

August 9, 2023

To: Bourne Planning Board

From: Madlyn Coyne, Pocasset
Ian Coyne, Pocasset



Re: Draft Marijuana Overlay District

Proposal:

To amend the draft Marijuana Overlay District to include small-scale , tier 1, indoor cultivation, and small-scale marijuana manufacturing establishments in this Bourne Zoning Bylaw amendment.

Reason for proposed change:

Cultivation and Manufacturing establishments do not sell to the general public. The establishments only sell to Medical and Adult Use Retailers;

Cultivation and Manufacturing establishments do not require a storefront. The indoor cultivation and manufacturing take place in a warehouse; and

In the MacArthur Blvd area alone, there are numerous vacant units for lease &/or sale. Indoor cultivation and manufacturing establishments would fit perfectly in these units and, unlike retailers, the warehouse units do not need to have any signage noting that it is a cannabis establishment.

Conclusion:

Cultivation and manufacturing establishments do not have objectionable operating characteristics as retailers do, which is acknowledged in the first paragraph of the Purpose section of this amendment. Therefore, allowing indoor cultivation and manufacturing establishments would not affect the health, safety and general well-being of the Bourne Residents. The establishments would fill empty warehouse units and provide much needed revenue to the Town of Bourne.