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**Legal Notice
Public Hearing**

Tolland Planning & Zoning Commission

The Tolland Planning & Zoning Commission will hold a Public Hearing on Monday, February 14, 2022, commencing at 7:00 p.m., to hear and discuss the following:

1. PZC #21-17 Zoning Regulation Amendment– Request to amend Section 2-2 “Definitions” clarifying that recreational cannabis and medical marijuana are retail uses and removing the exclusion of marijuana as agriculture, amend Section 14-2 “Table of Uses” to remove restrictions on siting of Medical Marijuana Dispensaries and clarify the location of Micro-Cultivator Facilities, and repeal Section 16-14 “Licensed Medical Marijuana Dispensaries or Production Facilities”, which provides additional restrictions on Medical Marijuana facilities. Applicant: Town of Tolland.
2. PZC #21-18 Zoning Regulation Amendment – Request to amend Section 2-2 “Definitions”, Section 3-13 “Projections into Yards”, Section 17-2 “RDD & VCZ” Setbacks, and Section 17-6 “Accessory Dwelling Units” to minimize the number of required variances for small accessory structures. Applicant: Town of Tolland.

These applications are available in the Development Office located at Town Hall, 21 Tolland Green. Details regarding the location and how to attend this meeting will be published on the Commission’s Agenda. During this hearing, correspondences will be received and public comments will be heard. Any party with questions or needing an accommodation, please call (860) 871-3601.

To be advertised twice in the Journal Inquirer: Monday, January 31, 2022 and Thursday, February 10, 2022

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P&Z #:

TOWN OF TOLLAND APPLICATION TO AMEND REGULATIONS

Please attach the full text of the proposed changes, edits, amendments, and new text that you are proposing.

Which document are you proposing to amend?

- Zoning Regulations
- Wetlands Regulations
- Subdivision Regulations
- Plan of Conservation & Development

List all sections of the regulations that you propose to amend or add text to:

Section 2-2 Definitions: Clarifying that recreational cannabis and medical marijuana are retail uses and removing the exclusion of marijuana as agriculture. Section 14-2 Table of Uses to remove restrictions on siting of Medical Marijuana Dispensaries and clarify the location of Micro-Cultivator Facilities. Repeal Section 16-14 which provides additional restrictions on Medical Marijuana facilities.

Describe the purpose for these proposed changes:

The proposed changes are intended to respond to Public Act 21-1/SB 1201 regarding recreational cannabis by treating cannabis as a retail product similar to liquor and all other retail goods in Tolland.

Describe how this request is consistent with the Tolland Plan of Conservation and Development:

The request is consistent with the Tolland POCD objective D2 which states:

"Encourage the build out of parcels in business zones."

Applicant Information

Applicant Name: Town of Tolland

Mailing Address: 21 Tolland Green, Tolland CT 06084

Phone Number: 860-871-3601 Email Address: dcorcoran@tolland.org

(Over)

Section 2-2. Terms Defined

AGRICULTURE – The cultivation of ground, including the harvesting of crops, rearing and management of livestock, tillage, husbandry, farming, horticulture and forestry. ~~Agriculture shall not include the cultivation or production of medicinal or recreational marijuana.~~

FARM – A tract of two (2) acres or more, used principally for agricultural activities, forestry, nursery or truck gardening or for raising, keeping or sale of livestock and fowl, but excluding the raising of fur-bearing animals. ~~The cultivation or production of medicinal or recreational marijuana shall not be considered a farm.~~

LICENSED CANNABIS RETAILER – An entity, excluding a dispensary facility and hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis to consumers and research program as defined in Connecticut General Assembly Public Act 21-1 "An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis." Licensed Cannabis Retail uses shall be considered to be retail uses.

LICENSED CANNABIS HYBRID RETAILER – An entity that is licensed to purchase cannabis and sell cannabis and medical marijuana products as defined in Connecticut General Assembly Public Act 21-1 "An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis." Licensed Cannabis Hybrid Retail uses shall be considered to be retail uses.

LICENSED CANNABIS MICRO-CULTIVATOR – An entity that is 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 as defined in Connecticut General Assembly Public Act 21-1 "An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis."

LICENSED MEDICAL MARIJUANA DISPENSARY – A place of business where medical marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers and for which the Connecticut Department of Consumer Protection has issued a dispensary facility permit under CGS Sec. 21a-408 et seq. as they may be amended and Sections 21a-408-1 to 21a-408-70, inclusive, of the Regulations of Connecticut State Agencies as they may be amended. Licensed Medical Marijuana Dispensaries shall be considered to be retail uses.

LICENSED MEDICAL MARIJUANA PRODUCTION FACILITY – A secure, indoor facility where the production of medical marijuana occurs and is operated by a person to whom the Connecticut Department of Consumer Protection has issued a production facility permit under CGS Sec. 21a-408

3.—All distances contained in this section shall be measured by taking the nearest straight line between the respective lot boundaries of each site.

C.—Additional Requirements

1.—Prior to the issuance of a Zoning Permit, the applicant shall provide:

a.—A copy of a Medical Marijuana Dispensary or Producer License issued under the authority of the Commissioner of the Department of Consumer Protection.

b.—Proof of conformance to all site and location requirements and personnel limitations contained within the said state granting license.

2.—No medical marijuana dispensary or production facility shall operate without a valid, current license.