

Town of Chester
203 Middlesex Avenue
Chester Connecticut 06412



Telephone: 860-526-0013
Facsimile: 860-526-0004
Web page: chesterct.org
Email: info@chesterct.org

Planning & Zoning
860-526-0013, Ext 208
Email: ZoningOfficial@chesterct.org

APPLICATION FOR A TEXT AMENDMENT or MAP CHANGE

Refer to Section 123 of the Chester Zoning Regulations FEE: N/A

1. Applicant Name: Planning & Zoning Commission
2. Applicant's Address: Town of Chester, 203 Middlesex Avenue, Chester, CT 06412
3. Telephone Number: 860-526-0013, Ext. 208 Email: ZoningOfficial@chesterct.org
4. Section of the Zoning Regulations or Address of properties proposed for amendment of map or text:
(attach separate sheet if necessary) **New section in the Chester Zoning Regulations: Section 160D – Temporary Moratorium on Recreational Cannabis Establishments – see full text accompanying this application form.**

The Planning and Zoning Commission is authorized to grant an amendment to the Zoning Regulations or the Zoning Map proposed by the provision of Section 123 of the Chester Zoning Regulations.

Accompanying this application form are the following:

- (1) A full text of any proposed change in these regulations clearly indicating existing provisions to be repealed and new provisions to be enacted;

I certify that all of the information on this application, including that shown on the site plan, and on any attachments, is correct as of the date below and is complete to the best of my knowledge.

Owners: Chester Planning & Zoning Commission Date: October 1, 2021

Applicants: Bettie Perreault Bettie Perreault, Secretary Date: October 1, 2021

Application Number: _____ **Date Received:** _____

Fee Paid: N/A **Check #/Cash:** N/A **Granted:** _____ **Denied:** _____

Zoning Compliance Officer: _____ **Date:** _____

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October 1, 2021

As authorized by the Chester Planning & Zoning Commission at its regular meeting held on Thursday, September 9, 2021 and recorded in the minutes of that meeting as filed with the Office of the Town Clerk.

SUMMARY

Following the passage of Public Act 21-1 (SB 1201) or "RERACA" which legalizes the cultivation, sale, transport and distribution of adult use cannabis, the Town of Chester's Planning & Zoning Commission seeks to establish a temporary moratorium on Cannabis Establishments so that it can take the time necessary to thoughtfully contemplate the development of regulations regarding these uses.

PROPOSED LANGUAGE TO BE ADDED

(NEW) Section 160D - Temporary Moratorium on Recreational Cannabis Establishments

Section 1: Purpose

Following the passage of Public Act 21-1 (June Special Session), as of July 1, 2021, the personal use and possession of cannabis by adults over the age of 21 became legal in the State of CT. The law also requires that the CT Department of Consumer Protection draft regulations pertaining to the use and sale of cannabis and to begin accepting applications for licenses. The law further provides for Municipalities to prohibit or enact reasonable restrictions on cannabis establishments. However, if standards are not established, such uses will be deemed a permitted use in zoning districts where similar retail and commercial establishments are allowed.

The potential regulation of recreational cannabis creates a multitude of legal, regulatory and safety issues that must be carefully considered. The establishment of a temporary moratorium on the use of land and structures in the Town of Chester for cannabis establishments as defined in PA 21-1 will allow sufficient time for the Town to consider the various components of this new industry, develop regulations which appropriately address these establishments and coordinate with other Town agencies.

Section 2: Definition of Terms:

For the purpose of this section, the terms referred to herein shall be defined and used as outlined in PA 21-1.

Cannabis Establishment: a non-profit, person(s) or business entity otherwise engaged in an activity which would be defined as a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, transporter and, delivery service by PA-21-1 (SB 1201).

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Section 3: Temporary Moratorium:

For the reasons set for above, and notwithstanding any other provisions of the Zoning Regulations to the contrary, the Planning & Zoning Commission hereby adopts a temporary moratorium related to the acceptance, review and/or approval of applications seeking to establish the use of land and/or structures for a Cannabis Establishment and other uses related to recreational marijuana. This moratorium shall be in effect for not less than six (6) months or more than one year from the date of adoption or until such time as the Commission adopts Zoning Regulations that regulate the establishments and activities described herein, whichever occurs earlier. While this moratorium is in effect, the Commission will undertake a planning process to evaluate the potential impact of allowing these establishments and consider any draft regulatory language provided by the CT Department of Consumer Protection with the ultimate goal of adopting a new Zoning Regulation which addresses these uses in a manner that is suitable to the Town of Chester.