

## **Why does Savoy need a Marijuana Zoning Bylaw?**

First off, let's make clear that this bylaw has nothing to do with personal marijuana use and cultivation. This proposed bylaw will only regulate commercial marijuana establishments.

The Savoy Select Board has been approached with proposals for large commercial marijuana establishments. Currently, with no bylaws in place, we are in a vulnerable position. As a town, we need to protect ourselves from potential expenses that a large commercial marijuana establishment could cost the tax payers of Savoy in terms of:

- Security (possibly requiring a larger police presence)
- Road repair/widening (heavy traffic on rural roads, especially truck traffic to and from a grow facility)
- Environmental impact studies

And there are other factors that could impact property values:

- Odors emitted from large marijuana grow sites - especially outdoor facilities
- Possible change to the character of the Town of Savoy.

## **Taxes and Impact Fees**

You may have heard that the town can collect a 3% tax from Marijuana Establishments. This is not necessarily true. For a grow facility, the town can only collect up to 3% of sales to *recoup* what that business cost the town. Any expense to the town that exceeds that 3% will come from your tax dollars. A 3% sales *tax* can only be collected from a Cannabis Retail establishment. This sales tax will require an amendment to Savoy bylaws.

## **What are we voting for?**

Any marijuana establishment in the town of Savoy will need to apply for and be granted a special permit. Only one marijuana establishment permit will be active at any given time. These limitations will give the Town of Savoy a significant level of control over which types and how many commercial marijuana establishments are allowed to operate here.

For the purposes of this section, only those uses in the schedule below shall be allowed in the Town of Savoy. Tier categories are as defined under 935 CMR 500.005

**Abbreviations:** SP = Special Permit; N = No; Y= Yes (by-right use)

Craft Marijuana Cooperative	SP
Marijuana Cultivator	SP
Tier 1 Indoor Marijuana Cultivator - up to 5,000 sq ft – about the size of a basketball court	SP
Tier 1 Open Air Cultivation	N
Tier 2 Indoor Marijuana Cultivator - up to 10,000 sq ft	SP
Tier 2 Open Air Cultivation	N
Tier 3 or larger Marijuana Cultivator - anything over 10,000 sq ft	N
Tier 3 or larger Open Air Cultivation	N
Marijuana Product Manufacturer	SP
Marijuana Retailer	SP
Marijuana Independent Testing Laboratory	SP
Marijuana Microbusiness	SP
Marijuana Research Facility	SP
Marijuana Transporter	SP
Marijuana Membership Club	N
Registered Marijuana Dispensary or Medical Marijuana Treatment Center	SP

## Hemp vs Marijuana

Generally the difference between hemp and marijuana is in the concentration of THC (tetrahydrocannabinol), with hemp generally considered so low in concentration so as to be non-psychoactive. Marijuana, on the other hand, contains up to 30% THC and is generally grown to maximize the growth of flowers and increase the concentration of THC.

This bylaw regulates commercial marijuana establishments, not hemp farming.

Hemp is still cannabis, but is a specialized variety bred to have a low THC. Hemp has been cultivated for industrial applications for centuries. It grows quickly, and its fibers are strong and versatile, used to make paper, textiles, rope and even concrete. Hemp can also be used to make biodiesel fuel and animal feed. Hemp seeds are a source of vegetarian/vegan protein. Hemp also has another multimillion dollar application: CBD. Under U.S. federal law, CBD derived from hemp is legal, while CBD derived from marijuana is not.