



TOWN OF LEDYARD
APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

Application Number P223-FRA Submission Date 6/5/23 Official Receipt Date 6/8/23

FEE: N/A DATE PAID N/A RECEIPT # N/A

Applicant/Agent Town of Ledyard Planning & Zoning Commission
 (Please Print Legibly)

Signature: Julie Hodge - Dir. of Planning & Development

Address: 741 Colonel Ledyard Hwy Telephone 800-464-3215

E-Mail Address: planner@ledyardct.org

Owner Name (if different): _____

Address of Owner: _____ Telephone _____

Location of Work (Street Address) N/A

Tax Assessor's Map. _____ Block _____ Lot _____ Zone _____

Is this property within 500 feet of another municipality? N/A Y N CAM Zone Y N

Existing Use N/A CAM Exempt Y N

Special Permit Site Plan Review Regulation Change Zone Map Change

CAM Review Other: _____

Details: Add section 8.34 "Cannabis Establishment"

and the following uses to the use tables

Cannabis Retailer + Hybrid Retailer (6.4)

Cannabis Cultivator + Micro-cultivator (5.3 + 6.4)

SEE ATTACHED TEXT

Approved by _____ Date _____

Denied by _____ Date _____

LEDYARD PROPOSED CANNABIS REGULATIONS

8.34 Cannabis Establishment

- A. Purpose:** The purpose of this section is to allow for a comprehensive review and appropriate siting of establishments that cultivate or sell cannabis or cannabis products, consistent with Public Act No. 21-1 -- An Act Concerning Responsible and Equitable Regulation Adult Use Cannabis, to ensure any such establishment is in harmony with and will not have a detrimental effect upon the surrounding area, and that both the operation and location of any such establishment protects the public health and welfare of the residents of the Town of Ledyard.
- B. Definition of Terms:**
1. Cannabis Establishment: A person(s) or business entity engaged in the cultivation of cannabis or the retail sale of cannabis products.
 2. Cannabis Retailer: A person that is licensed by the State to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and sell cannabis to consumers and research programs.
 3. Cannabis Hybrid Retailer: A person that is a Cannabis Retailer and is also licensed by the State to sell medical marijuana products as a dispensary facility.
 4. Cannabis Cultivator: A person that is licensed by the State to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with no less than ten thousand square feet of grow space.
 5. Cannabis Micro-cultivator: A person licensed by the State to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space.
- C. Submission Requirements:** In addition to all applicable submission requirements to demonstrate compliance with Site Plan requirements and the Special Permit Criteria in Section 11.3.4, the application for a Cannabis Retailer, Cannabis Hybrid Retailer, Cannabis Cultivator, and/or Cannabis Micro-Cultivator approval shall include an operational plan to indicate how the facility will be managed, which shall include but not be limited to:
1. Hours of operation
 2. Security and Access
 3. Signage
 4. Odor monitoring and mitigation
 5. Parking, Traffic and Circulation
- D. Conditional Approval:** In addition to any conditions imposed pursuant to these Regulations, all Special Permits for Cannabis Establishments shall be subject to the following conditions:
1. Special Permits shall be approved with the condition that the applicant continuously maintain all necessary approvals required by the State of Connecticut for the duration of the operation.

2. A conditional approval issued by the Commission shall not be considered fully executed until a copy of the State issued license has been provided to the Land Use Department. A fully executed approval, including the State issued license must be filed with the Ledyard Town Clerk within six (6) months of the issuance of the Special Permit.
3. The Commission may issue not more than two (2) six-month extensions to this requirement provided the applicant can demonstrate that an application has been filed with the Department of Consumer Protection and the expected decision date will fall within the timeframe of the extension.
4. No entity shall commence operations, sales, or advertisements without a valid, current license from the State of Connecticut and fully executed Special Permit from the Town.

8.34.1 Cannabis Retailers and Hybrid Retailers

- A. Retailers and Hybrid Retailers may be allowed as a principal use by Special Permit in the LCDD, GFDD, RCCD, CIP and I Zoning Districts subject to the standards specified herein in addition to the standards set forth below.
- B. Cannabis Retailers and Hybrid Retailers shall meet the following criteria:
 1. Shall be a stand-alone facility and not be allowed as an accessory use or part of a mixed-use development.
 2. Shall not be located within five hundred (500) feet of any other Cannabis Establishment when measured using a direct line between any part of the permit premises and any part of the other Cannabis Establishment.
 3. Shall not be located within five hundred (500) feet of the perimeter of the U.S. Submarine Base when measured using a direct line between any part of the permit premises and any part of the perimeter of the Submarine Base.
 4. Shall not be located adjacent to an existing residential use.
 5. Hours of operation will be limited to no earlier than 9:00 AM or later than 9:00 PM Monday through Saturday and 12:00 PM to 6:00 PM on Sunday. The facility shall not be open on Thanksgiving, Christmas, and New Years Day.
 6. No consumption of any cannabis product may take place on site.
 7. Signage shall be in accordance with Section 7.9 of these Regulations and C.G.S §21-420h (as amended), whichever is more restrictive.

8.34.2 Cannabis Cultivators and Micro-Cultivators:

- A. Cannabis Cultivators and Micro-Cultivators may be allowed in any Zoning District by Special Permit subject to the standards specified herein.
- B. All Cannabis Cultivators and Micro-Cultivator shall meet the following criteria:
 1. Minimum parcel size for a Cannabis Cultivator shall be ten (ten) acres.
 2. Minimum parcel size for Cannabis Micro-Cultivator shall be five (5) acres.
 3. All cultivation shall be conducted within an enclosed building.

4. State of Connecticut Cultivators License shall be obtained from the State of Connecticut
5. There shall be a minimum of five hundred (500) feet separation distance to all residential structures existing at the effective date of this regulation other than those on the parcel where the Cultivator or Micro-Cultivator is located. The Commission may consider increasing the separation distance based on site topography, height of proposed building and adjacent buildings, Odor Dispersion Analysis, and any other factors specific to the proposed site.
6. No consumption of any cannabis product may take place on site.
7. Signage shall be in accordance with Section 7.9.10 of these Regulations and C.G.S §21-420h (as amended), whichever is more restrictive.

*** Maximum Building Height for permitted Non-residential Principal Uses and/or Multi-family Residences in the R20, R40 or R60 Districts is 45ft / 3.5 Stories.

5.3 SCHEDULE OF USES – RESIDENTIAL DISTRICTS

RESIDENTIAL – PRINCIPAL USES	R20	R40	R60
Assisted Living Facility §8.4	SUP	SUP	SUP
Residence, Mobile Manufactured Home	ZP	ZP	ZP
Residence, Multi-family (Apt. Bldgs., Condos) §8.28	SUP	SUP	SUP
Residence, Two Family (Duplex) §8.30	ZP	ZP	ZP
Residence, Single Family §8.29	ZP	ZP	ZP
RESIDENTIAL – ACCESSORY USES			
Accessory Apartment §8.1	ZP	ZP	ZP
Accessory Structures/Uses §8.2	ZP	ZP	ZP
Bed & Breakfast §8.6	SPL	SPL	SPL
Family Day Care Home	SPL	SPL	SPL
Home Husbandry - Keeping of Animals - §8.5.1	ZP	ZP	ZP
Home Occupation §8.17	ZP/SUP	ZP/SUP	ZP/SUP
Short Term Rentals, Hosted §8.31	SUP	SUP	SUP
NON-RESIDENTIAL USES, PRINCIPAL	R20	R40	R60
Agriculture (Farm & Farming) §8.5	ZP	ZP	ZP
<i>Farm Accessory Dwelling Unit §8.5G(2)</i>	ZP	ZP	ZP
<i>Accessory Uses (See § 8.5G&H)</i>	ZP/SPL/SUP	ZP/SPL/SUP	ZP/SPL/SUP
<i>Farm Stand (>50SF < 200SF) §8.5G(5)</i>	ZP	ZP	ZP
<i>Farm Store (<1,000sf/>1,000sf) §8.5G(6)</i>	ZP/SPL	ZP/SPL	ZP/SPL
Antenna & Antenna towers §7.1	ZP/SPL	ZP/SPL	ZP/SPL
Campground, Recreational §8.7	-	-	SUP
Cannabis Cultivators and/or Micro-Cultivators	SUP	SUP	SUP
Cemetery §7.2	SPL	SPL	SPL
Civic/Institutional Building/Use	SUP	SUP	SUP
Country Inn §8.11	SUP	SUP	SUP
Day Care Centers (Adult §8.3; Child §8.8) (Family or Group – See Definitions)	SPL	SPL	SPL

6.4

Farm Stand (>50sf/ <200sf) §8.5G(5)	ZP	ZP		ZP	ZP	ZP	ZP	ZP	ZP
Farm Store <1,000 / >1,000SF) §8.5G(6)	ZP /SPL	ZP/ SPL	-	ZP/SPL	ZP/SPL	ZP/ SPL	ZP/ SPL	ZP/ SPL	ZP/ SPL
Accessory Uses (See § 8.5G&H)	ZP/SP L/SUP	ZP/SP L/SUP	-	ZP/SPL /SUP	ZP/SPL /SUP	ZP/SP L/SUP	ZP/ SPL/ SUP	ZP/ SPL/ SUP	ZP/ SPL/ SUP
Keeping of Animals - Home Husbandry §8.5.1	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
INSTITUTIONAL/ CIVIC/ MUNICIPAL	LCDD	LCTD	MFDD	GFDD	RCDD	I	CIP	CM	NC
Civic/Institutional Buildings/Uses	SPL	-	SPL	SPL	SPL	-	SUP	-	SPL
Community Center	SPL	SPL	SPL	SPL	SPL	-	-	-	SPL
Educational Facility, Private	-	SUP	SUP		SUP	-	-	-	-
Educational Facility, Public	SPL	-	-	SPL	SPL	-	-	-	-
Religious Facility/Use	SUP	SUP	-	SUP	SUP	-	-	-	SUP
Cemetery §7.2	SUP	SUP	-	SUP	SUP	-	-	-	SUP
COMMERCIAL	LCDD	LCTD	MFDD	GFDD	RCDD	I	CIP	CM	NC
Cannabis Cultivators and/or Micro- Cultivators	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Cannabis Retailers and Hybrid Retailers	SUP	SUP	-	SUP	SUP	-	-	-	-
Commercial, General Retail	SPL	SPL	-	SPL	SPL	-	-	SPL	SPL
Commercial, Marine	-	-	-	SPL	-	SPL	-	SPL	-
Commercial Services	SUP	SUP	-	SUP	-	SPL	SPL	SPL	-
Hospital and Emergency Medical Facilities §8.18	SUP	-	-	SUP	-	SUP	SUP	-	-
Membership Club (Firearms) §8.21.1 (No- Firearms) §8.21.2	SPL/ SUP	-	-	SPL/ SUP	SPL/ SUP	SPL/ SUP	SPL/ SUP	-	-