


**TOWN OF MANCHESTER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

TO: Maria Cruz, Town Clerk

FROM: Megan Pilla, Principal Development Planner 

DATE: January 2, 2024

RE: Proposed Zoning Regulation Amendment (REG-0028-2023)
"Cannabis Transporter" by Special Exception in Industrial Zone

MMM Transport, LLC proposes to amend the Town zoning regulations in Art. II, Sec. 16.15.02 to add "Cannabis transporter" as a permitted use by special exception in the Industrial zone.

Enclosed, please find a copy of the proposed text changes and 2 copies of the legal notice for the January 17, 2024 Planning and Zoning Commission meeting at which this application will be discussed.

Please date stamp this memo, as well as one copy of the enclosed legal notice, and return them to the Planning Department for our records.

mp/kw

Encls.

Draft of Proposed Text Amendment

We propose that the Cannabis Transporter License be added to Article 2 Section 16.15 as a permitted use by special exception in the IND zone. The zoning regulations list 5 cannabis license types approved for use in specified zones within the Town boundaries. We ask that Cannabis Transporter be added to the list of licenses approved for Zoning use by special exception in the IND zone.

Cannabis Transporter, as defined in Article 1 Section 2.C, is an important license type that helps improve the safety of cannabis moving through the Town and is a less disruptive Cannabis business for the town. Our use does not engage in production, sale, or dispensing of cannabis products. Our use is secure transport, so we want to be low profile and secure in each step of our process to protect our team and our client's product whether at our facility or on the road. We store finished product, which is packaged, sealed, and taped in shipping boxes will be stored in a capacity to more efficiently complete deliveries. The business does not create any traffic or congestion and will help bring jobs to the community. We believe this use could be beneficial to the Town and to the industry though out the state and ask the Zoning commission to consider adding this license for Zoning Use.

ARTICLE II ZONING USES

Section 16 INDUSTRIAL ZONE

16.15.02³¹ Uses set forth in 16.15.02 shall require approval from the Planning and Zoning Commission after a public hearing.

(n)⁴⁵Cannabis cultivator, **Cannabis Transporter**, or micro-cultivator provided that:

- (a) No cannabis establishment shall be located within 500 feet of the property line of any property containing a school, or within 200 feet of the property line of any property containing a religious institution, charitable institution,
- (b) No cannabis establishment shall operate beyond the hours of 8:00am to 10:00pm Monday through Saturday and 10:00am to 6:00pm on Sundays.

Definition (already in regulations):

Transporter – a person or entity licensed to transport cannabis between cannabis establishments, laboratories and research programs.

**TOWN OF MANCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on January 17, 2024 at 7:00 P.M., both virtually and in person in the Lincoln Center Hearing Room, 494 Main Street, Manchester, Connecticut, to hear and consider the following petition:

MMM TRANSPORT, LLC – Zoning Regulation Amendment (REG-0028-2023) – To revise the zoning regulations at Art. II, Sec. 16.15.02 to add "Cannabis transporter" as a permitted use by special exception in the Industrial zone.

At this hearing interested persons may be heard, either in person or virtually via Zoom, and written communications received. This meeting will be shown live on Cox Channel 16 and streamed live at <http://www.channel16.org/CablecastPublicSite/watch/1?channel=1>. Individuals who wish to speak at or attend the virtual meeting must complete a Request to Attend Virtually form, available at <https://manct.us/meeting>, by 4:00 p.m. on the day of the meeting. These individuals will need to join the Zoom meeting and will be allowed to speak when directed by the Chairman. Zoom meeting information will be sent to individuals who complete a Request to Attend Virtually form. Only individuals who complete a Request to Attend Virtually form will be allowed to join the Zoom meeting. A physical location and electronic equipment will be provided for the public to use if a written request is received at least 24 hours in advance, via email to pzcomments@manchesterct.gov, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

Individuals may also submit comments in writing to the Planning and Economic Development Department via email to pzcomments@manchesterct.gov, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191. All written comments received by 4:00 p.m. on the day of the meeting will be presented and recorded as part of the hearing.

A copy of the proposed zoning regulation amendment may be reviewed online at <https://www.manchesterct.gov/Government/Departments/Planning-and-Economic-Development>; by contacting the Town Clerk's office at townclerkdept@manchesterct.gov or (860) 647-3037 to request a PDF by email; or in the Planning and Economic Development Department, 494 Main Street, during regular business hours, 8:30 – 4:30, Monday through Friday. Information about this application will be available online at <https://Manchesterct.gov/pzc> by the Friday before the hearing.

Planning and Zoning Commission
Eric Prause, Chair

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