



Legal Notice  
Town of Beacon Falls  
Planning & Zoning Commission  
10 Maple Ave Beacon Falls, CT 06403

## NOTICE OF DECISION

Notice is hereby given that at a monthly meeting held on July 21, 2022, the Town of Beacon Falls Planning and Zoning Commission took the following action:

1. **ADOPTED: Text Amendment PZC-06162022-1-TA:** submitted by the Town of Beacon Falls Planning and Zoning Commission to adopt revision of the Town of Beacon Falls Zoning Regulations for Cannabis Establishments. A copy of the text amendment is available in the Town Clerk's Office and is attached to this notice. Effective Date: Saturday September 10, 2022.

The above item was approved and is on file with the Town Clerk's office in Town Hall 10 Maple Avenue and available on-line at [www.beaconfallsct.org](http://www.beaconfallsct.org)

Dated at Beacon Falls, Connecticut this 25TH day of July 2022 Donald Molleur, Chairman, Planning and Zoning Commission.

Published in Republican-American on Wednesday, July 27, 2022

Text Amendment PZC-06162022-1-TA  
Submitted: 06/16/22  
Received: 06/16/22  
Revised: N/A  
Public Hearing: 7/21/22  
Adopted: 7/21/22  
Effective date: 9/10/22



## Town of Beacon Falls

**To:** Planning and Zoning Commission  
**From:** Keith Rosenfeld, Town Planner  
**Date:** July 22, 2022  
**Re:** Approved Cannabis Establishment Zoning Regulations  
Vote Taken 7/21/22 at Regular Meeting  
**Effective 9/10/22**

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### 1. ADD TO SECTION 6.4 PROHIBITED USES

6.4.11 A Cannabis Retailer, Cannabis Hybrid Retailer, Cannabis Delivery Service and Cannabis Micro Cultivator as defined as defined in Connecticut General Statutes (CGS) Section 21a-240.

### 2. ADD TO SECTION 9: DEFINITIONS

9.4.1 "Cannabis" means marijuana, as defined in section CGS 21a-240.

9.4.2 "Cannabis Cultivator": 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.

9.4.3 "Cannabis Establishment" means a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter.

9.4.4 “Cannabis Delivery Service” : 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, or to hospices or other inpatient care facilities licensed by the Department of Public Health pursuant to chapter 368v that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof.

9.4.5 “Cannabis Food and Beverage Manufacturer”: A person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.

9.4.6 “Cannabis Hybrid Retailer”: A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.

9.4.7 “Cannabis Micro-Cultivator”: 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.

9.4.9 “Cannabis Producer”: A person that is licensed as a producer pursuant to section 21a-408i and any regulations adopted thereunder.

9.4.10 “Cannabis Product Manufacturer”: A person that is licensed to obtain cannabis, extract, and manufacture products exclusive to such license type.

9.4.11 “Cannabis Product Packager”: A person that is licensed to package and label cannabis.

**3. ADD TO SECTION 41 INDUSTRIAL DISTRICT NO. 1**

41.1.1 Cannabis Cultivator, Cannabis Food, Beverage Manufacturer, Cannabis Producer, Cannabis Product Manufacturer, Cannabis Product Packager subject to the provisions of Section 51 and provided that:

1. The production and/storage of cannabis shall be conducted indoors.
2. The Beacon Falls Police Department shall review and approve a proposed security plan for the facility.
3. The Beacon Falls Fire Marshal Office/Fire Department shall review and approve the storage of fertilizers associated with the production of cannabis and the fire-fighting feasibility of the proposed facility.
4. The production and/or storage of cannabis shall not create the emission of dust, odors, fumes, smoke, wastes, noise, vibrations, traffic, and environmental impacts to surrounding properties.
5. The applicant shall have received a provisional license approval from the Connecticut Department of Consumer Protection to operate either as a Cannabis Cultivator, Cannabis Food and Beverage Manufacturer, Cannabis Producer, Cannabis Product Manufacturer, Cannabis Product Packager.
6. The applicant shall submit a sign package for review and approval by the Planning and Zoning Commission.

#### **4. ADD TO SECTION 42 INDUSTRIAL PARK DISTRICT**

42.6 Site Plan: Prior to approval of an "APPLICATION for a CERTIFICATE OF ZONING COMPLIANCE" for a use permitted under this Section, a site plan shall be submitted and approved in accordance with the provisions of Section 51.

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1. The production and/storage of cannabis shall be conducted indoors.

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4. The production and/or storage of cannabis shall not create the emission of dust, odors, fumes, smoke, wastes, noise, vibrations, traffic, and environmental impacts to surrounding properties.
5. The applicant shall have received a provisional license approval from the Connecticut Department of Consumer Protection to operate either as a Cannabis Cultivator or a Cannabis Food and Beverage Manufacturer, Cannabis Producer, Cannabis Product Manufacturer, Cannabis Product Packager.
6. The applicant shall submit a sign package for review and approval by the Planning and Zoning Commission.