

Draft Warrant Article I

To see if the Town will amend its Zoning Bylaw to prohibit the cultivation of Adult Use marijuana in Town, as follows:

1. Amend Section 173-197.B of the Zoning Bylaw by deleting Subparts 1 and 2 in their entirety and renumbering the remaining Subparts accordingly, to read as follows (additions indicated by underline and bold, and deletions indicated by strikethrough):

B. The MTC and Non-Retail Adult Use Overlay District is hereby established as an overlay district as shown on the map entitled “Medical Marijuana Treatment Center and Non-Retail Adult Use Marijuana Establishment Overlay District” dated August 15, 2024, on file with the Town Clerk and hereby made a part of this chapter. The following uses may be permitted within this Overlay District, subject to all of the provisions of this Article:

~~(1) Marijuana Cultivator;~~
~~(2) Craft Marijuana Cooperative;~~
(13) Marijuana Product Manufacturer;
(24) Marijuana Research Facility;
(35) Marijuana Laboratory, including a Standards Laboratory or an Independent Testing Laboratory;
(46) Marijuana Transporter;
(57) Marijuana Microbusiness;
(68) Marijuana Delivery Licensee, including Marijuana Courier and Marijuana Delivery Operator; and
(79) Medical Marijuana Treatment Center.

2. Amend the title of Section 173-198 of the Zoning Bylaw by adding the phrase “and Prohibitions on Use”, so that the title reads as follows (additions indicated by underline and bold):

§ 173-198. Limitations **and Prohibitions on Use**.

3. Amend Section 173-198, Subparts D through F of the Zoning Bylaw to read as follows (additions indicated by underline and bold, and deletions indicated by strikethrough):

D. ~~The number of~~ Marijuana Cultivators shall **be prohibited in Town** ~~not exceed one.~~

E. ~~The number of~~ Craft Marijuana Cooperatives shall **be prohibited in Town** ~~not exceed one.~~

- F. ~~The number of~~ **No** Microbusinesses ~~that~~ **shall** cultivate marijuana within Town ~~shall not exceed one.~~

provided, however, that such amendments shall not take effect unless a majority of the voters at the May 10, 2025 Annual Town Election vote in favor of adopting the bylaw changes to Section 173-198 of the Zoning Bylaw in accordance with G.L. c.94G, §3, and such amendments are approved by the Attorney General in accordance with G.L. c.40, §32, or take any other action related thereto.

Draft Warrant Article II

To see if the Town will amend Sections 173-200.J.2 and 173-200.J.2 of its Zoning Bylaw to clarify the Air Quality Special Permit requirements, by adding the phrase “or MTC” following the phrase “Marijuana Establishments” to read as follows (additions indicated by underline and bold):

2. The Marijuana Establishment **or MTC** shall incorporate the best available control technology to ensure that emissions do not violate M.G.L. c.111.
3. The Marijuana Establishment **or MTC** shall utilize the best available control technology to ensure that no odor from marijuana can be detected by a person with a normal sense of smell at the property line.

or take any other action related thereto.