



CITY OF NEW LONDON
CONNECTICUT
OFFICE OF DEVELOPMENT & PLANNING
Planning, Zoning, & Wetlands Division

181 State Street
New London CT
06320
(860) 437-6379

**-ZONE REGULATION AMENDMENT-
-APPLICATION-
Planning & Zoning Commission-**

APPLICATION FEE \$360.00

Applications and all supporting materials (18 COPIES/SETS OF EACH PLUS THE ORIGINAL) shall be submitted to the Office of Development and Planning at least twenty (20) days prior to a regularly scheduled meeting in order to be received at that meeting. A thumb drive with all documents must be submitted. Plans must be folded and application packets collated.

Please be advised that this application will not be considered complete unless all of the information required on this form and in the regulations are submitted. The Commission will reject the proposal if the application is incomplete.

1. Briefly describe the proposed Zone Regulation Amendment

Modification of zoning regulations to allow sale of recreational cannabis.

SEE ATTACHMENT for specific language for text amendment(s)

2. Attach a letter addressed to the Planning & Zoning Commission that describes the purpose of the zone text amendment.

The undersigned hereby acknowledges that this application and statements submitted herewith are true. ALL NAMES MUST BE PRINTED AND SIGNED.

PLANNING & ZONING COMMISSION
APPLICANT (PRINT)/ (If a Corporation -- Please Print Name of Member Representing Corporation)

181 State St

ADDRESS

EMAIL

NEW LONDON CT
TOWN/CITY STATE

06320
ZIP

PHONE NUMBER

APPLICANT'S SIGNATURE

DATE

Barry H. Levine - Chairman
AGENT (PRINT)

181 State St
ADDRESS

BLEVINE & NEWLONDON CT.
EMAIL org.

NEW LONDON CT
TOWN/CITY STATE

06320
ZIP

800 437 6381
PHONE NUMBER

AGENT'S SIGNATURE

DATE

Section 210 Definitions

Cannabis Cultivator

A person or a business operated by a person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space as defined in CGS 21a-420 as amended.

Cannabis Delivery Service

A person or a business operated by a person that is licensed to deliver cannabis from (A) micro-cultivators, retailers and hybrid retailers to consumers and research program subjects, and (B) hybrid retailers and dispensary facilities to qualifying patients, caregivers and research program subjects, as defined in section 21a-408 as amended, or to hospices or other inpatient care facilities licensed by the Department of Public Health pursuant to chapter 368v as amended that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof as defined in CGS 21a-420 as amended.

Cannabis Food and Beverage Manufacturer

A person or a business operated by a person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages as defined in CGS 21a-420 as amended.

Cannabis Hybrid Retailer

A person or a business operated by a person that is licensed to purchase cannabis and sell cannabis and medical marijuana products as defined in CGS 21a-420 as amended.

Cannabis Micro-Cultivator

A person or a business operated by a person licensed 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, prior to any expansion authorized by the commissioner as defined in CGS 21a-420 as amended.

Cannabis Product Manufacturer

A person or a business operated by a person that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type as defined in CGS 21a-420 as amended.

Cannabis Product Packager

A person or a business operated by a person that is licensed to package and label cannabis as defined in CGS 21a-420 as amended.

Cannabis Retailer

A person or a business operated by a person, excluding a dispensary facility and hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis to consumers and research programs as defined in CGS 21a-420 as amended.

*Zoning Regulation Text Amendment
Related to Cannabis*

Cannabis Transporter

A person or a business operated by a person licensed to transport cannabis between cannabis establishments, laboratories and research programs as defined in CGS 21a-420 as amended.

C-1 – General Commercial District

510.3 (50) Retail sale of cannabis to consumers for off-premises use as a cannabis hybrid retailer or a cannabis retailer. Use is subject to section 623 (Regulations Concerning Retail Sale of Cannabis to Consumers for off-premises consumption) of these regulations.

510.3 (51) Cannabis Cultivator

510.3 (52) Cannabis Delivery Service

510.3 (53) Cannabis Food and Beverage Manufacturer

510.3 (54) Cannabis Micro-Cultivator

510.3 (55) Cannabis Product Manufacturer

510.3 (56) Cannabis Product Packager

510.3 (57) Cannabis Transporter

C-2– Limited Commercial District

520.3 (29) Retail sale of cannabis to consumers for off-premises use as a cannabis hybrid retailer or a cannabis retailer. Use is subject to section 623 (Regulations Concerning Retail Sale of Cannabis to Consumers for off-premises consumption) of these regulations.

520.3 (30) Cannabis Cultivator

520.3 (31) Cannabis Delivery Service

520.3 (32) Cannabis Food and Beverage Manufacturer

520.3 (33) Cannabis Micro-Cultivator

520.3 (34) Cannabis Product Manufacturer

520.3 (35) Cannabis Product Packager

520.3 (36) Cannabis Transporter

CBD-1 – Central Business District

530.3 (45) Retail sale of cannabis to consumers for off-premises use as a cannabis hybrid retailer or a cannabis retailer. Use is subject to section 623 (Regulations Concerning Retail Sale of Cannabis to Consumers for off-premises consumption) of these regulations.

CBD-2 – Central Business District

535.3 (31) Retail sale of cannabis to consumers for off-premises use as a cannabis hybrid retailer or a cannabis retailer. Use is subject to section 623 (Regulations Concerning Retail Sale of Cannabis to Consumers for off-premises consumption) of these regulations.

*Zoning Regulation Text Amendment
Related to Cannabis*

LI-O – Light Industrial Office District

- 560.3 (14) Retail sale of cannabis to consumers for off-premises use as a cannabis hybrid retailer or a cannabis retailer. Use is subject to section 623 (Regulations Concerning Retail Sale of Cannabis to Consumers) of these regulations.
- 560.3 (15) Cannabis Cultivator
- 560.3 (16) Cannabis Delivery Service
- 560.3 (17) Cannabis Food and Beverage Manufacturer
- 560.3 (18) Cannabis Micro-Cultivator
- 560.3 (19) Cannabis Product Manufacturer
- 560.3 (20) Cannabis Product Packager
- 560.3 (21) Cannabis Transporter

Supplemental Regulations

Section 614 Off-Street Parking and Loading

B (1)

Use		Minimum Spaces Parking Required	Minimum Loading Spaces Required
Cannabis Hybrid Retailer Cannabis Retailer	1	250 sq ft of sales floor space	None for the first 10,000 sq ft GFA, then 1 per 30,000 sq ft up to 70,000 sq ft GFA plus 1 per every additional 80,000 sq ft

Section 623 Regulations Concerning Retail Sale of Cannabis to Consumers for Off-Premises Consumption

A. The sale of cannabis under the Cannabis Hybrid Retailer or Cannabis Retailer class of permit as defined by Connecticut General Statutes 21a-420 as amended, issued by the State of Connecticut for consumption off the premises, shall be permitted only in the following districts as established by these regulations.

- C-1 General Commercial
- C-2 Limited Commercial
- CBD-1 Central Business (1)
- CBD-2 Central Business (2)
- LI-O Light Industrial Office

B. No building or premises, or part of any building or premises, shall be used under this section of the regulations if the main front entrance to the building or premises shall be located within a 1,000-foot

*Zoning Regulation Text Amendment
Related to Cannabis*

- radius, measured in a straight line, from the main front entrance of any other permitted premises used for the same purpose.
- C. No building or premises, or part of any building or premises, shall be used under this section of the regulations if the lot upon which said building or premises is located is within 500 feet from any lot on which is located a public or private school, library, public playground, park or recreational facility. In determining compliance with this provision, the controlling distance shall be the shortest distance between those lot lines of the proposed premises and those lot lines of the affected school, library, public playground, park or recreational facility.
 - D. Notwithstanding the distance restrictions set forth in subsection B and C of this section, any permit holder using a permitted premises for the retail sale of cannabis to consumers issued by the State of Connecticut shall be allowed to move such permitted premises within a radius of 750 feet of the old permitted premises, provided said new location is within a district in which this use is permitted under these regulations. All other provisions of the zoning regulations shall be applicable except the distance restrictions set forth within subsection B and C of this section.
 - E. A written security plan acceptable to, and approved by, the New London Chief of Police shall be required.
 - F. No Special Permit granted under this section shall become effective until the issuance of a permit for Cannabis Hybrid Retailer or Cannabis Retailer is issued by the State of Connecticut to the Special Permit applicant, its successors or assigns.
 - G. A business establishment solely engaged in the sale of cannabis under Connecticut General Statutes Chapter 420f – Palliative Use of Marijuana (Medical Marijuana Dispensary) shall be considered a Retail Store and regulated as a Retail Store under these regulations and not subject to this section of the regulations.

Section 624 Regulations Concerning Retail Sale of Cannabis Not Directly to Consumers

- A. The sale of cannabis under the Cannabis Cultivator, Cannabis Delivery Service, Cannabis Food and Beverage Manufacturer, Cannabis Micro-Cultivator, Cannabis Product Manufacturer, Cannabis Transporter class of permit as defined by Connecticut General Statutes 21a-420 as amended, issued by the State of Connecticut, which sales by their nature do not involve sales directly to any consumer, shall be permitted only in the following districts as established by these regulations.
 - C-1 General Commercial
 - C-2 Limited Commercial
 - LI-O Light Industrial Office
- B. All cultivation and/or manufacturing activities shall be conducted indoors.
- C. A written security plan acceptable to, and approved by the New London Chief of Police shall be required.
- D. No Special Permit granted under this section shall become effective until the issuance of a permit for the Cannabis Cultivator, Cannabis Delivery Service, Cannabis Food and Beverage Manufacturer, Cannabis Micro-Cultivator, Cannabis Product Manufacturer, Cannabis Transporter is issued by the State of Connecticut to the Special Permit applicant, its successors or assigns.