



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

April 23, 2025

REPORT TO TOWN MEETING

May 6, 2025

Article 16

Zoning Bylaw amendment to
Article XXVIII: Adult Use Marijuana Establishments Section 173-200

The Public Hearing regarding the proposed zoning amendment "Article XXVIII: Adult Use Marijuana Establishments" Section 173-200 Special Permit Requirements was duly advertised and held on Thursday, March 13, 2025.

Board members present and voting: Jeff Yates, Mark Montanari, Daryl Baker, Anna Hueston, and Bartlett Harvey.

Following the Public Hearing, at the Planning Board meeting of Thursday, March 13, 2025, the Board voted unanimously (5 to 0) to **recommend** Article 16 as printed in the Town Meeting Warrant, attached.

Signed:

Maren Toohill, AICP
Town Planner

Date Filed with Town Clerk: April 23 2025

Town Clerk

ARTICLE 16
Planning Board
Zoning Bylaw Amendment:
Clarify Special Permit Requirements for Medical Marijuana Treatment Centers
[2/3rds vote required]

To see if the Town will amend Sections 173-200.J.2 and 173-200.J.3 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.

[Article 16 will clarify the Special Permit odor control/air quality requirements for Medical Marijuana Treatment Centers (MTCs).]

Motion: Moved and seconded by the Planning Board that the town vote to approve Article 16 as printed in the warrant.

The Planning Board recommends this article.