City of Bristol
Zoning Commission

SPECIAL MEETING - THURSDAY, MARCH 6, 2025
VIRTUAL - ONLINE VIA ZOOM
5:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/86546044465?pwd=Eq6hBmXWJwK3A4mYuwzZe2pTyTvtBK.1
Meeting ID:
865 4604 4465
Meeting Passcode:
123456
Join by phone
1-929-205-6099
AGENDA

1. Call to Order
2. New Business
   a. Review of zoning update schedule
   b. Review and discussion of survey results
   c. Review of potential cannabis cultivation regulations
   d. Review of BD (Downtown Business) Zoning Permit (ZP) requirements
   e. Review of recommended residential zones amendments
   f. Next Steps
3. Public Participation
4. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, March 10, 2025

Date: 3/3/25

Recommendation 27: Cannabis Cultivation

Purpose: Regulate the cultivation of cannabis so as to permit only within indoor locations in the Industrial and Industrial Park zones.

Description: Add cannabis cultivation and micro-cultivation as defined and authorized by Connecticut General Statutes Section 21a-420 as a Special Permit use in the Industrial zone, and Industrial Park Zones. Allow indoor cultivation only; prohibit outdoor cultivation.

Geographic Extents: Industrial zone, Industrial Park 1, 3, and 25 zones.

Potential Impacts: None

Context: The zoning regulations currently lack regulations or restrictions on cannabis establishments permitted under Connecticut General Statutes Section 21a-420. Without regulations specific to cannabis establishments, establishments may locate in zones where similar non-cannabis establishments may be located.

Recommended Zoning Amendments:

1. Amend the Section 4.2 Principal Use Summary Table to including "Cannabis Cultivation" and "Cannabis MicroCultivation" as Special Permit uses in only the I, IP-1, IP-3, and IP-25 zones.
2. Add new section 4.3.24 Cannabis Cultivation and Micro-Cultivation as follows:

4.3.24 Cannabis Cultivation and Micro-Cultivation

A. Cannabis cultivation and cannabis micro-cultivation shall only be permitted as indoor uses. The outdoor cultivation of cannabis is prohibited within the City of Bristol.
B. Cannabis cultivation facilities shall be located at least 500 feet from a residential zone. Micro-cultivation facilities shall be located at least 250 feet from a residential zone.
C. The facility shall not generate waste or emissions that result in adverse environmental impacts to surrounding properties.
D. The Police Department shall review and approve a proposed security plan for the facility prior to granting of a Special Permit.
E. The Fire Marshal Office/Fire Department shall review and approve the planned location(s) for the storage of fertilizers associated with cannabis production and proposed fire detection and suppression systems prior to granting of a Special Permit.
F. The applicant shall have received a provisional license (or equivalent) approval from the Connecticut Department of Consumer Protection prior to granting of a Special Permit.

3. Add new the following definitions of Cannabis Cultivator and Micro-Cultivators to the Section 19 Use Definitions:

Cannabis Cultivation: A facility run by a person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space per CGS Section 21a-420, as amended.

Cannabis Micro-Cultivation: A facility run by a person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the Commissioner of Consumer Protection per CGS Section 21a-420, as amended.

Use	BD
High Technology Business	ZP/SP
Fitness Club	ZP/SP
Adult Day Care Center	ZP
Bank	ZP
Bar or Club	ZP
Brewpub	ZP
Business or Professional Office	ZP
Child Care Center	ZP
Civic Facility	ZP
Community Youth Organization	ZP
Convenience Store	ZP
Cultural Institution	ZP
Drugstore	ZP
For Profit School or Studio	ZP
Grocery Store	ZP
Health Care Clinic	ZP
Indoor Entertainment Facility	ZP
Kitchen Incubator	ZP
Laundromat	ZP
Live-Work Units	ZP
Medical Office	ZP
Membership Organization	ZP
Microbrewery	ZP
Mixed-Use Development	ZP
Personal Service Establishment	ZP
Printing Shop	ZP
Public Utility Building or Facility	ZP
Radio or Television Broadcast Facility	ZP
Religious Organization or Institution	ZP
Restaurant, Fast Food	ZP
Restaurant, Sit-Down	ZP
Restaurant, Take Out	ZP
Retail Store	ZP
Social Services Agency or Charitable Institution	ZP
Specialty Food or Beverage Establishment	ZP
Taxicab Service	ZP
Assisted Living Facility	SP
Climate Controlled Self-Storage Facility	SP
Commercial Parking Lot or Structure	SP
Hotel or Motel	SP
Indoor Recreation Facility	SP
Nursing or Convalescent Home	SP
Tennis or Racquet Clubs	SP
Unified Downtown Development	SP