

Article 8: Temporary Moratorium on Recreational Marijuana Establishments

This zoning amendment will create a moratorium on recreational marijuana uses, such as growing facilities or stores selling marijuana products until December 31, 2018. Massachusetts voters approved recreational marijuana in November, 2016, and regulations at the state level are currently being promulgated. A delay will allow the Town and the Planning Board to study and consider how to address regulation of these types of facilities, and during that time, to potentially prohibit recreational marijuana facilities by Town Meeting vote through a separate process.

This will not approve, disapprove, or in any other way regulate recreational marijuana uses beyond creating a temporary period during which new recreational uses will not be allowed. It will also not regulate personal consumption of marijuana products, which is already allowed throughout Massachusetts and cannot be controlled with zoning and land use bylaws.

Upcoming Dates Regarding Recreational Marijuana

March 15, 2018 State cannabis Control Commission must publish regulations – municipalities can use these as a basis for deciding what aspects of recreational marijuana require local regulation

April 1, 2018 state begins to accept applications for licenses

June 1, 2018 – State *may* begin to issue licenses for recreational marijuana establishments

The Planning Board recommends passage of this article.

Article 9: Wireless Telecommunications Facility Bylaw

This zoning amendment will create design and performance standards for the Planning Board to use when evaluating applications for telecommunications towers, antenna, and related facilities, and will create a special permit process for review of new proposals. It will require applicants to demonstrate that existing towers are not adequate to meet service needs, and will require new towers to provide spaces for future location of equipment by other providers. It also creates standards for minimizing visual impact, limits height, and requires applicants to provide financial guarantees if future removal by the Town if necessary.

The existing Zoning Bylaws do not currently address these types of facilities. If the proposed bylaw is not approved, proposed new telecommunication towers will not be subject to design or height standards, and opportunities for public input regarding new facilities will remain limited.

The Planning Board recommends passage of this article.