

Amendment to the Somerville Zoning Ordinance

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9. USE PROVISIONS

Use Definitions & Standards

the following in its discretion to approve or deny a special permit authorizing a cannabis retail sales principal use:

- a). Measures taken to eliminate offensive odors.
- c. CANNABIS PRODUCT MANUFACTURING
The processing, assembly, treatment, or packaging of cannabis products.
- d. CANNABIS RETAIL SALES
The purchasing or selling cannabis or cannabis products by and between Cannabis Establishments or the selling or provision otherwise of cannabis or cannabis products to consumers, including medical marijuana facilities. The following standards apply:
 - i. Cannabis retail sales USES must be located at least three hundred (300) feet from any ~~pre-primary~~, primary, or secondary Educational Services USES or ~~any~~ Educational Services Protected by M.G.L. 40A. Sec. 3.
 - ii. Cannabis retail sales USES are not permitted to occupy more than ten thousand (10,000) square feet of floor area.
 - iii. Signage for cannabis retail sales USES must comply with 935 CMR 500 and M.G.L. c. 94c, §34.
 - iv. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a cannabis retail sales principal USE:
 - a). Capacity of the local THOROUGHFARE network providing ACCESS to the SITE and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
 - b). Location, visibility, and design of the PRINCIPAL ENTRANCE.
 - v. The review boards may not grant a special permit authorizing a cannabis retail sales USE within five-hundred (500) feet of any ~~pre-primary~~, primary, or secondary Educational Services USES or ~~any~~ Educational Services Protected by M.G.L. 40A. Sec. 3, without finding that the cannabis retail sales USE is not detrimental to the Education Services USE.
 - e. Cannabis Research & DEVELOPMENT
An academic institution, non-profit or domestic corporation, or other entity authorized to conduct business in the Commonwealth of Massachusetts that conducts analyses, testing, and the DEVELOPMENT of marijuana based products.
 - f. Cannabis Testing Laboratory
The controlled scientific analysis, research, experimentation, or measurement of cannabis, cannabinoids, and cannabis products.

5. Civic & Institutional Use Categories

- a. COMMUNITY CENTER
A place for recreational, social, educational or cultural activities operated by a non-profit or public agency.
- b. HOSPITAL
An institution providing health services to patients and offering inpatient (overnight) medical or surgical care.
 - i. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a HOSPITAL PRINCIPAL USE:
 - a). Compatibility with the level of activity associated with surrounding properties.
 - b). Capacity of the local THOROUGHFARE network providing ACCESS to the SITE and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
 - c). Location, visibility, and design of the PRINCIPAL ENTRANCE, emergency room, patient drop-off areas, and outdoor AMENITY SPACE for employees or patients.
 - d). Location and adequacy of existing public utilities and proposed changes to the sanitary sewer system, storm drainage system, and public water.
- c. LIBRARY
A facility providing physical or digital ACCESS to information resources for reference or borrowing by the general public and often providing areas for study, research, and collaboration.
- d. MINOR UTILITY FACILITY
Public and quasi-public facilities and services that need to be located in the area where the service is to be provided, such as water and sewer pump stations; electrical transforming substations; wind energy conversion systems; solar collector systems; water conveyance systems; gas regulating stations; storm water facilities and conveyance systems; telephone switching equipment; emergency communication warning/broadcast facilities; and central heating facilities.
 - i. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a minor utility PRINCIPAL USE:
 - a). Need for a facility at the proposed SITE taking into consideration the proximity of the area of service of the utility.
 - b). Visual impact and quality of screening from ABUTTING THOROUGHFARES and surrounding properties.