

Zoning for Adult-Use Cannabis in New Haven

City of New Haven

February 3, 2022

Application Opening Dates

- First round cycle – applications due within 90 days based on schedule:
 - **Disproportionately Impacted Area Cultivator:** February 3
 - **Retailer:** February 3
 - **Micro-cultivator:** February 10
 - **Delivery Service:** February 17
 - **Hybrid Retailer:** February 24
 - **Food and Beverage:** March 3
 - **Product Manufacturer:** March 10
 - **Product Packager:** March 17
 - **Transporter:** March 24
- Licenses are not site-specific but must be approved locally for zoning in order to open.
- Second round projected to take place in late 2022

First Round License Availability Statewide

Retailer: 6 general licenses, 6 Social Equity licenses

Micro-cultivator: 2 general licenses, 2 Social Equity licenses

Delivery Service: 5 general licenses, 5 Social Equity licenses

Hybrid Retailer: 2 general licenses, 2 Social Equity licenses

Food and Beverage: 5 general licenses, 5 Social Equity licenses

Product Packager: 3 general licenses, 3 Social Equity licenses

Product Manufacturer: 3 general licenses, 3 Social Equity licenses

Transporter: 2 general licenses, 2 Social Equity licenses

*The number of licenses in second round TBD based on first round finishers

*No cultivation lottery currently scheduled. There may not be other opportunities for cultivation licensing.

Guidance for New Haven Zoning

Forecast Number of Locations for New Business:

- Dispensary Locations – up to 5 in New Haven.
- Other Licenses – TBD through state process and zoning.

Developing an Understanding of the Business:

- Staff meetings with the Social Equity Council and Department of Consumer Protection.
- Log of business inquiries for small business assistance.
- Site visits to existing facilities.

Zoning Approaches in Connecticut:

- Of the state's 169 cities and towns, 10 have approved, 37 have enacted a moratorium, and 14 have prohibited recreational cannabis establishments
 - Hamden enacted moratorium and established task force; Norwalk enacted 9-month moratorium.
 - Hartford proposed allowing retailers Downtown and in certain commercial-industrial areas, as well as certain mixed-use near historic areas.
 - Bridgeport approved but restricted cannabis establishments to “adult zones”.

Key Features of Proposed Zoning

Allowed:

- Business and Industrial Districts: BA, BA-1, BA-2, BB, BC, BD, BD-1, BD-2, BD-3, CGD, IL and IH.

Not Allowed:

- Distance requirements from schools per state law.
- Approved planning districts, River Street MDP, Hill to Downtown & Long Wharf.

License	Special Considerations for certain license types:	1,500 Buffer Required for businesses with retail customers:
Retailer	Special Permit	Yes
Micro-cultivator	Special Permit	No
Delivery Service	As of Right	No
Hybrid Retailer	Special Permit	Yes
Food and Beverage	Special Permit	Yes
Product Packager	Special Permit	No
Product Manufacturer	Special Permit	No
Transporter	As of Right	No
Cultivator	Special Permit	No

Next steps...



- Zone Change Process
 - February – April
- Community Conversations & Stakeholders
 - February – March, ongoing
- Permitting
 - July 1, 2022 -