

**APPLICATION / PROJECT NAME**

Zoning Amendments for Cannabis Establishments

**APPLICANT / PROPERTY OWNER**

Town of Lisbon Planning and Zoning Commission

**PUBLIC HEARING / DECISION TIMEFRAMES**

No limit on decision deliberation time

**PROPERTY ADDRESS / LOCATION INFORMATION**

N/A

**BRIEF SUMMARY OF REQUEST**

This is a proposed amendment to the zoning regulations to develop specific regulations for certain cannabis uses and prohibit others. The focus is allowing retail cannabis operations and only a few more intense cannabis uses such as micro-cultivating, transport and delivery services.

**WAIVER REQUESTS:** N/A



MAP SOURCE: Getty images

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
N/A	N/A	North: N/A South: N/A East: N/A West: N/A	N/A	N/A

**PLANNING STAFF ANALYSIS AND RECOMMENDATIONS**

**COMPATIBILITY / COMPLIANCE** with the POCD-2016 and other appropriate plans, policies or studies:

The plan calls for setting policy for physical, economic and social goals for the town, which includes assuring the public welfare. This effort focuses on developing sound standards for development of cannabis uses to address these goals. See more analysis below.

**PROJECT HISTORY AND BACKGROUND:**

In 2021 the state has provided towns with the ability to regulate uses involving the production and distribution of cannabis related product. The commission adopted a prohibition of these uses throughout 2023, which expires on 12/31/23. The commission worked in earnest to create and provide comprehensive regulations for the past 11 months.

**LAND USE/ DEVELOPMENT COMPATIBILITY** with APPLICABLE REGULATIONS AND/OR DESIGN STANDARDS:

**Administrative:** The application was advertised as required by statute and referred to the regional COG as required.

**Comprehensive Plan of Zoning (CPOZ):** This proposal has chosen to limit the scope of cannabis uses that can be permitted within the Town of Lisbon to allow the various *retail* types of uses in the Business Village and the IP-1 zones and only certain, more intensive, *industrial* level uses like micro-cultivator, transporters and delivery services within the towns proposed industrial zoned areas. It is also prohibiting all larger scale industrial level cannabis uses like food and beverage manufacturers, production facilities,

packages, and large scale cultivators.

In addition, the commission has utilized a special permit system with strict spacing requirements (½ mile between locations) to preserve the character of all areas of town and protect the public interest. Specific conditions have been outlined within section 10 that must be complied with in order to obtain permit approval after a public hearing.

**Policy Goals and Use of Funds:** One provision in this proposal worth noting is that towns and cities may utilize the sales receipts collected from retail and micro-cultivator uses if programs are put in place by the town administration; however, such uses of funds are confined to streetscape improvements; education or youth employment; services for prison, probation, parole releases; mental health or addiction services; youth services or juvenile review activities; and community/civic engagement efforts. Adding this provision to the regulations assures that no future applicant could claim non-conforming status at the time of application.

It is my opinion that the amendments are consistent with the town's CPOZ and support the physical, economic and social policy goals of the POCD-2016 and the public health and welfare.

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**RECOMMENDED ACTIONS, INCLUDING ANY MODIFICATIONS, CONDITIONS, REASONS FOR APPROVAL OR DENIAL, ETC.:**

Staff will provide further analysis and recommendations for action upon close of the public hearing and consideration by the commission.

ATTACHMENTS (CIRCLE):

SUBMITTED PLANS

APPLICATION FORM(S)

**LEGAL NOTICE**

LEGAL DESCRIPTION

PUBLIC COMMENT(S)

AGENCY COMMENTS

APPLICANT RESPONSE

STUDY EXCERPTS

**OTHER (DESCRIBE):**