

ZONING ARTICLE PROPOSAL - TO PERMIT OUTDOOR MARIJUANA CULTIVATION IN THE OUTLYING (OD) ZONING DISTRICT:

SUBMITTED BY: THOMAS SUMMIT, 118 CENTRAL ST, ROWLEY

To permit with the approval of a special permit and site plan review by the Planning Board the outdoor marijuana cultivation in the Outlying (OD) Zoning district on parcels 4 acres or larger subject to the following requirements:

1. Area of cultivation can be a single area no larger than five-thousand (5,000) square feet.
2. Area of cultivation must be at least 300 feet from an abutting residential structure.
3. Area of cultivation must be at least 400 feet from a public right-of-way.
4. Cultivation operations shall be in compliance with the requirements of the Massachusetts Cannabis Control Commission (CCC).
5. The Planning Board has discretion to require vegetation screening buffers in order to screen outdoor cultivation areas from the public view or the view from an abutting residential use.

Proposed amendment to Section 4.4.3 by adding item d):

4.4.3 The following uses are permitted in the Outlying District, provided a special permit is approved by the Planning Board .

- a) Country clubs, day camps, and other nonprofit recreational uses without overnight accommodations.
- b) A landing field for the noncommercial use of the residents of the lot on which the field is located, provided there are no hangars and no repairs are conducted on site.
- c) Large-scale solar photovoltaic installations, subject to the issuance of a special permit by the Planning Board in accordance with Section 8.9.
- d) Outdoor cultivation of marijuana on parcels 4 acres or greater, subject to special permit/site plan review approval by the Planning Board, and provided that the proposed land area to be cultivated is no larger than 5,000 square feet, at least 300 feet from an abutting residential structure, at least 400 feet from a public right-of-way, not located within two hundred (200) feet of a day care facility, elementary or secondary school, or church or religious assembly, complies with all State regulations for outdoor marijuana cultivation. The Planning Board shall also have the discretion to require vegetational screening to ensure that cultivation areas or facilities are no visible from the public right of way or from an abutting residential use.