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TO: Richmond Planning Commission

FROM: Ravi Venkataraman, Town Planner

DATE: December 2, 2022

SUBJECT: Cannabis Retail Uses

Please review the materials I sent to the Selectboard for their December 5, 2022 meeting: [Selectboard 12/5/22 - Town of Richmond, VT \(richmondvt.gov\)](#)

The State of Vermont Cannabis Control Board has guidance documents on this topic:

- [Guidance for Municipalities \(vermont.gov\)](#)
- [Guidance for Local Cannabis Commissions \(vermont.gov\)](#)

More details are below to help guide discussion on this topic

- Establishing a “retail cannabis use”

The Town can establish a retail cannabis use that is distinct from other retail uses. This was confirmed by the Town attorney. The Town can restrict retail cannabis uses to the same extent it restricts other retail uses (in terms of location, size, layout, landscaping/screening, signage, lighting, etc). If the Town chooses to opt into retail cannabis, the Town must allow cannabis retail uses in at least a location in Town.

- What other towns do

From what I’ve found, most towns do not define a retail cannabis use. Although, I have found two examples:

- Manchester: [Manchester Land Use & Development Ordinance - Revisions Adopted May 10, 2022.pdf - Google Drive](#)
- Stowe: [Cannabis Establishments- As Adopted 10-24-2022.pdf \(townofstowevt.org\)](#)

Waitsfield is in the process of developing zoning regulations for cannabis-related uses.

From my cursory understanding, most towns that have opted in choose to create a local Cannabis Control Board and not change zoning. The local Cannabis Control Board would issue licenses for retail cannabis establishments. The Selectboard can serve as a town’s Cannabis Control Board. The Cannabis Control Board has the authority to set conditions that are within the confines of zoning and any signage ordinances that a town has in effect (Richmond’s sign regulations are folded into its zoning regulations).

Local Cannabis Control Board requirements do not displace permitting requirements. If the Town chooses to create a Cannabis Control Board, an applicant will have to obtain all applicable permits as well as a license from the local Cannabis Control Board.

- Questions the Planning Commission should consider

Before deciding to regulate retail cannabis uses in any way, the commission should answer the following questions first and foremost:

1. Does the Town want to allow retail cannabis sales in locations that are different from retail sales uses, adaptive uses, pharmacy uses, or cottage industry uses?
2. Does the Town want to place building design, site plan standards, or signage standards on retail cannabis sales that would be different from the standards already in the zoning regulations or in the proposed zoning regulations?