

## Section 13. ADULT USE MARIJUANA OVERLAY DISTRICT

13.1 Purposes: The purposes of this section are:

- 1) To regulate the time, place, and manner of Marijuana Establishments in the Town of West Brookfield in accordance with the provisions of Massachusetts General Law Chapter 94G, Section 3, and the regulations promulgated by the Cannabis Control Commission as 935 CMR 500.000.
- 2) To preserve the character of the community and create spaces for responsible, legal access to marijuana by adults
- 3) To mitigate the potential impacts of Marijuana Establishments on adjacent properties, residential neighborhoods, schools, road, sewer and water systems and the general welfare of the community.
- 4) To regulate the siting, design, placement, security, safety, monitoring, modification, and discontinuance of Marijuana Establishments.
- 5) To support the public's right to access legal marijuana; to protect public health, safety and well-being; and to promote new economic growth to expand the tax base.

13.2 District Delineation: The boundaries of the Adult Use Marijuana Overlay District are shown on a map titled "West Brookfield Adult Use Marijuana Overlay District" placed on file in the office of the Town Clerk.

13.3 General: The Adult Use Marijuana Overlay District shall be considered as overlying portions of the General Business District and Rural Residential District as defined in §13.2 of this bylaw. All Marijuana Establishments permitted in accordance with this section shall be governed by all regulations of the underlying zone except as provided herein.

13.4 Applicability: Nothing in this section shall be construed to supersede state laws governing the sale and distribution of intoxicating substances not defined herein, nor federal law regarding the interstate transportation of the same.

This bylaw does not apply to the cultivation of industrial hemp as is regulated by the Massachusetts Department of Agricultural Resources pursuant to General Laws, Chapter 128, Sections 116-123.

13.5 DEFINITIONS: For the purposes of this section, the following terms shall have the meanings hereby assigned to them.

- 1) Cannabis Cultivation: The use of land and/or buildings for planting, tending, improving, harvesting, processing and packaging, the preparation and maintenance of soil and other media and promoting the growth of cannabis by a cannabis cultivator, micro-business, research facility, craft marijuana cultivator cooperative, registered marijuana dispensary or other entity licensed by the Commission for

cannabis cultivation. Such use is not agriculturally exempt from zoning. The cultivation and processing of medical marijuana in accordance with these regulations is considered to be a manufacturing use and is not agriculturally exempt from zoning.

- 2) Cannabis or Marijuana or Marihuana: All parts of any plant of the genus Cannabis, not excepted in 935 CMR 500.002: Cannabis or Marijuana or Marihuana(a) through (c) and whether growing or not; the seeds thereof; and resin extracted from any part of the plant; clones of the plant; and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or resin including tetrahydrocannabinol as defined in M.G.L. c. 94G, § 1; provided that cannabis shall not include:
  - (a) the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks, fiber, oil, or cake made from the seeds of the plant or the sterilized seed of the plant that is incapable of germination;
  - (b) hemp; or
  - (c) the weight of any other ingredient combined with cannabis or marijuana to prepare topical or oral administrations, food, drink or other products.
- 3) Cannabis or Marijuana Products: Cannabis or marijuana and its products unless otherwise indicated. These include products have been manufactured and contain cannabis or marijuana or an extract from cannabis or marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for use or consumption, including edible products, beverages, topical products, ointments, oils and tinctures.
- 4) Ceases to Operate: Marijuana Establishment closes and does not transact business for 60 days, as defined by state regulations and/or this section, with no substantial action taken to reopen. The Special Permit Granting Authority may determine that an establishment has ceased to operate based on its actual or apparent termination of operations.
- 5) Commission: The Massachusetts Cannabis Control Commission established by M.G.L. c. 10, § 76, or its designee. The Commission has authority to implement the state marijuana laws, which include, but are not limited to, St. 2016, c. 334 as amended by St. 2017, c. 55, M.G.L. c. 94G, and 935 CMR 500.000.
- 6) Craft Marijuana Cooperative: A Marijuana Cultivator comprised of residents of the Commonwealth and organized as a limited liability company, limited liability partnership, or cooperative corporation under the laws of the Commonwealth. A cooperative is licensed to cultivate, obtain, manufacture, process, package and brand

cannabis or marijuana products to transport marijuana to Marijuana Establishments, but not to consumers.

- 7) Enclosed Area Cultivation: A Marijuana Cultivation operation located, in whole, in a building, greenhouse or other enclosed area which would be subject to security provisions of 935 CMR 500.110 (5) (a) and 935 CMR 500.120.
- 8) Hemp: The plant of the genus Cannabis or any part of the plant, whether growing or not, with a delta-9-tetrahydrocannabinol concentration that does not exceed 0.3% on a dry weight basis of any part of the plant of the genus Cannabis, or per volume or weight of cannabis or marijuana product, or the combined percent of delta-9-tetrahydrocannabinol and tetrahydrocannabinolic acid in any part of the plant of the genus Cannabis regardless of moisture content.
- 9) Hemp Cultivator: an agricultural establishment authorized by the Massachusetts Department of Agricultural Resources to cultivate hemp for commercial and industrial purposes
- 10) Host Community: A municipality in which a Marijuana Establishment is located or in which an applicant has proposed locating an establishment.
- 11) Host-Community Agreement: An agreement, pursuant to General Laws, Chapter 94G, Section 3(d), between a Cannabis Establishment and a municipality setting forth additional conditions for the operation of a Cannabis Establishment, including stipulations of responsibility between the parties and a community impact fee reasonably related to the costs imposed upon the municipality by the operation of the marijuana establishment or medical marijuana treatment center which fee shall not amount to more than 3 per cent of the gross sales of the marijuana establishment or medical marijuana treatment center.
- 12) Marijuana Independent Testing Laboratory: A laboratory that is licensed by the Commission and is:
  - a. Accredited to the International Organization for Standardization 17025 (ISO/IEC 17025: 2017) by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Accrediting Cooperation mutual recognition arrangement or that is otherwise approved by the Commission;
  - b. Independent financially from any Medical Marijuana Treatment Center (RMD), Marijuana Establishment or licensee for which it conducts a test; and
  - c. Qualified to test cannabis or marijuana in compliance with 935 CMR 500.160 and M.G.L. c. 94C, § 34.

- 13) Licensee: A person or entity licensed by the Commission to operate a Marijuana Establishment under 935 CMR 500.000.
- 14) Manufacture: To compound, blend, extract, infuse or otherwise make or prepare a cannabis or marijuana product.
- 15) Marijuana Cultivator: An entity licensed to cultivate, process and package marijuana, and to transfer marijuana to other Marijuana Establishments, but not to consumers. A Craft Marijuana Cooperative is a type of Marijuana Cultivator.
- 16) Marijuana Establishment: A Marijuana Cultivator, Craft Marijuana Cooperative, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Independent Testing Laboratory, Marijuana Research Facility, Marijuana Transporter, or any other type of licensed marijuana-related business, except a medical marijuana treatment center. Marijuana establishments permitted in accordance with these regulations are considered to be a commercial and/or manufacturing use and are not considered being subject to any agricultural exemptions under zoning.
- 17) Marijuana Membership Club: An organization, club, lodge or other private grounds (non-profit and private) allowing on-site consumption of marijuana or marijuana products, but not operating as a licensed marijuana social consumption operator, and where no sales of marijuana or alcoholic beverages occur.
- 18) Marijuana Microbusiness: A collocated Marijuana Establishment that can be either a Tier 1 Marijuana Cultivator or Product Manufacturer or both, in compliance with the operating procedures for each license. A Microbusiness that is a Marijuana Product Manufacturer may purchase no more than 2,000 pounds of marijuana per year from other Marijuana Establishments.
- 19) Marijuana Process or Processing: To harvest, dry, cure, trim and separate parts of the cannabis or marijuana plant by manual or mechanical means, except it shall not include manufacture as defined in 935 CMR 500.002.
- 20) Marijuana Product: Products that have been manufactured and contain marijuana or an extract from marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for use or consumption, including edible products, beverages, topical products, ointments, oils and tinctures.
- 21) Marijuana Product Manufacturer: An entity licensed to obtain, manufacture, process and package cannabis or marijuana products and to transfer these products to other Marijuana Establishments, but not to consumers.

- 22) Marijuana Research Facility: An entity licensed to engage in research projects by the Commission.
- 23) Marijuana Retailer: An entity licensed to purchase and transport cannabis or marijuana product from Marijuana Establishments and to sell or otherwise transfer this product to Marijuana Establishments and to consumers. Retailers are prohibited from delivering cannabis or marijuana products to consumers; and from offering cannabis or marijuana products for the purposes of on-site social consumption on the premises of a Marijuana Establishment.
- 24) Marijuana Transporter: An entity, not otherwise licensed by the Commission, that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an Existing Licensee Transporter or Third-Party Transporter.
- 25) Medical Marijuana Treatment Center, also known as a Registered Marijuana Dispensary (RMD): A not-for-profit entity registered under 105 CMR 725.100: Registration of Registered Marijuana Dispensaries, that acquires, cultivates, possesses, processes (including development of related products such as edible cannabis or marijuana products, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing cannabis or marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical use. Unless otherwise specified, RMD refers to the site(s) of dispensing, cultivation, and preparation of cannabis or marijuana for medical use.
- 26) Open Area Cultivation: a marijuana cultivation operation conducted wholly in the open air, and not located in any building, greenhouse or other enclosed area which would be subject to security provisions of 935 CMR 500.110 (6) and 935 CMR 500.120.
- 27) Propagation: The reproduction of cannabis or marijuana plants by seeds, cuttings, or grafting.
- 28) Provisional Marijuana Establishment License: A certificate issued by the Commission confirming that a Marijuana Establishment has completed the application process.
- 29) RMD Applicant: A previously Registered Marijuana Dispensary with a final or provisional certificate of registration, that is in good standing with the DPH.

13.6 Schedule of Uses: For the purposes of this section, only those uses indicated in the schedule below shall be allowed in the Adult Use Marijuana Overlay District. The provisions of Section 3.1 shall apply hereto.

a. Use Abbreviations: SP = Special Permit, Y = Yes, N = No	
1) Craft Marijuana Cooperative	SP
2) Marijuana Cultivator	SP
3) Marijuana Product Manufacturer	SP
4) Marijuana Retailer	SP
5) Marijuana Independent Testing Laboratory	SP
6) Marijuana Microbusiness	SP
7) Marijuana Research Facility	SP
8) Marijuana Transporter	SP
9) Marijuana Membership Club	N

13.7 Additional Requirements/Conditions: In addition to the standard requirements and conditions established in this bylaw, the following shall also apply to all Marijuana Establishments:

1. Special Permit Granting Authority: for the purposes of this section, the Special Permit Granting Authority shall be the Zoning Board of Appeals for the Town of West Brookfield
2. State Law: Marijuana establishment operations shall conform at all times to General Laws, Chapter 94G, and the regulations promulgated by the Commission thereunder as 935 CMR 500.00.
3. Place:
  - a. No Marijuana Establishment shall be located on a parcel which is within five hundred (500) feet (to be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the Marijuana Establishment is or will be located) of a parcel, occupied at the time the Applicant's license application was received by the Cannabis Control Commission, by any of the following:
    - i. A public or private school providing education in preschool, kindergarten or any of grades 1-12
    - ii. A public or private library
    - iii. Duly licensed daycare centers
    - iv. Churches, synagogues or other places of worship
    - v. Public or private playgrounds
  - b. Except for the transportation of product or materials, relative to the acquisition, cultivation, possession,

processing, sales, distribution, dispensing, or administration of marijuana, products containing marijuana, related supplies, or educational materials must take place at an enclosed, fixed location and shall not be permitted to be located in a trailer, storage freight container, motor vehicle or other similar type potentially movable platform or enclosure.

- c. No Marijuana Establishment shall be located inside a building containing residential units, including transient housing such as motels and dormitories.
- d. No Marijuana Establishment shall be permitted as a Home Occupation as defined by Section 1.4 § 15 of this zoning bylaw
- e. No Marijuana Establishment is permitted to utilize or provide a drive-through service.
- f. Open area cultivation, as defined by this section, shall be allowed in all districts where marijuana cultivation establishments are allowed, provided that;
  - i. The open area marijuana cultivation complies with all screening, security and other provisions of 935 CMR 500.000 and of this bylaw;
  - ii. The total cultivation canopy does not exceed the allowable canopy under a Tier 7 license as defined in 935 CMR 500.005, 1(d);
  - iii. No open area cultivation shall take place within a distance less than or equal to one and one-half (1.5) linear miles from an established open area Hemp Cultivator, unless the Applicant is able to demonstrate sufficient provisions for the prevention of cross-pollination and contamination, acceptable to the Special Permit Granting Authority.
- g. Enclosed area cultivation, manufacturing, processing, retail, and standards and testing establishments are encouraged to utilize existing vacant buildings where possible.

4. Time and Manner:

- a. Limitations: Any type of Marijuana Establishment may only be involved in the uses permitted by its definition and may not include other businesses or services.
- b. On-premises Consumption: No marijuana shall be smoked, eaten or otherwise consumed or ingested within the premises.
- c. Hours of Operation: The hours of operation shall be set by the Special Permit Granting Authority, but in no event shall a Marijuana Establishment be open to the public, and no sale or other distribution of marijuana shall occur upon the

premises or via delivery from the premises, between the hours of 10:00 p.m. and 10:00 a.m.

- d. Final License: No Marijuana Establishment may commence operation or apply for a building permit prior to its receipt of all required permits and approvals including, but not limited, to its Final License from the Cannabis Control Commission.
- e. Retail Permits: The number of Retail Marijuana Establishments in concurrent operation permitted to be located within the Town of West Brookfield shall not exceed two (2) or twenty-percent (20%) of the number of licenses issued within the Town for the retail sale of alcoholic beverages not to be consumed on the premises where sold under Chapter 138 of the General Laws, whichever is the larger number.
- f. Visual Impact: Marijuana plants, products, and paraphernalia shall not be visible from the outside of the building in which the Marijuana Establishment is located and shall comply with the requirements of 935 CMR 500. No outside storage of marijuana, related supplies, or promotional material is permitted. Any artificial screening device erected to eliminate the view from a public way shall also be subject to a vegetative screen and the Special Permit Granting Authority shall consider the surrounding landscape and views to determine if an artificial screen would be out of character with the neighborhood.
- g. Ventilation and odor: all Marijuana Establishments shall be ventilated in such a manner that no:
  - i. Pesticides, insecticides or other chemicals or products used in the cultivation or processing are dispersed into the outside atmosphere, and
  - ii. No odor or aroma from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the Marijuana Establishment or at any adjoining use or property.
- h. Signage: All signage shall comply with all other applicable signage regulations in the Zoning Bylaw and 935 CMR 500.
- i. Nuisance: Marijuana Establishment operations shall not create nuisance conditions in parking areas, sidewalks, streets, and areas surrounding the premises and adjacent properties. "Nuisance" includes, but is not limited to, disturbances of the peace, open public consumption of marijuana, , illegal drug activity under state or local law, harassment of passerby, littering, loitering, illegal parking, loud noises, vehicle idling in violation of State or local traffic laws and regulations, queuing of patrons (vehicular or pedestrian) or obstructing public or private



way (driveways, exit doors, fire lanes, sidewalks and streets).

5. Reporting Requirements:

- a. Prior to the commencement of the operation or services, any Marijuana Establishment approved under this section shall provide to the Police Department, Fire Department, Building Commissioner/Inspector and the Special Permit Granting Authority a detailed security plan, which shall include: the names, phone numbers and email addresses of all management staff and holders of keys to the establishment and, a minimum of two (2) operators or managers of the facility identified as contact persons to whom one can provide notice if there are operating problems associated with the establishment. The owner or manager of a Marijuana Establishment is required to respond by phone or email within twenty-four hours of contact by a Town official concerning their Marijuana Establishment at the phone number or email address provided to the Town as the contact for the business. It shall be a condition of the Special Permit that the Marijuana Establishment provide current and accurate contact information within five business days of any change in the security plan, management staff and/or contact information.
- b. The local Building Inspector, Board of Health, Police Department, Fire Department and Special Permit Granting Authority shall be notified in writing by the Marijuana Establishment facility owner/operator/ manager:
  - i. A minimum of 30 days prior to any change in ownership or management of that establishment.
  - ii. A minimum of 12 hours following a violation or potential violation of any law or any criminal or potential criminal activities or attempts of violation of any law at the establishment.
- c. Permitted Marijuana Establishments shall file an annual written report to, and appear before, the Special Permit Granting Authority no later than January 31<sup>st</sup> of each calendar year, providing a copy of all current applicable state licenses for the facility and/or its owners and demonstrate continued compliance with the conditions of the Special Permit.

6. Issuance/Transfer/Discontinuance of Use:

- a. Special Permits/Site Plan Approvals shall be issued to the Marijuana Establishment owner only.
- b. Special Permits/Site Plan Approvals shall be issued for a specific type of Marijuana Establishment on a specific site/parcel only.

- c. Special Permits/Site Plan Approvals shall be non-transferable to either another Marijuana Establishment owner or another site/parcel.
- d. Special Permits/Site Plan Approvals shall have a term limited to the duration of the Applicant's ownership/control of the premises as a Marijuana Establishment, and shall lapse/expire if:
- i. The Marijuana Establishment ceases operation (not providing the operation or services for which it is permitted) for 365 days, and/or
  - ii. The Marijuana Establishment's registration/license by the Cannabis Control Commission expires or is terminated.
  - iii. In the event a permitted Marijuana Establishment alters or expands its permitted activities in such a manner as to require additional licenses modifications to existing licenses from the Commission, that Marijuana Establishment shall be required to obtain a new special permit from the Special Permit Granting Authority in accordance with all of the provisions of this section.
- e. The Marijuana Establishment shall notify the Zoning Enforcement Officer and Special Permit Granting Authority in writing within 48 hours of such lapse, cessation, discontinuance or expiration or revocation.
- f. A marijuana cultivator or manufacturer shall be required to remove all material, plants equipment and other paraphernalia prior to surrendering its state registration/license or ceasing its operation.
- i. Prior to the issuance of a Building or Occupancy Permit for a Marijuana Establishment, the Applicant shall be required to furnish evidence that a decommissioning bond or other form of financial security pursuant to the requirements of 935 CMR 500.101 §1(a)5 has been posted with the Commission in an amount which shall be sufficient to cover the costs of removing all materials, plants, equipment and other paraphernalia in the event the Applicant fails to do so. Should the applicant not furnish sufficient evidence, or such financial security is deemed insufficient to cover potential costs to the Town for the removal of said material by either the Special Permit Granting Authority or Town Treasurer, the Applicant shall post with the Town Treasurer an addition bond or other form of financial security acceptable to said Treasurer in an amount set by the Special Permit Granting Authority, which shall cover any and all potential costs to the Town for the removal of said material. The Building Inspector shall give the Applicant 30 days' written notice in advance of taking such action. Should the Applicant remove all materials,

plants, equipment and other paraphernalia to the satisfaction of the Building Inspector prior to the expiration of the 30 days written notice, any bond posted with and under the control of the Town Treasurer shall be returned to the Applicant.

- ii. The Special Permit Granting Authority may hire, at the applicant's expense, professional, third-party consultant(s) of their choosing to assist them in evaluating the special permit application, terms of the host-community agreement, estimating any bond amounts as required by §13.7(6)(f)(i) of this section, or any other requirements contained therein.

**13.8 Application Requirements:** A Marijuana Establishment shall only be allowed by special permit from the Special Permit Granting Authority in accordance with MGL c.40A § 9 and Section 6.44 (Special Permits) of this bylaw subject to the following statements, regulations requirements, conditions, and limitations:

- a. No special permit for any Marijuana Establishment shall be issued without site plan approval by the Special Permit Granting Authority. In addition to the standards set forth within, the site plan must meet all dimensional, parking, and other requirements set forth by this section.
- b. The name and address of each owner and operator of the Marijuana Establishment facility/operation.
- c. A copy of a fully executed Host Community Agreement.
- d. Proof of Liability Insurance Coverage or Maintenance of Escrow as required in 935 CMR 500.
- e. Evidence that the Applicant has site control and right to use the site for a Marijuana Establishment facility in the form of a deed or valid purchase and sales agreement or, in the case of a lease a notarized statement from the property owner and a copy of the lease agreement and Notice of Lease pursuant to M.G.L. c. 183, sec. 4, if the term of such lease, including opt is seven years or more.
- f. A notarized statement signed by the Marijuana Establishment organization's Chief Executive Officer and legal counsel representing the Marijuana Establishment disclosing all of its designated representatives, including officers, directors, shareholders, partners, members, managers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of all such responsible individual persons.

- g. In addition to what is normally required in a Site Plan, details showing all exterior proposed security measures for the Marijuana Establishment including lighting, fencing, gates and alarms, etc. ensuring the safety of employees and patrons and to protect the premises from theft or other criminal activity.
- h. A detailed floor plan identifying the areas available and functional uses (including square footage).
- i. Detailed renderings of all signage being proposed for the facility.
- j. A pedestrian/vehicular traffic impact study to establish the Marijuana Establishment's impacts at peak demand times, including a line queue plan to ensure that the movement of pedestrian and/or vehicular traffic along access areas including, but not limited to the public right of ways, will not be unreasonably obstructed.
- k. An odor control plan detailing the specific odor-emitting activities or processes to be conducted on-site, the source of those odors, the locations from which they are emitted from the facility, the frequency of such odor-emitting activities, the duration of such odor-emitting activities, and the administrative of odor control including maintenance of such controls.
- l. A Management Plan including a description of all activities to occur on site, including all provisions for the delivery of marijuana and related products to Marijuana Establishment or off-site direct delivery.
- m. Individual written plans which, at a minimum comply with the requirements of 935 CMR 500, relative to the Marijuana Establishment and include, but are not limited to:
  - i. Operating procedures
  - ii. Marketing and advertising
  - iii. Waste disposal
  - iv. Transportation and delivery of marijuana or marijuana products
  - v. Energy efficiency and conservation
  - vi. Security and Alarms
- n. Decommissioning plan for the Marijuana Establishment:
  - i. Such decommission plans shall include a cost estimate provided by a qualified, third-party expert and shall detail dismantling, disposal of equipment and all other reasonably anticipated costs associated the decommissioning of the Marijuana Establishment
  - ii. The Special Permit Granting Authority reserves the right to request a comparison estimate provided by an

independent, qualified professional estimator of the board's choosing, the cost of which shall be borne by the applicant

- o. Copies of any and all other materials required by the Commission as part of the normal application process for a Marijuana Establishment License pursuant to 935 CMR 500.

**13.9 Findings:** In addition to the standard Findings for a Special Permit or Site Plan Approval the Special Permit Granting Authority must also find whether all the following provisions are satisfied:












- i. That the Marijuana Establishment is consistent with, and does not derogate from, the purposes and intent of this Section and the Zoning Bylaw.
- ii. That the Marijuana Establishment facility is designed to minimize any adverse impacts on abutters and other parties in interest;
- iii. That the Marijuana Establishment facility demonstrates that it meets or exceeds all the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and is in compliance with all applicable state laws and regulations; and
- iv. That the applicant has satisfied all of the conditions and requirements of this Section and other applicable Sections of this Bylaw;
- v. That the Marijuana Establishment facility provides adequate security measures to ensure that no individual participant will pose a direct threat to the health or safety of other individuals, and that the storage and/or location of cultivation is adequately secured on-site or via delivery.
- vi. That the Marijuana Establishment facility adequately addresses issues of traffic demand, circulation flow, parking and queuing, particularly at peak periods at the facility, and its impact on neighboring uses.

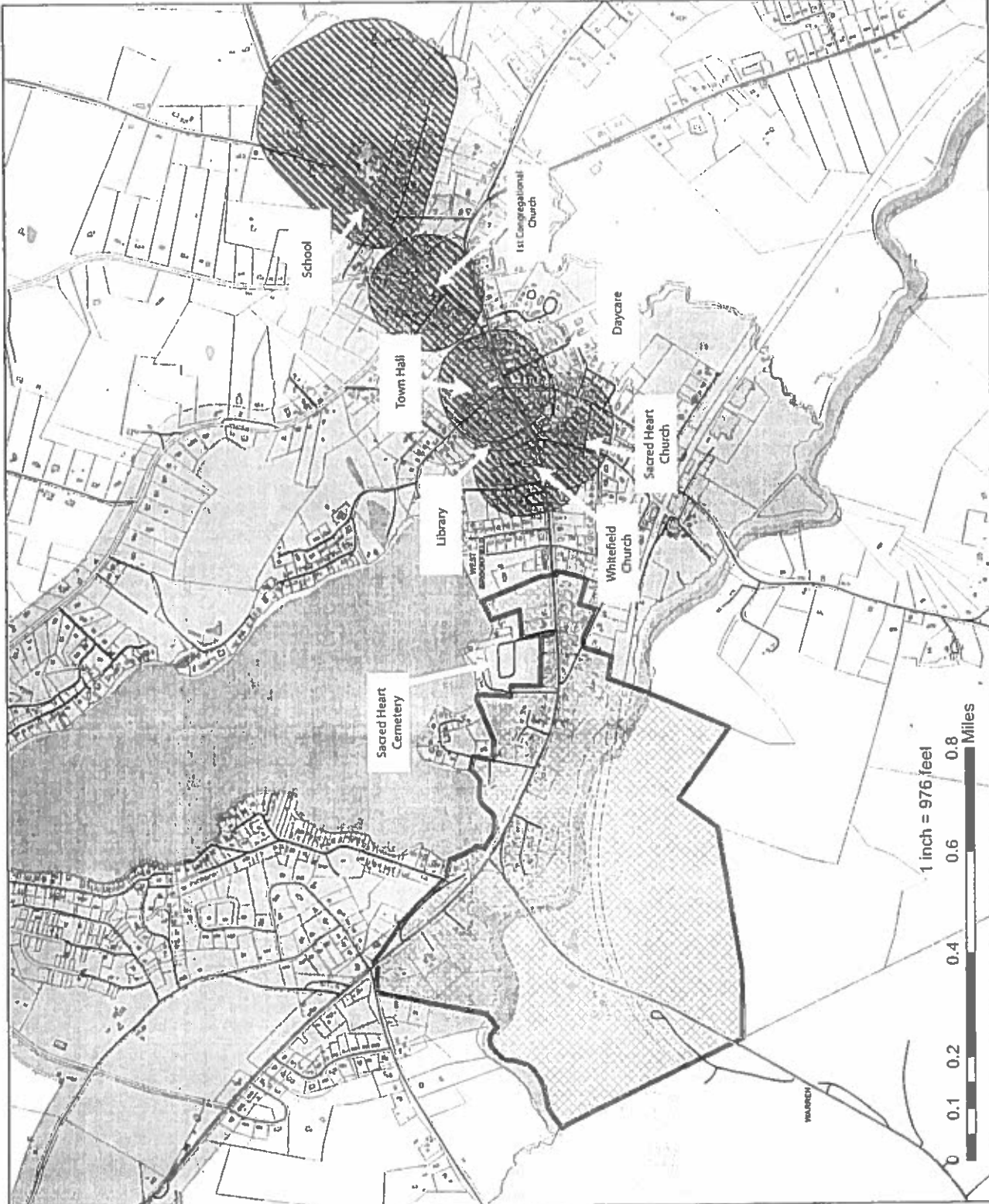
**13.10 Severability:** If any provision of this section is found to be invalid by a court of competent jurisdiction, the remainder of this section shall not be affected but shall remain in full force. The invalidity of any provision of this section shall not affect the validity of the remainder of this zoning bylaw.

# West Brookfield Adult Use Marijuana Overlay District

Data provided by the Central Massachusetts Regional Planning Commission (CMRPC), massDOR/Office Of Transportation Planning Geospatial Resources Section and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

**LEGEND**

-  500 Foot Buffer
- Zoning**
-  General Business
-  Neighborhood Residential
-  Rural Residential
-  Town Center
-  Marijuana Overlay District
- Roads**
-  Interstate
-  U.S. Route
-  State Route
-  Local Road
-  Other



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