and Product Packager as defined below:

Cannabis Cultivator: Person licensed to engage in the cultivation, growing and propagations of the cannabis plant at an establishment with not less than 15,000 square feet of grow space

Cannabis Micro-Cultivator: Person licensed to engage in the cultivation, growing and propagations of the cannabis plant at an establishment with not less than 2,000 square feet and not more than 10,000 square feet of grow space (before any expansion authorized by DCP)

Cannabis Product Manufacturer: Person licensed to obtain cannabis, extract and manufacture products exclusive to such license type

Cannabis Food and Beverage Manufacturer: Person licensed to own and operate a place of business that acquires cannabis and creates food and beverages

Cannabis Product Packager: Person licensed to package and label cannabis

Cannabis Dispensaries: Retailer, Hybrid Retailer, and Medical Dispensary as defined below:

Cannabis Retailer: Person other than a dispensary and other than a hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and sell cannabis to consumers and research programs

Cannabis Hybrid Retailer: Person licensed to purchase and sell cannabis and medical marijuana products

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Medical Dispensary Facility: A “Medical Dispensary Facility” constitutes a “Dispensary Facility” as that term is defined in Section 1 of Public Act No. 21-1 of the June 2021 Special Session: A place of business where cannabis may be dispensed, sold or distributed in accordance with chapter 420f of the general statutes and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department [of consumer protection] has issued a dispensary facility license under chapter 420f of the general statutes and any regulations adopted thereunder.

SECTION IX.L. CANNABIS ESTABLISHMENTS

1. Purpose

The purpose of this section is to allow for the comprehensive review and deliberation on cannabis establishments to ensure any cannabis establishments as proposed, is in harmony with and will not have a detrimental effect with on the surrounding area and that both the operation and location are protective of public health and welfare.

2. Permitted Uses- allowed by Special Permit
Cannabis Production Facilities- Commerce Park B
Cannabis Dispensaries- Commerce Park B

Cannabis Dispensary Requirements

- a. All retailers shall comply with the following standards:
 1. Shall not be located with 1000 feet of any church, school, park, playground, or childcare facility or residential property
 2. Hours of operation shall not extend beyond 8:00 a.m. to 10:00 p.m. Monday- Saturday, Sunday 10:00 a.m. to 6:00 p.m.
 3. No consumption on the premises.
- b. Application requirements include:
 1. A provisional license issued for a retail operation issued by the Connecticut Department of Consumer Protection
 2. Operational Plan which includes:
 - Hours of operation
 - Security and access plan
 - Proposed signage
 - Odor Management- monitoring and mitigation

4. Cannabis Cultivators and Micro-Cultivators

- a. All cultivators and micro-cultivators shall comply with the following standards:
 1. All cultivation shall be conducted within an enclosed building.
 2. State of Connecticut Cultivator or Micro-cultivators License shall be obtained from the State of Connecticut and filed upon the Land Records.

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3. Minimum 1,000 feet to a residential structure. The Commission may consider increasing the separating distance based on site topography, height of proposed building and adjacent buildings, Odor Dispersion Analysis, and any other factors that may be site specific.
 - a. Application requirements include:
 1. A provisional license issued for a micro cultivation or cultivation operation issued by the Connecticut Department of Consumer Protection
 2. Operational Plan which shall include:
 - Hours of operation
 - Security and access plan
 - Proposed signage
 - Odor Control Plan- monitoring and mitigation

5. Conditional Approval

- a. Special Permits shall be approved with the condition that the applicant obtains the appropriate Dispensary or Production Facility license issued by the State of Connecticut Department of Consumer Protection (or other State agency as regulatory changes occur).
- b. The conditional approval shall become finalized upon the receipt by the Town Planner of a copy of the Department of Consumer Protection issued license.
- c. The conditional approval shall expire if the applicant fails to provide the Town Planner with a copy of the Department of Consumer Protection issued license within six months of the date of the Planning and Zoning Commission's approval.
 1. A six-month extension of such conditional approval shall be granted to the applicant upon written notification to the Town Planner that an application for a Department of Consumer Protection license has been filed, indicating the expected decision date of the Department of Consumer Protection license.

Tom Derlinga, PZC Chairman

Date