



Town of Stafford Connecticut

1 Main Street, Warren Memorial Town Hall
Stafford Springs, CT 06076-1208

Planning & Zoning Commission

RECEIVED
STAFFORD, CT

2022 MAY -5 AM 11:00

[Signature]
TOWN CLERK

6 pages.

Town of Stafford Legal Notice

Notice is hereby given that the Stafford Planning and Zoning Commission will hold Public Hearings on May 19, 2022 at 7:00 p.m. at the Community/Senior Center, 3 Buckley Highway, Stafford, CT to consider the following:

Regulation Change:

of the Stafford Planning and Zoning Commission to amend the zoning regulation to permit and regulate cannabis establishments.

Affordable Housing Plan:

Public Informational meeting to present Affordable Housing Plan

At this meeting, interested persons may be heard and written communication received. Copies of legal notice, and related information are on file in the Zoning Office, and the Town Clerk's Office, 1 Main Street, Stafford, CT.

J1 - 5/7 and 5/14

TOWN OF STAFFORD – ZONING REGULATIONS

Permitted Main (Principal) Uses	Zoning Districts						
	WM	OS	LB	HB	CB	IN	HI
19. The sale of alcoholic beverages							
a. Café permit			SU	SU	SU		SU
b. Tavern permit			SU	SU	SU		SU
c. Club permit or nonprofit permit, brewpub			SU	SU	SU		SU
d. Hotel permit or hotel permit for beer only			SU	SU	SU		SU
e. Package store permit			SU	SU	SU		SU
f. Restaurant permit, restaurant permit for beer only, restaurant permit for wine and beer only, or restaurant permit for catering establishment			SU	SU	SU		SU
20. Parking *				SU		SP	SP
21. Business and professional offices, banks			SP	SP	SP	SP	SP
22. Auto sales, auto repair, service station, gasoline sales				SP		SP	SP
23. Trade school, business school			SP	SP	SP	SP	SP
24. Assembling, processing, and packaging of goods for sale (25% of floor)			SP	SP	SP	SP	SP
25. Grooming facility			SP	SP	SP	SP	SP
26. Drive-in, open air sales, commercial recreation, amusement arcade, café, indoor entertainment facility.			SU	SU	SU		
27. Bus station, hotel, motel, inn			SU	SU	SU	SU	SU
28. Wholesale, storage, freight terminal, commercial processing, Brewery						SP	SP
29. Manufacturing, processing, assembly				SP		SP	SP
30. Outdoor storage, fuel storage, contractor's yard						SP	SP
31. Salvage operations contained within a building						SU	SU
32. Lawn care business				P		P	
33. Retail use limited to ten (10)% of floor area						P	P
34. Retail uses having a gross floor area of more than thirty thousand (30,000) square feet as defined Sec. 5.10D.1.F			SU	SU	SU		SU
35. Earth removal (Effective 4/25/2007)			SU	SU	SU	SU	SU
36. Medical Marijuana Producer				SU	SU	SU	SU
37. Medical Marijuana Dispensary			SP	SP	SP		SU
38. Recreational Cannabis Cultivator						SU	SU
39. Recreational Cannabis Retailer				SU			SU
40. Recreational Cannabis Package/Manufacturer			SU	SU	SU	SU	SU

- A. One family dwellings in WM zones are subject to site plan requirements. Such site plan shall include wetland, flood plain, and stream encroachment delineations.
- B. All buildings, or uses larger than thirty five thousand (35,000) square feet of gross leasable floor area require the issuance of a special use permit in accordance with the requirements of Section 8.11(A) of these regulations.
- C. A special use permit is required for all drive through facilities.

* All parking areas will comply with parking requirements of Section 6.2.

** The Commission shall determine, upon request, all like uses not specifically listed and, in its discretion, may allow such use under a special use permit whether such use is a main use or accessory use.

u. Recreational Club**I. RECREATIONAL CLUB**

An applicant proposing to establish an outdoor recreational club on private land shall comply with the following:

The recreational club shall be a not for profit corporation.

The applicant shall submit a statement describing:

- a. The proposed use in detail including at least: rules; hours of operation; and maximum number of users.
- b. The effect the proposed facility will have on the town's infrastructure
- c. A site plan in accordance with section 8.3
- d. A maintenance plan of the facility

The Commission may impose conditions that are deemed necessary to protect the welfare of the community, such as, but not limited to the following:

- a. The effect of the use on the surrounding areas;
- b. Requirements of front, side, or rear yards greater than the minimum required by the regulations;
- c. Requirements of screening from adjoining premises or from the streets, by walls, fences, plantings, or other devices;
- d. Limitation on size, number of occupants, method or time of operation, extent of facility, outdoor activity or noise.
- e. Regulation of number, design, and location of access drives or other traffic flow features

The Commission may modify or waive by resolution any item of the required submission under this section if it finds that the information is not necessary in order to decide on the application, or if it does not affect the public health and welfare.

7.21 Medical Marijuana**1. Producer**

Licensed medical marijuana producers (producer), when and where permitted by these Regulations, shall conform to the following standards in addition to other applicable standards of these Regulations.

- A. The property on which a Producer is located shall not be permitted within 500 feet of any portion of a property on which a duly organized school, municipal

park/recreation facility. Place of worship is located; or within 1,000 feet of a dwelling.

- B. The property on which a Producer is located shall not be permitted within 1,000 feet of any portion of a property on which another Producer is located.
- C. Marijuana and Marijuana paraphernalia and products made thereof shall not be clearly visible from the exterior of the production facility.
- D. Producers shall comply the Connecticut General Statutes Section 21a-408 et seq. and the Regulations of State Agencies Sections 21a-408-1 to 21a-408-70 inclusive, both of which as may be amended from time to time.

v. **Dispensary**

Licensed medical marijuana dispensaries (dispensary), when and where permitted by these Regulations, shall conform to the following standards in addition to other applicable standards of these Regulations.

- A. Marijuana and marijuana paraphernalia and products made thereof shall not be clearly visible from the exterior of the dispensary facility.
- B. Dispensaries shall comply with Connecticut General Statutes Section 21a-408 et seq. and the Regulations of State Agencies 21a-408-1 to 21a-408-70 inclusive, both of which as may be amended from time to time.

7.22 Recreational Cannabis Establishments

Statement of Purpose. The purpose of this section is to regulate the location and operation of recreational cannabis establishments in accordance with state statutes. The intent is to minimize and adverse impacts of such facilities and to protect and preserve the town’s neighborhoods, commercial districts, property values and quality of life.

1. Definitions.

- a. *Cannabis.* Marijuana as defined in Section 21a-240, C.G.S.
- b. *Cannabis Establishment.* Producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager and or delivery service.
- c. *Cultivator.* A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space.
- d. *Delivery Service.* A person that is licensed to deliver cannabis from (A) micro-cultivators, retailers and hybrid retailers to consumers and research program subjects, and (B) hybrid retailers and dispensary facilities to qualifying patients, caregivers and research program subjects, as defined in Section 21a-408, C.G.S., or to hospices or other inpatient care facilities

licensed by the Department of Public Health pursuant to Chapter 368v, C.G.S. that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof.

- e. *Dispensary Facility.* Means a place of business where cannabis may be dispensed, sold or distributed in accordance with Chapter 420f, C.G.S. and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department has issued a dispensary facility license under Chapter 420f, C.G.S. and any regulations adopted thereunder.
- f. *Food and Beverage Manufacturer.* A person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.
- g. *Hybrid Retailer.* A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.
- h. *Micro-cultivator.* A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner.
- i. *Person.* An individual, partnership, limited liability company, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee or any other legal entity and any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, and any combination thereof.
- j. *Product Manufacturer.* A person, excluding a producer, that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type and who may sell or transfer cannabis and cannabis products to laboratories, research programs and cannabis establishments.
- k. *Product Packager.* A person that is licensed to package and label cannabis and cannabis products.
- l. *Retailer.* A person, excluding a dispensary facility that is licensed to purchase cannabis and cannabis products from producers, cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis and cannabis products to consumers and research programs.
- m. *Transporter.* Means a person licensed to transport cannabis between cannabis establishments, laboratories and research programs.

3. Adult -Use Cannabis and Recreational Marijuana Sales and Facilities Adult -Use Cannabis and Recreational Marijuana Sales and Facilities shall be permitted subject to the following:

Cannabis retail and hybrid-retail facilities shall be governed by The Responsible and Equitable Regulation of Adult-Use Cannabis Act (“RERACA”), the Public Act 21-1 / Senate Bill 1201 as amended inclusive of the Regulations of Connecticut State Agencies as they may be amended and permitted in the specified zone, subject to special permit approval in accordance with section 630 and this section, including site 145 plan approval in accordance with Section 510 of these Regulations, and the requirements of this section.

Adult-use cannabis cultivator and micro-cultivator facilities shall be governed by the RERACA, the Public Act 21-1/ Senate Bill 1201 as amended inclusive of the Regulations of Connecticut State Agencies as they may be amended and permitted in the specified zones, subject to special permit approval in accordance with section 630 and this section, including site plan approval in accordance with Section 510 of these Regulations, and the requirements of this section.

2. Separation Requirements.

i. No medical marijuana production, adult-use cannabis cultivator, micro-cultivator facility, dispensary, or retail or hybrid-retail facility, shall be allowed within 500 feet of a church, temple or other place used primarily for religious worship, public building, private recreation area, or a school, playground, park or child day care facility.

ii. No medical marijuana production, adult-use cannabis cultivator, micro-cultivator facility, dispensary, shall be allowed on a site that is less than 500 feet from any residential dwelling structure.

iii. No medical marijuana production, adult-use cannabis cultivator, micro-cultivator facility, dispensary, or retail or hybrid-retail facility, shall be allowed within the same building, structure or portion thereof that is used for residential purposes, or that contains another medical marijuana dispensary, production facility, or adult use cannabis retail, hybrid retail, cultivator or micro-cultivator facility.

iv. No adult-use cannabis retail or hybrid-retail shall be located less than 1,500 feet from another adult-use cannabis retail or hybrid-retail. Distance shall be measured from the radius of the front door to front door of each establishment.

v. All distances contained in this section, other than those specified in the subsection “iv” above shall be measured by taking the nearest straight line between the respective lot boundaries of each site.

vi. No adult-use cannabis retail or hybrid-retail shall operate beyond the hours of 8 am to 10 pm Monday through Saturday and 10 am to 6 pm on Sundays.