

**SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission**

**RPC  
Representatives**

**Bethany:**  
Alex Hutchinson

**Branford:**  
Charles Andres  
(Chairman)

**East Haven:**  
Vacant

**Guilford:**  
Vacant

**Hamden:**  
Jay Cruikshank

**Madison:**  
Vacant

**Meriden:**  
Kevin Curry  
(Vice-chairman)

**Milford:**  
Robert Satti  
(Executive Committee)

**New Haven:**  
Vacant

**North Branford:**  
Tricia Mase  
(Executive Committee)

**North Haven:**  
Theresa Ranciato-  
Viele  
(Executive Committee)

**Orange:**  
Tom Torrenti

**Wallingford:**  
Jeffrey Kohan  
(Executive Committee)

**West Haven:**  
Kathleen Hendricks

**Woodbridge:**  
Andrew Skolnick  
(Secretary)

To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Thursday, May 12, 2022 RPC Meeting at 5:15pm at SCRCOG, 127  
Washington Ave, 4th Floor West, North Haven, CT 06473

NOTICE: May 12, 2022 RPC meeting will be held in-person at the SCRCOG Offices. A remote option is available via: <https://us02web.zoom.us/j/86113308884>

**1. Administration**

1.1. Minutes of the April 14, 2022 RPC Meeting

**1**

**2. Action Items**

2.1. Town of Branford: Proposed Zoning Regulation Amendment pertaining to Cannabis – Hybrid Retailer. Submitted by: Private Applicant. Received: April 26, 2022. Public Hearing: June 2, 2022.

**2**

**3. Other Business**

3.1. Regional Program Updates

3.2. RPC Annual Event

*The agenda and attachments for this meeting are available on our website at [www.scrkog.org](http://www.scrkog.org). Please contact SCRCOG at (203) 234-7555 for a copy of agenda in a language other than English. Auxiliary aids/services and limited English proficiency translators will be provided with two week's notice.*

*La Agenda y Adjuntos para esta reunión están disponibles en nuestro sitio web en [www.scrkog.org](http://www.scrkog.org). Favor en contactar con SCRCOG al (203) 234-7555 para obtener una copia de la Agenda en un idioma distinto al Inglés. Ayudas/servicios auxiliares e intérpretes para personas de Dominio Limitado del Inglés serán proporcionados con dos semanas de aviso.*

**SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission**

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**DRAFT - Not yet approved by the Commission**

**MEETING MINUTES**

To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Minutes for Thursday, April 14, 2022 Meeting

**Present:** Charles Andres, Jay Cruikshank, Kevin Curry, Robert Satti, Tricia Mase, Tom Torrenti, Jeffrey Kohan, Rob White, Andy Cirioli, Eugene Livshits

**April 14, 2022 RPC meeting was held in-person at the SCRCOG Offices. A remote option was made available via Zoom.**

**1 Administration**

*1.1 Minutes of the March 10, 2022 RPC meeting.*

Motion to accept the minutes as presented: Robert Satti. Second: Kevin Curry. Abstain: Tricia Mase, Rob White. Vote: Unanimous.

**2 Statutory Referrals**

**2.1 City of Meriden: Proposed Zoning Regulation and Map amendments pertaining M-4 (Planned Industrial District)**

By resolution, the RPC has determined that the proposed zoning regulation and map amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Jeffrey Kohan. Second: Tricia Mase. Vote: Unanimous. Abstain: Kevin Curry

**2.2 Town of Woodbridge: Proposed Zoning Regulation Amendments pertaining to Road Side Stands**

By resolution, the RPC has determined that the proposed zoning regulation amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Kevin Curry. Second: Jay Cruikshank. Vote: Unanimous.

**2.3 Town of Branford: Proposed Zoning Regulation Amendments pertaining to Summer Cottage/Camp Site**

By resolution, the RPC has determined that the proposed zoning regulation amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Kevin Curry. Second: Jeffrey Kohan. Vote: Unanimous. Abstain: Charles Andres

**3 Other Business**

Motion to Adjourn: Kevin Curry. Second: Jeffrey Kohan. Vote: Unanimous.



PLANNING AND ZONING COMMISSION  
TOWN OF BRANFORD

1019 Main Street, Branford, CT 06405, Telephone: (203) 488-1255, FAX: (203) 315-2188

APPLICATION TO THE PLANNING & ZONING COMMISSION

For the following activity: (Check the Applicable Type of Application)

- ☒ Zoning Regulation Amendment ☐ Subdivision Regulation Amendment  
☐ Zoning Map Amendment ☐ CGS 14-54 Location Approval  
☐ Zoning Map Amendment (PDD/Master Plan)  
☐ Zoning Map Amendment (PDD/Master Plan Modification)

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ADDRESS OF PROPERTY (only if applicable)

471 East Main Street, Branford, CT 06405

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**PROPOSAL** Amend the Town of Branford Zoning Regulations and Moratorium to allow for Hybrid Cannabis Retail Establishments.

PLEASE SUBMIT WITH COMPLETED APPLICATION

1. Application fee. (See fee schedule)
2. Application materials as summarized in the Zoning Regulations or Subdivision Regulations as applicable.
3. If applicable, provide evidence that abutting property owners have been notified, per Section 9.14.G of the Zoning Regulations.

The undersigned states that information submitted with this application is true and correct to the best of his/her knowledge; acknowledges that any approval based on erroneous or incomplete information shall be null and void and that approval of the plan is contingent upon compliance with all requirements of said regulations. The undersigned hereby authorizes the Branford Planning & Zoning Commission and its agents, the right to enter upon their property for the purpose of inspection and enforcement of the Zoning and Subdivision Regulations. ALL NAMES MUST BE PRINTED AND SIGNED.

Applicant Blupoint Apothecary LLC  
Address 471 East Main Street, Branford, CT 06405  
Phone 518-350-3639  
E-mail annemarie.zsamba@gtigrows.com

Signature Anne Marie Zsamba Digitally signed by Anne Marie Zsamba  
Date: 2022.04.25 17:01:49 -04'00'

*Timothy M. Herbst*  
Attorney, Duly Authorized

FOR OFFICE USE ONLY:

Receipt Date \_\_\_\_\_ Fee Paid \$ 340.00 - # 1642  
Approved/Denied by P&Z on \_\_\_\_\_ Application # 22-4.4

**EXECUTIVE SUMMARY**

Charles R. Andres, Chairman  
Branford Planning and Zoning Commission  
1019 Main St.  
Branford, CT 06405

April 25, 2022

**Re: Proposed Text Amendments and Special Exception Application  
471 East Main Street, Branford, Connecticut**

Dear Chairman Andres and Members of the Planning and Zoning Commission:

Marino, Zabel & Schellenberg, PLLC (the “Firm”) represents Green Thumb Industries (“GTI”). GTI presently operates a medical cannabis dispensary located at 471 East Main Street, in Branford, Connecticut (the “Facility”), which sits within the General Industry 2 (“IG-2 Zone”). The Facility does business as Blue Point Wellness. The Facility has been in operation since 2014.

As you are aware, the Connecticut General Assembly approved Public Act 21-1 (the “Act”), resulting in the legalization of recreational cannabis in the State of Connecticut. In accordance with the laws of the State of Connecticut, we submit this application for text amendment and special exception (the “Application”). Earlier this year, the Town’s Planning and Zoning Commission (the “Commission”) instituted a moratorium on recreational cannabis facilities. After careful review, GTI respectfully submits this Application, which would amend the existing moratorium. GTI also requests text modifications to the existing regulations (the “Regulations”). The amendments as proposed will enable GTI to obtain special exception as a hybrid retailer as defined below. This Application meets the shared objectives of GTI and the Town of Branford (the “Town”).

GTI is seeking to be approved as a hybrid retailer at their existing Facility. A hybrid retailer “means a person that is licensed to purchase cannabis and sell cannabis and medical marijuana products . . .” Attached to this executive summary are proposed revisions to Table 4.8 of the Regulations. Table 4.8.A codifies retail uses under the Regulations. We are proposing the addition of subsections 7 and 8. We are proposing a new section of the Regulations for your consideration concerning Cannabis Establishments. You will note that the proposal submitted for the existing Facility establishes hours of operation and minimum distance requirements from other specific sites within the Town. Under the attached proposal, hybrid cannabis retailers would be allowed by special exception in the IG-2 Zone.

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The newly created Section 7.20 of the Regulations would govern hours of operation as well as minimum distance requirements. We believe the hours of operation we have proposed are consistent with other similar retail service providers in the Town. We also believe the minimum distance requirements we have proposed address any concerns the Commission might have with the proximity of a hybrid retailer to other uses in the Town.

If approved by the Commission, the Application would essentially allow for recreational cannabis dispensaries at the present site and negate the need for the Commission to consider or act upon any future applications. Further, in the eight years the Facility has operated at its present location, its operations have posed no problems or issues for the Branford Police Department. In fact, GTI has been able to provide assistance to the Branford Police Department in unrelated matters. The Town can expect that the facilities tract record will remain the same with local law enforcement after approval as a hybrid retailer. Being an existing medicinal dispensary that is seeking hybrid status does not create any added or undue burden to the Town. Further, continuity will be maintained with an existing business that has operated in the Town for a significant period of time with no issues.

The present location in the IG-2 Zone allows for adequate traffic flow and would address any concerns the Commission or the Town might have regarding traffic impact. I should also note that the Facility is located in the northeast section of the Town and surrounded by industrial uses; the Facility is not near the Town's downtown, any Town schools, parks, veterans organizations, hospitals or medical facilities. This is one of the least invasive locations for the Facility to operate.

A licensed cannabis facility is subject to very stringent security requirements, that include (1) restricted access areas from which all cannabis products are dispensed, (2) 24/7 video surveillance that is readily accessible to both local and state law enforcement and regulators, (3) tinted glass on all windows, conveying an unassuming street presence with aesthetic discretion for the proposed use, (4) security personnel on site during hours of operation and (5) seed-to-sale tracking to prevent diversion of cannabis products.

Finally, to the extent the Town is concerned with advertising and signage, the Act imposes strict advertising requirements. In addition to the statutory guidelines concerning signage, the Town has already adopted signage restrictions within its Regulations. As it relates to advertising and signage, GTI intends to comply with all state and local requirements. The result of the restrictions will preserve the character of the surrounding area and the Town as a whole.

We look forward to presenting the Application at the June 2, 2022 meeting of the Commission.

Very truly yours,

Timothy M. Herbst

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Amendments  
to the Town of Branford Zoning Regulations

**FINAL**

Sections that are shown with ~~striketrough~~ shall be deleted.

Sections that are underlined shall be added.

1.7 TEMPORARY & LIMITED MORATORIUM [AMENDED, EFFECTIVE DECEMBER 24, 2021.

B. Temporary and limited moratorium on applications to allow or facilitate new "Cannabis Establishments" as defined in Section 2.2 of these Regulations throughout all Zoning Districts. Such temporary and limited moratorium shall not apply to applications for hybrid retailers as defined in Section 2.2 of these Regulations.

1. Statement of Purpose

This section has been adopted to provide the Commission with the time necessary to complete the process of revising and/or creating new Zoning Regulations to address the allowance of Cannabis Establishments.

2. Applicability

During this temporary and limited-term moratorium, no applications for Zoning Regulation Amendments, Zoning Map Amendments, PDD/Master Plan approvals, Special Permits, Site Plan Reviews, Zoning Permits and other applications for development projects proposing Cannabis Establishments shall be received or acted on by the Commission or staff.

3. Effective Date/Term

This temporary and limited-term moratorium shall become effective on DECEMBER 24, 2021 and shall remain in effect for a period of twelve (12) months. Revisions to the term of the moratorium may be made for good cause after a review as a Zoning Regulation Amendment application.

Section 2.2

Add NEW definitions as follows:

**Cannabis.** Marijuana, as defined in section 21a-240 of the Connecticut General Statutes.

**Cannabis Establishment.** A producer, dispensary facility, cultivator, microcultivator, retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter.

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**Hybrid Retailer.** A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products as defined in the June 2021 Connecticut Public Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis (Public Act 21-1, Senate Bill 1201).

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## Proposed Amendments to the Branford Zoning Regulations

Sections that are shown with ~~striketrough~~ shall be deleted.

Sections that are underlined shall be added.

### Section 2.2

Add *NEW* definitions as follows:

**Cannabis.** Marijuana, as defined in section 21a-240 of the Connecticut General Statutes.

**Cannabis Establishment.** A producer, dispensary facility, cultivator, microcultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter as defined in the June 2021 Connecticut Public Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis (Public Act 21-1, Senate Bill No. 1201).

**Cannabis Establishment – Hybrid Retailer.** A hybrid retailer as defined in the June 2021 Connecticut Public Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis (Public Act 21-1, Senate Bill No. 1201)."

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#### 4.8 TABLE OF USES - BUSINESS ZONES.

P = Zoning Permit	S = Site Plan	SE = Special Exception	N = Not Permitted						
4.8.A RETAIL USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR	
1. Retail < 3,000 square feet.	S	S	S	S	SE	SE	SE	S	
2. Retail ≥ 3,000 square feet, but < 20,000 square feet.	S	SE	S	S	N	N	N	S	
3. Retail ≥ 20,000 square feet.	SE	SE	SE	SE	N	N	N	SE	
4. Retail, Limited.	SE	SE	SE	SE	N	N	SE	SE	
5. Sale at retail of any commodity manufactured, processed, fabricated or warehoused on the premises provided the total floor area devoted to retail sales does not exceed 20 percent of the gross floor area of the building.	SE	SE	SE	SE	SE	SE	SE	SE	
6. Outside storage or display of merchandise.	SE	SE	SE	SE	N	N	N	SE	
7. <u>Cannabis Establishment – Hybrid Retailer (See Section 7.20)</u>	<u>N</u>	<u>N</u>	<u>SE</u>	<u>N</u>	<u>N</u>	<u>SE</u>	<u>N</u>	<u>N</u>	
8. <u>Cannabis Establishment - Other</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	

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1.1.A SERVICE-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Personal service establishment (hair, nails, tailoring, tanning, tattoos, massage).	S	S	S	S	N	N	S	S
2. Printing, publishing, and engraving establishments (within the interior of a building including any incidental assembly) < 5,000 square feet	S	S	S	S	SE	SE	SE	S
3. Printing and publishing establishments ≥ 5,000 square feet	N	N	N	N	SE	SE	SE	N
4. Service establishment (repair, rental and/or service of any item, except automobiles, trucks and trailers, that is allowed to be sold in the zone).	SE	SE	SE	SE	N	N	N	SE
5. Self-service automatic laundry and on-site washing service.	SE	SE	SE	SE	N	N	N	SE
6. Dry cleaning establishment.	SE	SE	SE	SE	N	N	N	SE
7. Day care center. (See Section 7.6)	SE	SE	SE	SE	SE	SE	SE	SE
8. Family day care home.	S	S	S	S	N	N	N	S
9. Group day care home. (See Section 7.6)	SE	SE	SE	SE	SE	SE	SE	SE
10. Funeral home.	SE	SE	SE	SE	N	N	N	SE

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1.1.B OFFICE-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. General or business office.	S	SE	SE	S	SE	SE	SE	SE
2. Medical or dental office, clinic or laboratory.	S	SE	S	S	SE	SE	SE	S
3. Banks and financial institutions.	S	SE	S	S	S	S	S	S

1.1.C MARINE-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Commercial Fishing Operations	SE	SE	SE	N	SE	SE	N	SE
2. Marine Repair	SE	SE	SE	N	SE	SE	N	SE
3. Marinas, Slip Basins, Boat Storage and Landings. (See Section 7.9)	SE	SE	S	SE	SE	SE	N	S
4. Private docks.	S	S	S	S	S	S	S	S
5. Repair and sale of pleasure boats and marine equipment, engines, supplies and provisions.	S	SE	S	S	S	S	S	S

1.1.D FOOD / HOSPITALITY-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Restaurant, Table Service (excludes fast-food restaurant and drive-through window).	S	SE	SE	S	SE	SE	SE	SE
2. Restaurant, fast food - with drive-through window. (See Section 7.15)	N	SE	SE	N	SE	SE	SE	SE
3. Restaurant, fast food - without drive-through window.	S	S	S	S	SE	SE	SE	S
4. Drive-through window service of any kind. (See Section 7.15)	N	SE	SE	N	SE	SE	SE	SE

1.1.E LODGING-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Bed and breakfast. (See Section 7.7)	SE	SE	N	SE	N	N	N	N
2. Hotel, which may include a table service restaurant (but not a fast-food restaurant or any drive-through facilities), banquet hall and/or conference center.	SE	SE	S	SE	N	N	N	S

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1.1.F RECREATION / AMUSEMENT-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Indoor recreational uses including but not limited to facilities for tennis, swimming, ice skating, bowling, and billiards.	SE	SE	SE	SE	SE	SE	SE	SE
2. Outdoor recreational uses, including but not limited to baseball batting facility, miniature golf and putting course, tennis facilities, ice skating facilities and golf driving ranges.	SE	SE	SE	SE	SE	SE	SE	SE
3. Playground or recreation areas operated by a governmental unit.	S	S	S	S	S	S	S	S
4. Theaters and assembly halls.	SE	SE	SE	SE	N	N	N	SE

1.1.G RESIDENTIAL USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Accessory apartments. (See Section 7.3.G.3)	SE	N	N	SE	N	N	N	N
2. Assisted living facility, congregate housing, continuing care retirement community, or a nursing facility.	SE	SE	SE	SE	N	N	N	SE
3. Caretakers quarters.	SE	SE	SE	SE	N	N	N	SE
4. Multi-family dwelling units.	SE	SE	N	SE	N	N	N	N
5. Single-family dwelling.	P	P	N	S	N	N	N	N
6. Two-family dwelling.	SE	SE	N	SE	N	N	N	N
7. Letting of rooms.	S	S	S	S	N	N	N	S
8. Home-based Businesses (Home Office and Home Occupation).	S	S	S	S	N	N	N	S

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1.1.H AUTOMOTIVE-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Gasoline filling station.	N	N	SE	N	SE	SE	SE	SE
2. Automobile washing, lubricating and / or detailing.	N	N	SE	N	SE	SE	SE	SE
3. Motor vehicle sales.	N	N	SE	N	SE	SE	SE	SE
4. Motor vehicle rentals.	N	N	SE	N	SE	SE	SE	SE
5. Motor vehicle service (limited repair license or general repair license).	N	N	SE	N	SE	SE	SE	SE
6. Motor vehicle and other junkyard (in an enclosed building).	N	N	N	N	SE	SE	N	N
7. Off-street parking facilities.	SE	SE	SE	SE	S	S	SE	SE

1.1.I INSTITUTIONAL USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Town of Branford buildings, facilities and uses.	S	S	S	S	S	S	S	S
2. State and Federal Government buildings, facilities and uses.	SE	SE	SE	SE	SE	SE	SE	SE
3. Cemetery.	SE	SE	SE	SE	SE	SE	SE	SE
4. Churches and places of worship.	S	SE	SE	S	SE	SE	SE	SE
5. Club, lodge or fraternal organization (private and operated for the benefit of the members and not for gain).	S	SE	S	S	SE	SE	SE	S
6. Private schools, colleges and universities.	SE	SE	SE	SE	N	N	SE	SE
7. Hospitals and convalescent homes. See Error! Reference source not found.	SE	SE	SE	SE	SE	SE	SE	SE
8. Museum.	S	S	S	S	N	N	S	S

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1.1.J STORAGE-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Bulk storage of material.	N	N	N	N	S	S	N	N
2. Commercial storage, sale and distribution of fuel and bottled gas, excluding tanks for petroleum products having a capacity in excess of 10,000 gallons.	N	N	N	N	S	S	N	N
3. Portable storage trailers, containers and boxes.	N	N	SE	N	SE	SE	SE	SE
4. Climate-controlled self storage. (See Section 7.12)	N	N	SE	N	N	N	N	SE
5. Self-storage facilities. (See Section 7.12)	N	N	N	N	SE	SE	SE	SE

1.1.K INDUSTRIAL USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Freight and bus terminals.	N	N	N	N	S	S	N	N
2. Assembling, manufacturing and processing.	N	N	N	N	S	S	S	N
3. Contractor yard for vehicles, equipment, materials and/or supplies.	N	N	N	N	SE	SE	SE	N
4. Landing or takeoff area for rotorcraft, not including maintenance, repair, fueling or hangar facilities.	N	N	N	N	SE	SE	SE	N
5. Railroad rights of way and passenger stations.	SE	SE	SE	SE	SE	SE	SE	SE
6. Research laboratory.	SE	SE	SE	SE	S	S	S	SE
7. Warehousing and wholesale businesses (not retail).	N	N	N	N	SE	SE	N	N
8. Warehousing distribution, e-commerce and fulfillment centers	N	N	N	N	N	N	N	SE

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1.1.L UTILITY-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Co-located telecommunications facilities.	S	S	S	S	S	S	S	S
2. Utilities, including gas regulation stations, telephone exchanges, pumping stations, aboveground water storage tank, water reservoirs and satellite and cable television facilities.	SE	SE	SE	SE	SE	SE	SE	SE
3. Utility substation.	SE	SE	SE	SE	SE	SE	SE	SE
4. Wind-energy conversion systems.	N	N	N	N	SE	SE	SE	N

1.1.M AGRICULTURAL USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Commercial nurseries and greenhouses.	S	S	S	S	S	S	S	S
2. Farms.	S	S	S	S	S	S	S	S
3. Farm stands.	S	S	S	S	S	S	S	S
4. Farmers' Markets (See Section 7.17)	SE	SE	SE	SE	SE	SE	SE	SE

1.1.N ANIMAL-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Animal hospital or veterinarian office.	N	N	S	N	S	S	S	S
2. Commercial kennel and animal shelters. (See Section 7.13)	N	SE	SE	N	SE	SE	N	SE
3. Animal day-care, grooming and training facility.	SE	SE	SE	SE	SE	SE	SE	SE
4. Riding stables and schools. (See Section 7.14)	N	SE	SE	N	SE	SE	N	SE

1.1.O ACCESSORY USES	BC	BR	BL	MU	IG1	IG2	CP	BL-HR
1. Signs	S	S	S	S	S	S	S	S
2. Parking lots	S	S	S	S	S	S	S	S
3. Non-Agricultural Farm Events (See Section 7.19)	N	N	N	N	N	SE	N	N
4. Food preparation for on-site consumption in conjunction with a manufacturing facility that produces a food or beverage that is also sold at retail for on-site consumption.	N	N	N	N	S	S	N	N

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## 7.20 CANNABIS ESTABLISHMENTS NEW

### 7.20.A. Additional Application Requirements:

In addition to all other Special Exception requirements, the application shall contain the following additional information:

1. The applicant shall submit a map showing all the properties and uses located within [seven hundred and fifty (750')] of the property proposed to contain a Cannabis Establishment.

### 7.20.B General Requirements.

All Cannabis Establishments allowed under these regulations shall conform to the following additional standards:

1. The use shall be limited to the hours of 9 am and 9 pm Monday through Saturday. Sunday hours shall be limited to 10 am to 8 pm.
2. No Cannabis Establishment shall be located within seven hundred and fifty feet (750 ft.) of the property line of any church, public or parochial school, convent, charitable institution (whether supported by private or public funds) hospital or veterans' home.

For the purposes of this Section, distances shall be measured in a straight line, without regard to intervening structures or objects from the nearest portion of the building containing or proposing to contain a Cannabis Establishment to the nearest boundary of the uses specified above. Cannabis Establishments are not permitted in structures which contain accessory apartments or other dwelling units.

3. Standards and Requirements: A Special Exception may be granted provided that the following criteria are met in addition to the standards, criteria and conditions stated in Sections 6 and 9.8:
  - a. Notwithstanding, and in addition to, any other requirements of these regulations or applicable provisions of the Connecticut General Statutes the following provisions regarding signage shall apply:
    - i. Any windows allowing visibility into the store shall retain at least 50% open visibility to the store interior. This means, specifically, that there shall not be signs, advertisements, products, logos, or promotions

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either on the window or within three feet (3') interior to the window within said 50%.

- ii. In addition to the prohibitions of Sections 6.6.B and 6.6.F on certain signs on the building and property, such signs are also prohibited either on the window or within three feet (3') interior to the window.
  - iii. Any advertisement or signage for any Hybrid Retailer, as defined herein, shall comply with the provisions of Section 33 of Public Act 21-1 and Section 6.6 of the Branford Zoning Regulations, respectively.
- b. Parking requirements shall comply with Section 6.5 of these Regulations.
- c. The number of any allowed type of Cannabis Establishment shall be limited as provided for by Public Act 21-1.

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