

COMMONWEALTH OF MASSACHUSETTS
TOWN OF SWANSEA **SPECIAL TOWN MEETING**

GREETINGS:

To either of the Constables of the Town of Swansea,

In the name of the Commonwealth you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in elections and Town affairs to meet at the **JOSEPH CASE HIGH SCHOOL, 70 SCHOOL STREET**, Swansea, Massachusetts, on **THURSDAY**, the **TWENTY-THIRD (23rd)** day of **MARCH, 2023** at **SEVEN-O'CLOCK P.M.**, then and there to act on the following articles in the warrant:

Article 1: To see if the Town will amend the Zoning Bylaw and Zoning Map of the Town of Swansea by creating a Marijuana Establishment Overlay District, as follows:

- Amend the Zoning Map by creating a Marijuana Establishments Overlay District, comprised of those portions of the Business B District and the Manufacturing District consisting of Lots 23 & 24C of current Assessor's Map 74, as shown in more detail in the attachment to this article.
- Amend Zoning Bylaw Chapter 265 § 2.2, titled Overlay Districts, to read:

In addition, the following overlay districts are also hereby established in Articles **VII, XVI, XVII, and XX**:

FOD – Floodplain Overlay District
APOD – Aquifer Protection Overlay District
WCOD – Wireless Communication Overlay District
MEOD – Marijuana Establishment Overlay District

- Amend the Zoning Bylaw Chapter 265 by creating a new Article XX to be inserted after Article XIX Swansea Mall Redevelopment Overlay District as follows:

Article XX
Marijuana Establishment Overlay District

§ 265-20.1 Purpose of District.

The purpose of the Marijuana Establishment Overlay District is:

- A. To provide for the placement of Marijuana Establishments, in accordance with applicable state law as the term Marijuana Establishment is defined by 935 CMR 500.000, in locations suitable for Marijuana Establishments.

- B. To minimize adverse impacts of Marijuana Establishments on adjacent properties by regulation of the siting, design, placement, and security of Marijuana Establishments.
- C. To promote development of small businesses and entrepreneurship in the Town.
- D. To ensure high quality site planning, architecture, and landscape design that enhances the distinct visual character and identity of the Town and provides an environment with safety, convenience and amenity.
- E. To promote efficient use of land by encouraging the establishment of businesses in the Town.
- F. To encourage the use of energy efficient practices by avoiding the demolition of existing buildings and promoting sustainable construction methods.

§265-20.2 Applicability

The Marijuana Establishment Overlay District is an overlay district that is superimposed on the underlying zoning districts of the Town, and the boundaries of which the Overlay District are shown on the official Swansea Zoning Map. The zoning of all underlying districts shall remain in effect and shall not be impacted or modified by this Article XX or the existence of said Overlay District.

§265-20.3 Additional uses.

The following principal uses shall be allowed with a special permit from the Zoning Board of Appeals in the Marijuana Establishment Overlay District, in addition to the as of right and permitted uses of the underlying zoning districts as provided in the Table of Principal and Accessory uses in §265-4.0:

- A. Marijuana Establishments

§265-20.4 Dimensional requirements.

The dimensional requirements of §265-5.1 for the relevant underlying zoning district shall apply in the Marijuana Establishment Overlay District.

§265-20.5 Parking requirements.

The requirements of Article VI shall apply in the Marijuana Establishment Overlay District.

-And to take any other action relative thereto.

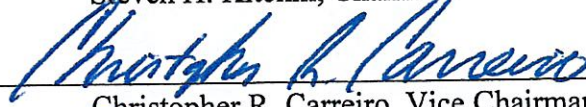
And you are hereby directed to serve this warrant by posting attested copies thereof fourteen (14) days at least before the day of said meeting as prescribed by law.

Hereof fail not and make return of this warrant with your doings thereon to the Town within twenty-four hours after making service thereof.

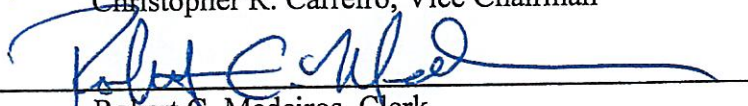
Given under our hands this 14th day of February 2022.



Steven H. Kitchin, Chairman



Christopher R. Carreiro, Vice Chairman



Robert C. Medeiros, Clerk

A true copy, Attest:

Constable of Swansea

I hereby certify that I have posted the above warrant in accordance with the Massachusetts General Laws and the By-laws of the Town of Swansea in the following six places:

**Town Hall
COA/Community Center
Water District
United States Post Office**

**Police Station
St. Dominic's Credit Union
Fire Station No. 2
Harvest Tap and Table**

(Constable)

(Date)



TOWN OF SWANSEA
CITIZEN'S PETITION TO CALL SPECIAL TOWN MEETING AND
PLACE AN ARTICLE ON THE WARRANT TO BE VOTED AT TOWN
MEETING TO AMEND THE ZONING BYLAW AND ZONING MAP TO
ESTABLISH A MARIJUANA ESTABLISHMENT OVERLAY DISTRICT

DATE: January 7, 2023
TO: The Swansea Board of Selectmen

The undersigned citizens of the Town of Swansea, seek to call a Special Town Meeting at the earliest available date and to insert an Article in the Warrant of said Special Town Meeting for consideration of a vote as set forth below: **To see if the Town will amend the Zoning Bylaw and Zoning Map of the Town of Swansea by creating a Marijuana Establishment Overlay District, as follows:**

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B. To minimize adverse impacts of Marijuana Establishments on adjacent properties by regulation of the siting, design, placement, and security of Marijuana Establishments.

C. To promote development of small businesses and entrepreneurship in the Town.

D. To ensure high quality site planning, architecture, and landscape design that enhances the distinct visual character and identify of the Town and provides an environment with safety, convenience and amenity.

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A. Marijuana Establishments

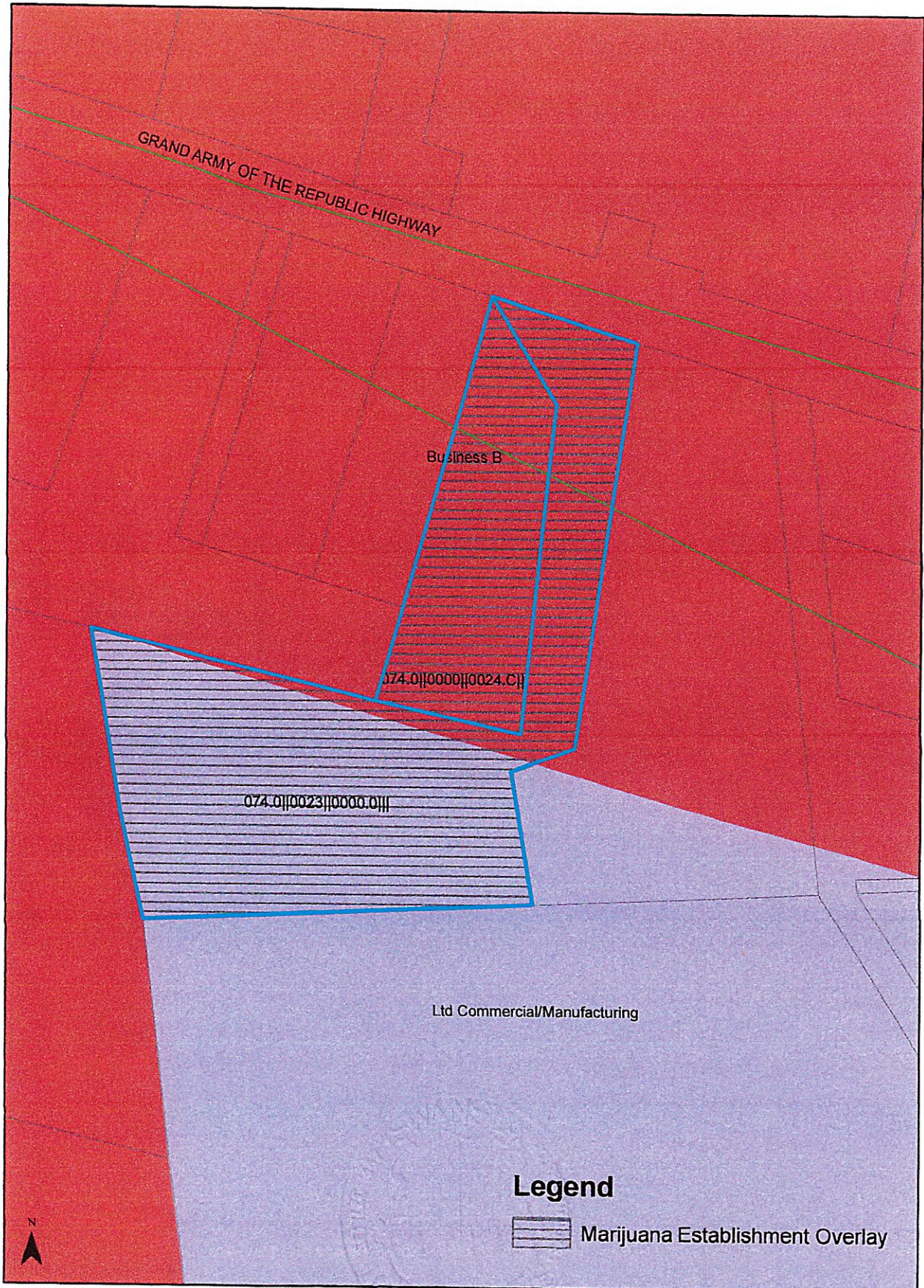
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§ 265-20.5 Parking requirements.

The requirements of Article VI shall apply in the Marijuana Establishment Overlay District.

-And to take any action relative thereto.



Legend

 Marijuana Establishment Overlay