

**PROPOSED**

**Adult Use Marijuana  
Establishment Overlay  
District (AUMEOD)**

Planning Board Public Hearing  
Tuesday, September 18, 2018



Belmont will vote on **September 25, 2018**, whether to allow all Adult Use Marijuana business types or to allow only two retail stores.

This will not be a vote on the Zoning By-Law.

# Timeline for Special Town Meeting

All Uses



Retail Only



**All  
Uses**



**Retail  
Only**



With public input, the Planning Board worked to develop an Adult Use Marijuana Zoning By-Law that can be easily modified depending on the outcome of the September 25 vote.



The outcome of the Town-wide vote will determine which version of the proposed Zoning By-Law (all types or retail only) will be voted on at the Special Town Meeting in November.

The key components of the proposed Adult Use Marijuana Establishment Overlay District (AUMEOD) cover the following topics:



**Location**



**Buffer**



**Definitions**



**Permit  
Process**











## **Location**

As proposed, the AUMEOD will be placed over the following districts:

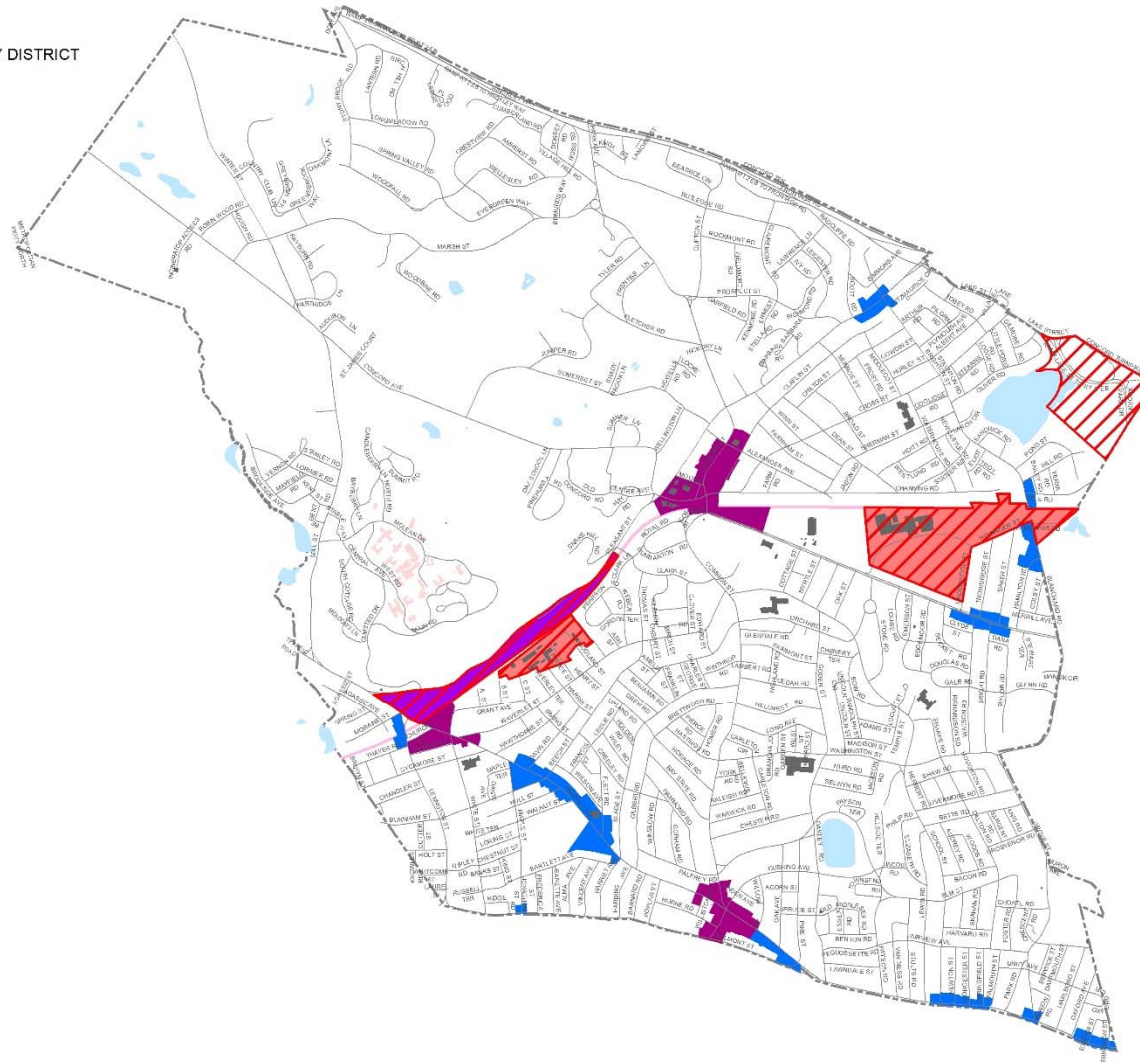
1. General Business
2. Local Business II

# COMMERCIAL DISTRICTS IN BELMONT

## Legend

-  MEDICAL MARIJUANA OVERLAY DISTRICT
-  GENERAL BUSINESS
-  LOCAL BUSINESS I
-  LOCAL BUSINESS II
-  LOCAL BUSINESS III
-  TOWN OWNED BUILDINGS
-  FITCHBURG LINE
-  TOWN BOUNDARY

N  
▲  
1 in = 0.3 miles

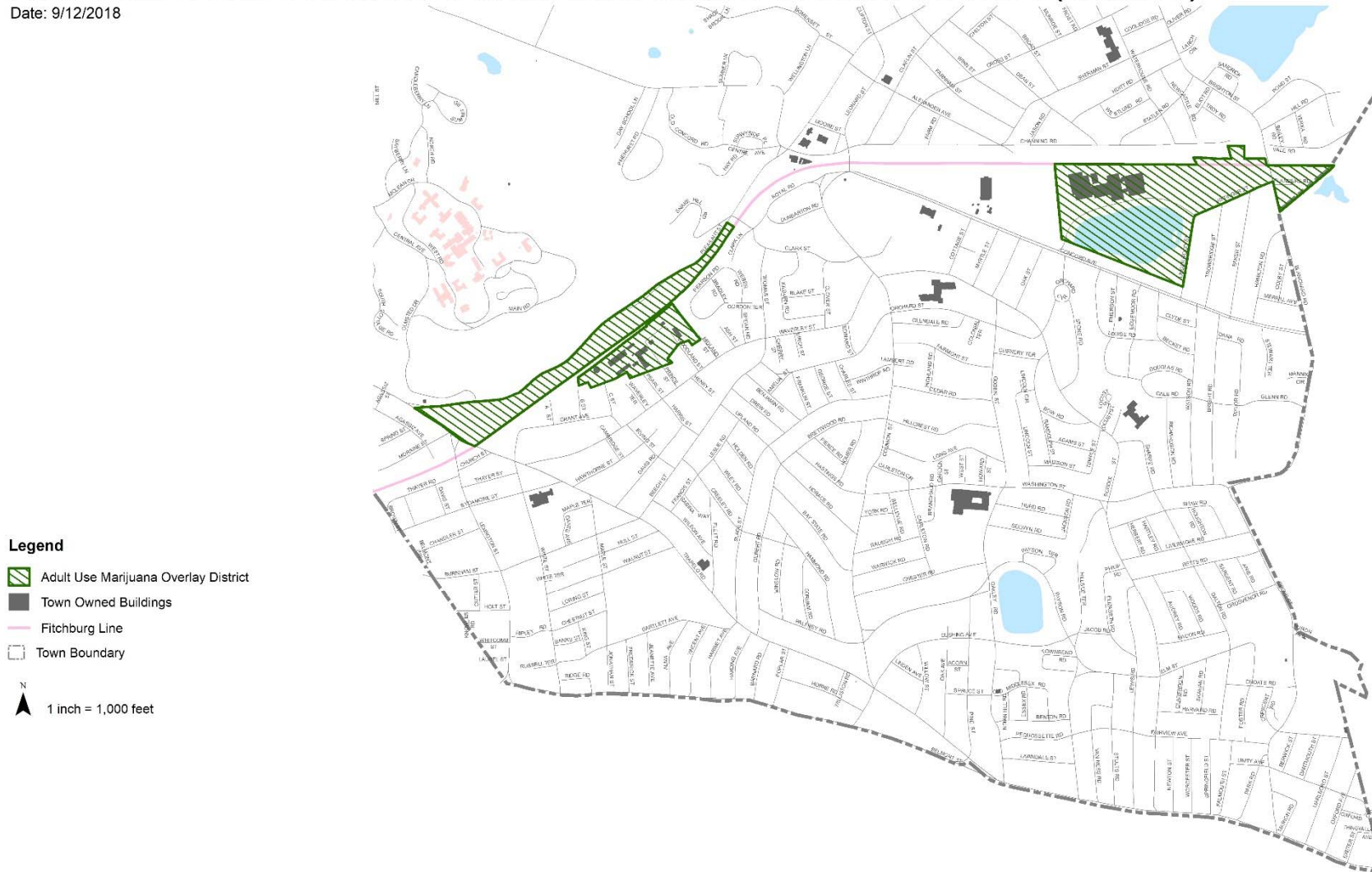


Planning Board 09.18.2018



# PROPOSED ADULT USE MARIJUANA ESTABLISHMENT OVERLAY DISTRICT (AUMEOD)

Date: 9/12/2018








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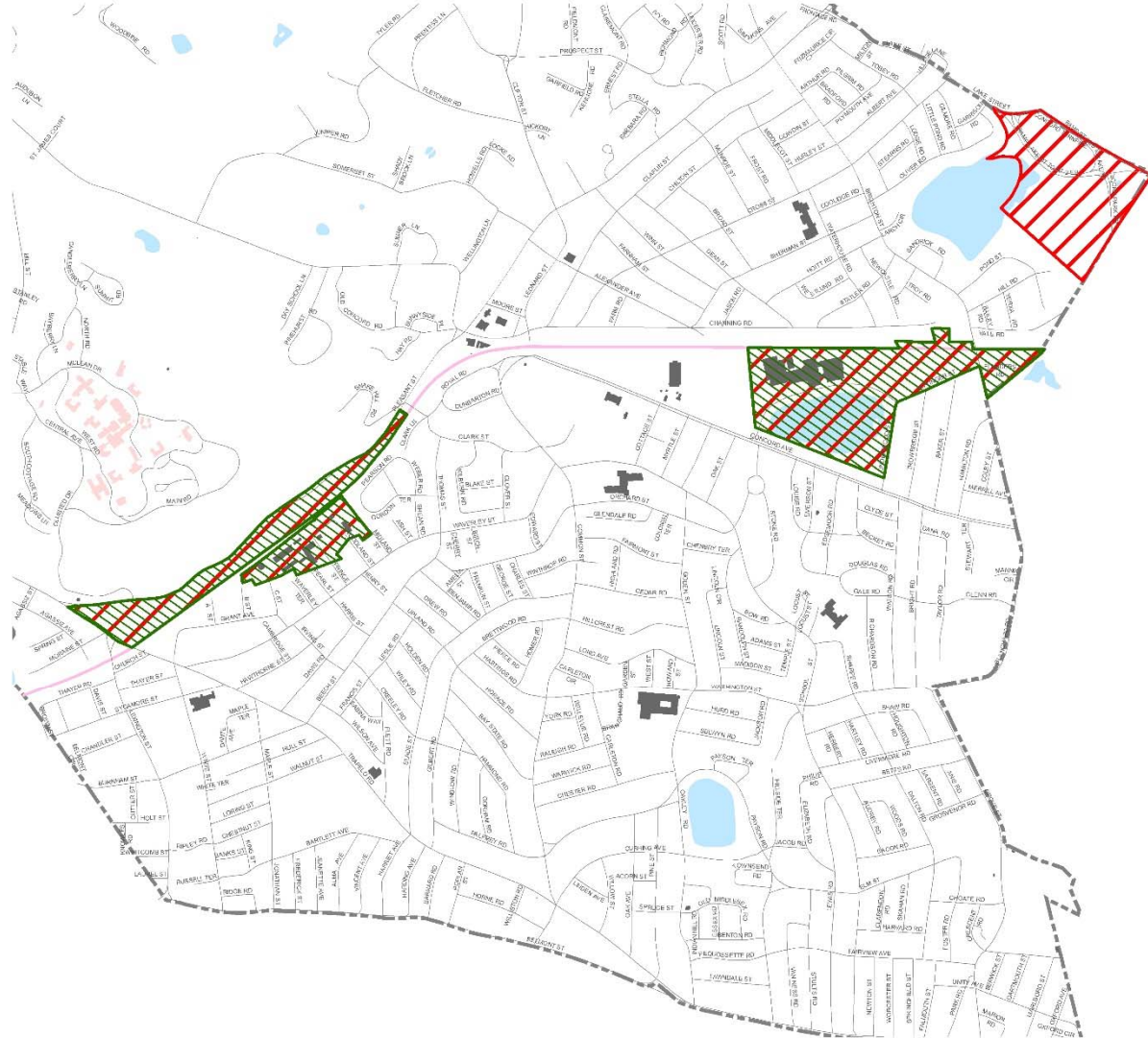
# PROPOSED ADULT USE & EXISTING MEDICAL MARIJUANA OVERLAY DISTRICTS

Date: 9/12/2018

## Legend

-  Adult Use Marijuana Overlay District
-  Medical Marijuana Overlay District
-  Town Owned Buildings
-  Fitchburg Line
-  Town Boundary

N  
▲  
1 inch = 1,100 feet



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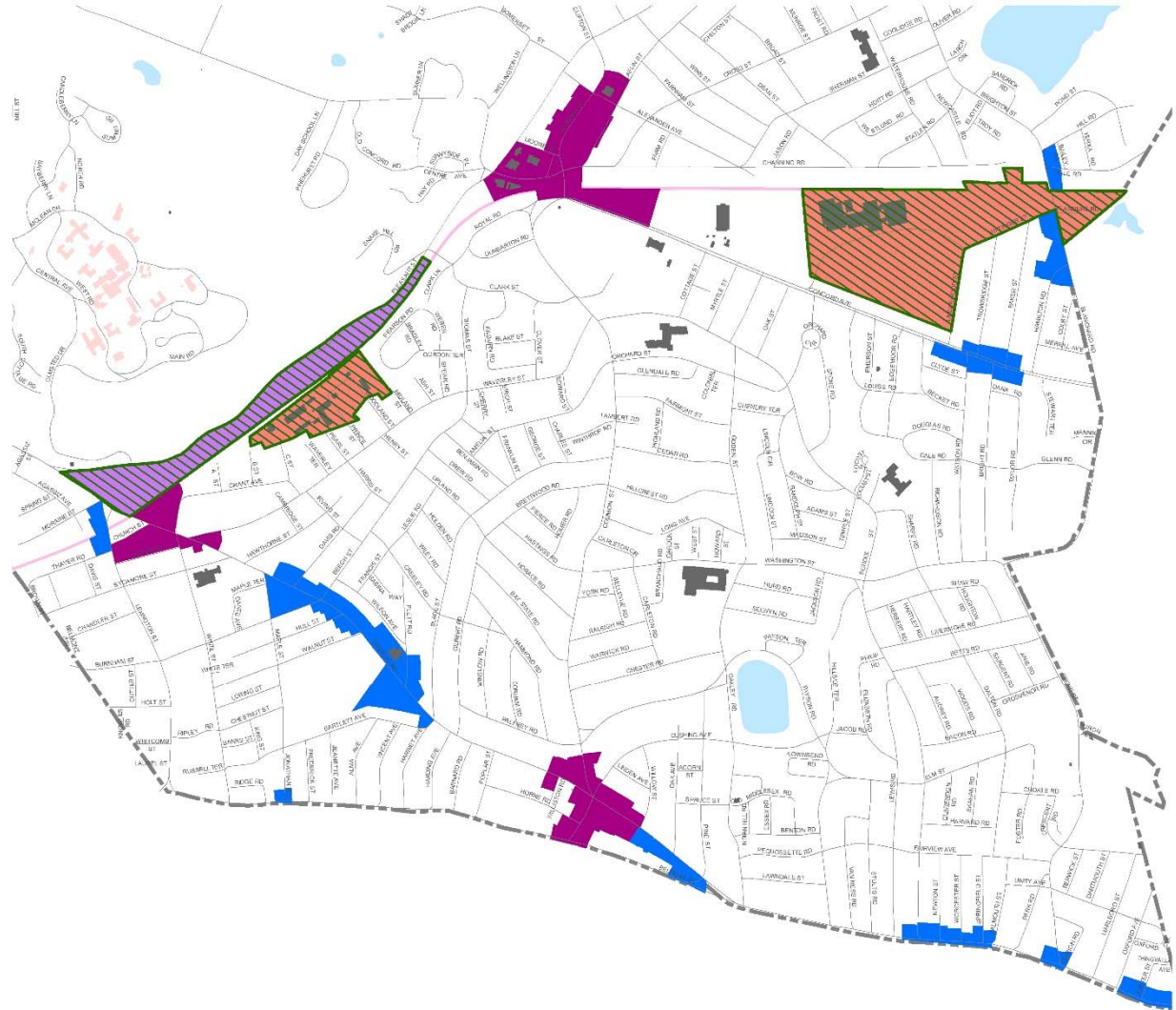
# PROPOSED ADULT USE MARIJUANA ESTABLISHMENT OVERLAY DISTRICT & BUSINESS ZONES

Date: 9/12/2018

## Legend

-  Adult Use Marijuana Overlay District
-  Local Business I (LB-I)
-  Local Business II (LB-II)
-  Local Business III (LB-III)
-  General Business (GB)
-  Town Owned Buildings
-  Fitchburg Line
-  Town Boundary

N  
▲  
1 inch = 1,000 feet



Planning Board 09.18.2018



## **300 foot Buffer**

Belmont has the authority to prohibit an Adult Use Marijuana establishment from locating within a predetermined distance of public and private schools.

The AUMEOD proposes a 300 foot buffer, which is consistent with the existing Medical Marijuana Overlay District



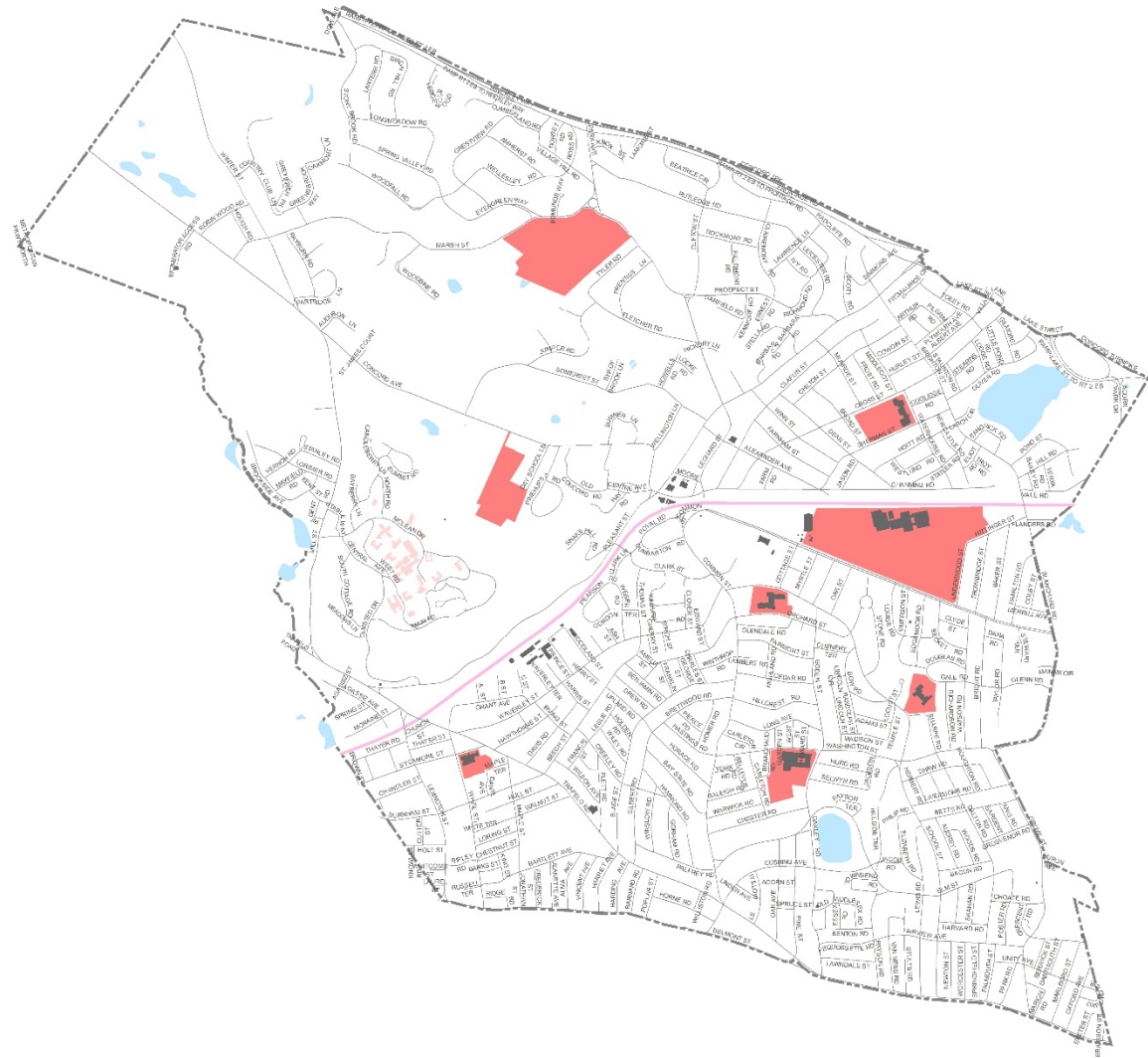
# PARCELS OF LAND CONTAINING A PUBLIC OR PRIVATE SCHOOL

Date: 6/7/2018

## Legend

- Public and Private Schools
- Town Owned Buildings
- Fitchburg Line
- Town Boundary

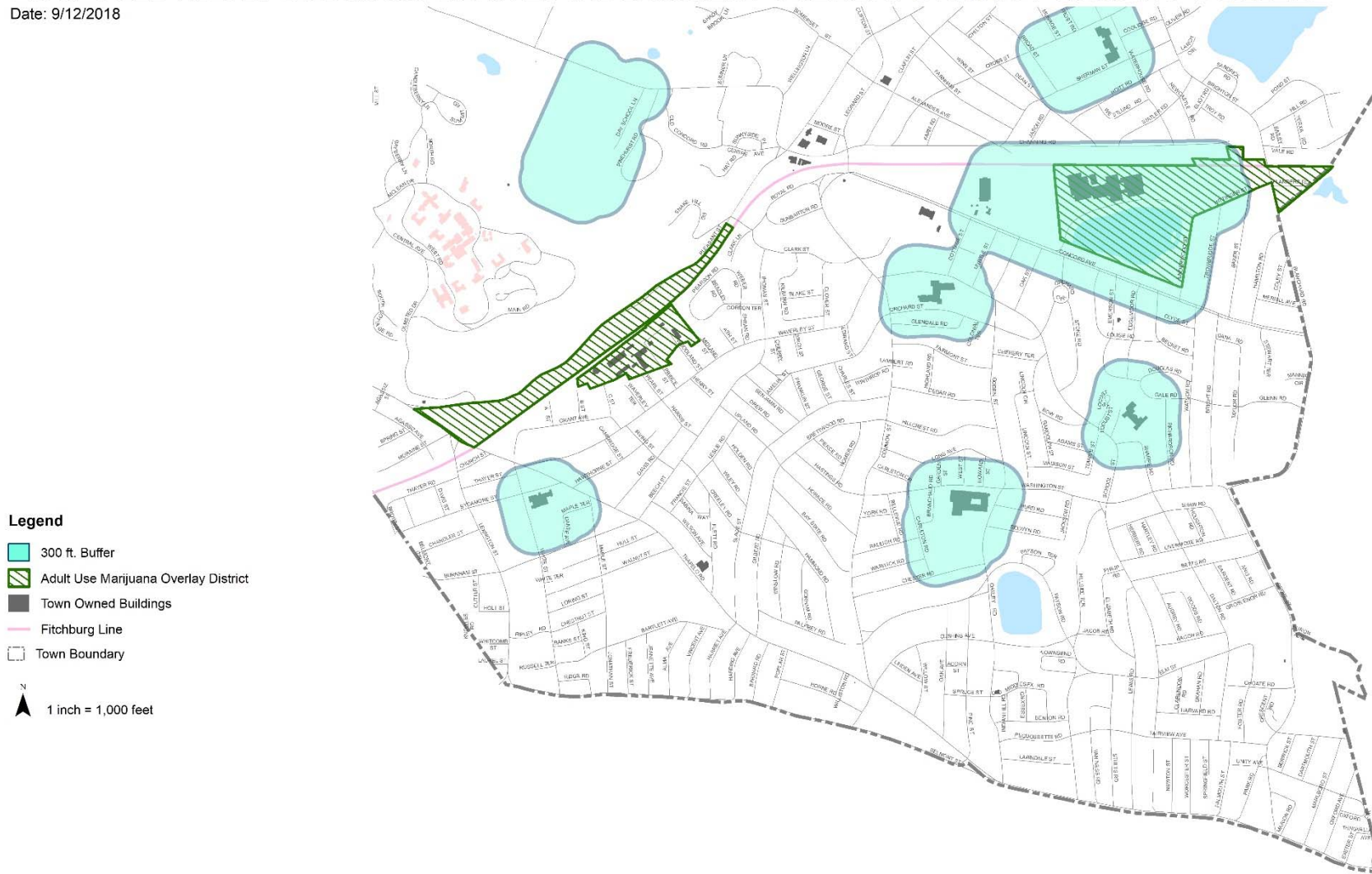
N  
1 in = 0.3 miles



Planning Board 09.18.2018

# PROPOSED ADULT USE MARIJUANA ESTABLISHMENT OVERLAY DISTRICT WITH 300' BUFFER

Date: 9/12/2018



Planning Board 09.18.2018



## Definitions

The following definitions will be added to the Zoning By-Law:

1. Adult Use Marijuana Establishment
2. Marijuana Cultivator
3. Marijuana Independent Testing Laboratory
4. Marijuana Product Manufacturer
5. Marijuana Products
6. Marijuana Retailer



## **Permit Process**

The AUMEOD identifies the Planning Board as the  
Special Permit Granting Authority

The Special Permit process requires a Public Hearing  
with notification to abutters and the opportunity for  
public input.



## **BEYOND ZONING, THERE IS ADDITIONAL REGULATION AND REVIEW REQUIRED**

### **1. Community Outreach and Engagement:**

- Conduct a public meeting
- Community Host Agreement

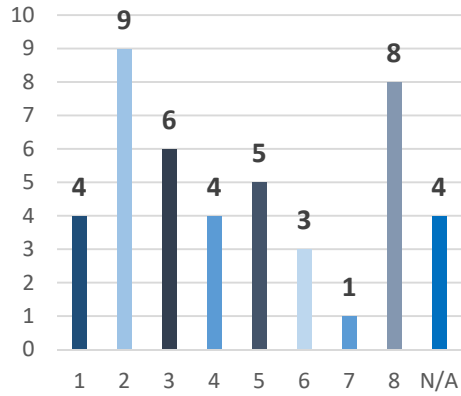
### **2. Massachusetts Cannabis Control Commission (CCC)**

- Application – three packets: Application of Intent, Background Check – CORI, Management and Operations Profile – Disposal and Security Plans
- Signage – no marijuana symbols/logos
- 500' Buffer to public and private schools (k-12)
- Municipality to review the complete application (3 packets) and determine if it is in compliance with local by-laws (60 days to respond)
- License Issued: Requires annual renewal; Non-transferable
- On-going Operation Restrictions

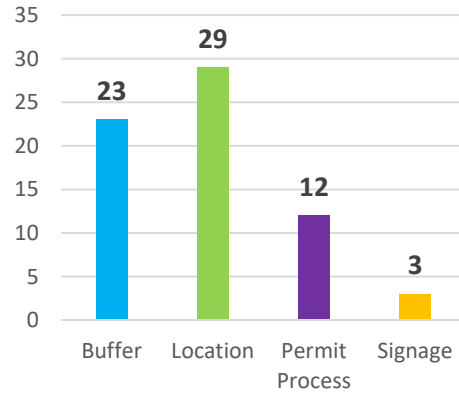
### **3. Belmont Board of Health**

- Application
- Customer/Anyone who enters store must be at least 25 years old – ID upon entry
- Sales Permit Issued: Requires annual renewal; Non-transferable
- Operation Restrictions - Self-service displays/sampling are prohibited

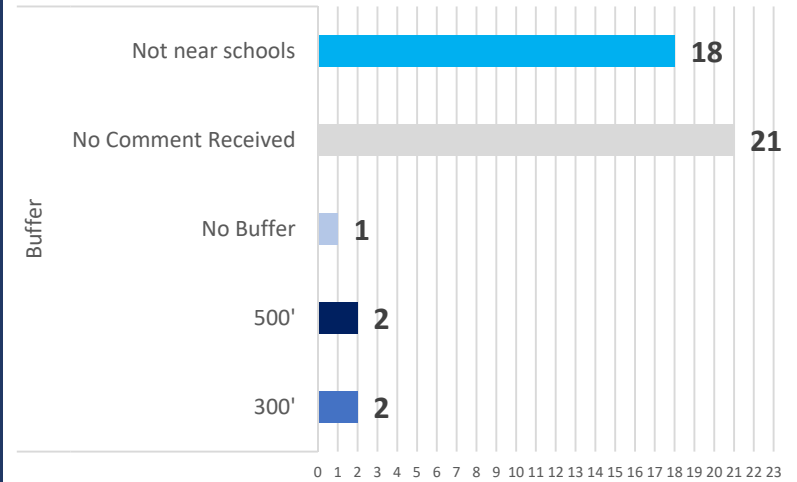
**A) Total Individual Comments Received by Precinct**



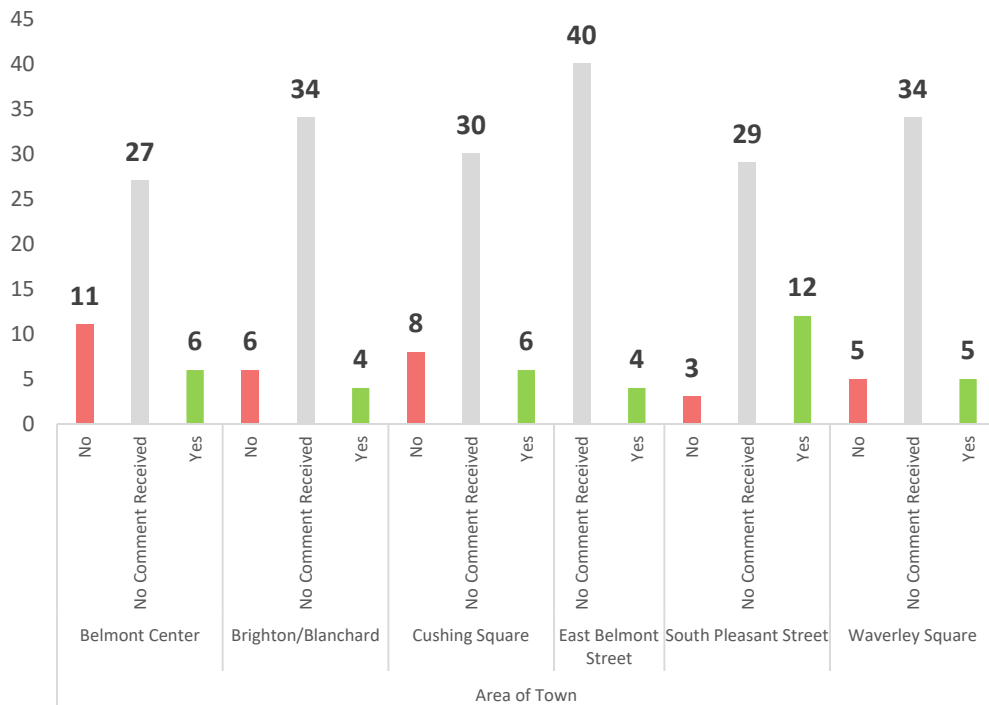
**B) Total Individual Comments Received by Topic**



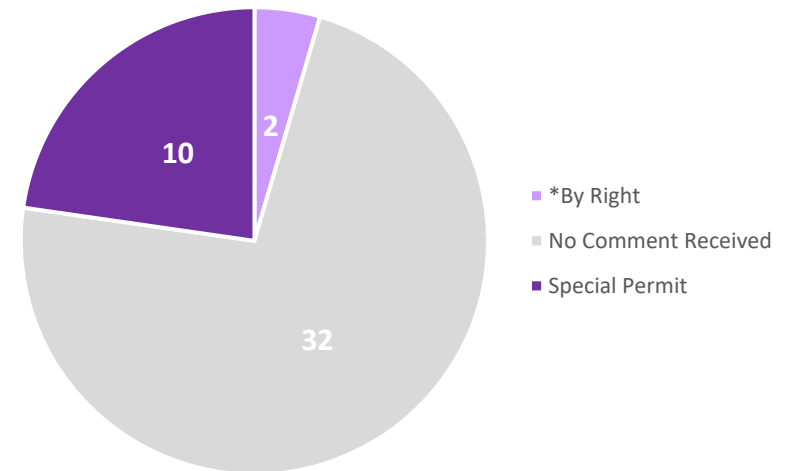
**D) Total Comments Received Regarding the Buffer**



**C) Total Individual Comments Received Regarding Location in Specific Areas of Town**



**E) Total Individual Comments Received Regarding Permit Process**





Additional comments can also be submitted at any  
time to Planning Staff at:

Jeffrey Wheeler, Senior Planner  
[jwheeler@belmont-ma.gov](mailto:jwheeler@belmont-ma.gov)

Spencer Gober, Staff Planner  
[sgober@belmont-ma.gov](mailto:sgober@belmont-ma.gov)

Office of Community Development

Homer Municipal Building

19 Moore Street, Belmont

Planning Board 09.18.2018