

**Proposed Zoning Bylaw Changes
May 2021**

1. Amend Section 125-35, “Licensed Marijuana Establishments,” Paragraph C. as follows:

ARTICLE IV. SPECIAL REGULATIONS

§125-35. Licensed Marijuana Establishments.

- C. Designated Locations for Marijuana Establishments. The locations designated by the Town of Adams where licensed marijuana establishments may be sited are as follows:
- (1) Licensed marijuana establishments may be sited as-of-right in the Industrial (I) District, as shown on the Zoning Map pursuant to G.L. c. 40A, §4, subject to site plan approval in accordance with §125-19 of this chapter.
 - (2) Marijuana retailers, as defined in this bylaw, may be sited in the Business (B-2) District as shown on the Zoning Map pursuant to G.L. c. 40A, §4, if granted a Special Permit and subject to site plan approval. Marijuana cultivators and product manufacturers, as defined by this bylaw, may be sited in the Industrial Park (IP) District if granted a Special Permit and subject to site plan approval. The Special Permit Granting Authority is the Adams Planning Board.
 - (3) Marijuana independent testing laboratories, as defined herein, may be sited in the Industrial Park (IP) District shown on the Zoning Map pursuant to G.L. c. 40A, §4, if granted a Special Permit and subject to site plan approval.
 - (4) Licensed marijuana establishments, both medical and non-medical marijuana establishments, are prohibited in all other zoning districts within the Town of Adams.

2. Add to Section 125-50, Attachment 1, “Business Uses” and “Accessory Uses” by inserting the following new uses to the Use Regulation Schedule:

1. Add to § 125-50, Attachment 1, “Business Uses,” by inserting the following new use to the Use Regulation Schedule:

Business Uses	R-1	R-2	R-3	R-4	B-1	B-2	B-3	IP	I	OS	SPR
Licensed Marijuana Establishments ^{8, 9}	NO	NO	NO	NO	NO	SP	NO	SP	YES	NO	YES

NOTES:

⁸Licensed Marijuana Retailers may be allowed in the B-2 District only if granted a Special Permit. No other Licensed Marijuana Establishment is permitted in B-2.

⁹Marijuana Cultivators, Product Manufacturers, and Independent Testing Laboratories may be allowed in the IP District only if granted a Special Permit. No other Licensed Marijuana Establishment is permitted in IP.