



TOWN OF HULL
OFFICE OF THE TOWN CLERK

Lori West, MME/CMME

Town Clerk
Justice of the Peace
Notary Public

POSTING DATE: December 19, 2023
PLYMOUTH, SS.

TO ANY CONSTABLE OF THE TOWN OF HULL IN SAID COUNTY:

GREETINGS:

In the name of the Commonwealth of Massachusetts you are hereby directed to post in at least five public places in the Town in each of the three precincts, **Precinct 1 – Hull Public Library, Town of Hull (Allerton) Post Office, Precinct 2 - Town of Hull Main Post Office and Precinct 3 - Town Hall, Town of Hull Police Department** with copies of the attached Amendment to the Town General By-laws.

These amendments were voted under Article 7 (Zoning) and Warrant Articles 2 and 8 (General) from the Warrant for the 2023 Special Town Meeting, which the meeting was held on August 31, 2023.

As relates to any Zoning by-law, any claim of invalidity by reason of any defect in the procedure of adoption or amendment of the aforementioned by-laws may only be made within ninety days of the date of the posting of this notice. Copies of the by-laws are available in the office of the Town Clerk, Town Hall, and 253 Atlantic Avenue, Hull, Massachusetts and by the online version available on the Town of Hull Website under the Town Clerk's webpage at: www.town.hull.ma.us.

Hereof fail not and make due return upon this warrant with your action thereon to the Town Clerk.

Attest:

Lori West

Lori West
Town Clerk

By virtue of this warrant, I have this day posted attested copies of the amendment to the Bylaws of the Town of Hull voted under the aforementioned articles of the 2023 Annual Town Meeting on five bulletin boards erected by the town in public places in each of the three precincts of the Town.

Kathleen A. Peloquin

Kathleen Ann Peloquin
Date: December 19, 2023



THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL

CENTRAL MASSACHUSETTS DIVISION
10 MECHANIC STREET, SUITE 301
WORCESTER, MA 01608

ANDREA JOY CAMPBELL
ATTORNEY GENERAL

(508) 792-7600
(508) 795-1991 fax
www.mass.gov/ago

December 12, 2023

Lori West, Town Clerk
Town of Hull
253 Atlantic Avenue
Hull, MA 02045

Re: Hull Special Town Meeting of August 31, 2023 -- Case # 11167
Warrant Article # 7 (Zoning)
Warrant Articles # 2 and 8 (General)

Dear Ms. West:

Articles 2, 7, and 8 - We approve Articles 2, 7 and 8 from the August 31, 2023 Hull Special Town Meeting. Our comments regarding Articles 7 and 8 are provided below.

Articles 7 and 8 - Under Article 7, the Town voted to amend the zoning by-laws to delete Section 410-3.13 (G) (1) and (2) in their entirety and insert a new Section 410-3.13 (G) that allows marijuana establishments in the Town. The Town's existing zoning by-laws (adopted in 2018) prohibited all types of marijuana establishments in the Town (except for marijuana for medical purposes). See 410-3.13 (G) (1) and (2). The new Section 410-3.31 (G) as follows:

The Planning Board may grant a special permit to a Marijuana Establishment and/or an applicant for a standalone adult use retail license to authorize adult use retail sales, subject to execution of a new Host Community Agreement, submission of new applications for site plan approval and special permit satisfying all of the requirements of Section 410-3.13H.

The Town also deleted the existing and inserted new text for Section 410-3.13 (F) (6) (g) as follows: "A Marijuana Establishment licensed after July 1, 2017 shall not convert to a Marijuana Establishment without following Special Permit and Site Plan Review procedures outlined in Subsection H." ¹ Finally, under Article 7, the Town adopted a new Section 410-3.13H, "Marijuana

¹ As amended, Section 410-3.13 (F) (6) (g) prohibits a "Marijuana Establishment licensed after July 1, 2017" from converting "to a Marijuana Establishment" without a special permit and site plan. However, the existing text in Section 410-3.13 (F) (6) (g) references the process for RMDs licensed after July 1, 2017 converting to Marijuana Establishments. It is not clear whether Section 410-3.13 (F) (6) (g)'s new text intended to reference RMDs converting to Marijuana Establishments. The Town may wish to consult with Town Counsel to determine if a future amendment is needed to clarify this issue.

A true copy attest:


Lori West-Town Clerk of Hull


Date 12/12

Establishments (Recreational Marijuana)” that allows Marijuana Establishments within the Marijuana Overlay District (MOD) by special permit, subject to the requirements imposed under Section 410-3.13H.²

Under Article 8, the Town voted to amend the general by-laws, Chapter 309, “Marijuana Establishments,” to allow a “Registered Marijuana Dispensary and/or an applicant for a standalone adult use retail license [to] engage in adult use retail sales, subject to execution of a new or amended Host Community Agreement, compliance with all applicable Zoning Bylaws, and...final licensure and permission to commence operations from the Cannabis Control Commission.” We approve Articles 7 and 8 and offer the following comment for the Town’s consideration regarding requirements for Host Community Agreements.

Section 410-3.13 (H) of the zoning by-laws and Chapter 309 of the general by-laws, require the execution of a Host Community Agreement. See 410-3.13 (H) (2) (“Prior to application with the Planning Board applicants shall negotiate a host agreement with the Board of Selectmen.”); Section 410-3.13 (H) (3) (k) (requiring as part of the special permit application that an applicant submit a “Executed host agreement.”); and Chapter 309 (requiring the execution of a new or amended Host Community Agreement.) However, the Cannabis Control Commission (CCC) recently updated its regulations (effective October 27, 2023). The new regulations, among other things, impose requirements for Host Community Agreements. See 935 CMR §§ 500.180 and 500.181 (Adult Use Marijuana) and 935 CMR §§ 501.180 and 500.181 (Medical Use of Marijuana). The Town must ensure that the zoning and general by-law provisions that require a Host Community Agreement are applied consistent with the updated CCC regulations. The Town should consult with Town Counsel with any questions on this issue.

Note: Pursuant to G.L. c. 40, § 32, neither general nor zoning by-laws take effect unless the Town has first satisfied the posting/publishing requirements of that statute. Once this statutory duty is fulfilled, (1) general by-laws and amendments take effect on the date these posting and publishing requirements are satisfied unless a later effective date is prescribed in the by-law, and (2) zoning by-laws and amendments are deemed to have taken effect from the date they were approved by the Town Meeting, unless a later effective date is prescribed in the by-law.

Very truly yours,
ANDREA JOY CAMPBELL
ATTORNEY GENERAL

Kelli E. Gunagan

by: Kelli E. Gunagan, Assistant Attorney General
By-law Coordinator, Municipal Law Unit
Ten Mechanic Street, Suite 301
Worcester, MA 01608
(508) 792-7600 x 4406

cc: Town Counsel James B. Lampke

² Section 410-3.13 (B), “Definitions,” defines a Marijuana Establishment as follows: “A marijuana cultivator, independent testing laboratory, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana related business. Does not include Registered Marijuana Dispensaries.”

A true copy attest:



TOWN OF HULL
COMMONWEALTH OF MASSACHUSETTS

Lori West
Lori West-Town Clerk of Hull

12/19/23
Date

2023 SPECIAL TOWN MEETING

CERTIFIED VOTE OF ARTICLE 2

To Whom It May Concern:

I hereby certify the following action taken under Article 2 of the Warrant for the Special Town Meeting held on August 31, 2023.

ARTICLE 2: To see if the Town will amend the Code/Bylaws of the Town as follows:

- A. Amend Section 56-9.A, Order of Consideration of Articles by adding a new sentence at the end as follows:
Following the completion of the general budget and related Classification and Salary Plan articles the Moderator may present a motion for adoption of a Consent Agenda(s).**
- B. Amend Section 56-9, Order of Consideration of Articles by adding a new section as follows:**
- C. 56-9 C Notwithstanding Section 56-9A, the Moderator, after consultation with the chairpersons of the Select Board and Advisory Board, may create a Consent Agenda or Consent Agendas consisting of articles not likely to be controversial and not likely to generate debate. These articles can be put on a Consent Agenda or Consent Agendas to allow a motion that they be acted upon as one unit for each Consent Agenda. At the call of a Consent Agenda, the Moderator shall refer to the articles in each unit, one by one. If seven or more voters in attendance wish to hold an item from the Consent Agenda(s), that particular article is removed and will be acted upon in the normal manner. Once the articles have been included in a Consent Agenda, the Moderator asks for a motion to act upon those articles on that Consent Agenda, all at once, with a single vote. All articles remaining on that Consent Agenda shall then be voted upon by a single vote without sponsor presentation or debate, or take any other action relative thereto.**

**MOVED: Move that the Town amend the Code/Bylaws of the Town as follows:
Amend Section 56-9.A, Order of Consideration of Articles by adding a new sentence at the end as follows:**

Following the completion of the general budget and related Classification and Salary Plan articles the Moderator may present a motion for adoption of a Consent Agenda(s).

Amend Section 56-9, Order of Consideration of Articles by adding a new section as follows:

56-9 C Notwithstanding Section 56-9A, the Moderator, after consultation with the chairpersons of the Select Board, Advisory Board and the proponent of the article, may create a Consent Agenda or Consent Agendas consisting of articles not likely to be controversial and not likely to generate debate. These articles can be put on a Consent Agenda or Consent Agendas to allow a motion that they be acted upon as one unit for each Consent Agenda. At the call of a Consent Agenda, the Moderator shall refer to the articles in each unit, one by one. If seven or more voters in attendance wish to hold an item from the Consent Agenda(s), that particular article is removed and will be acted upon in the normal manner. Once the articles have been included in a Consent Agenda, the Moderator asks for a motion to act upon those articles on that Consent Agenda, all at once, with a single vote. All articles remaining on that Consent Agenda shall then be voted upon by a single vote without sponsor presentation or debate.

**VOTED: Motion as amended passed by vote on August 31, 2023.
Yes (372) No (75)**

Witness my hand and seal of the Town of Hull on this 14th day of September, 2023

Attest:

A handwritten signature in cursive script that reads "Lori West".

Lori West

Town of Hull Town Clerk



A true copy attest:

TOWN OF HULL
COMMONWEALTH OF MASSACHUSETTS

Lori West
Lori West-Town Clerk of Hull

12/19/23
Date

2023 SPECIAL TOWN MEETING

CERTIFIED VOTE OF ARTICLE 7

To Whom It May Concern:

I hereby certify the following action taken under Article 7 of the Warrant for the Special Town Meeting held on August 31, 2023.

ARTICLE 7: To see if the Town will vote to amend the code of the Town as follows:

(A) Amend Chapter 410 (Zoning) by deleting Section 410-3.13G(1)(2) and replacing it with a new Section 410-3.13(G) that will read as follows: (G): The Planning Board may grant a special permit to a Marijuana Establishment that has been licensed and lawfully operating within the Town for at least one year to authorize adult use retail sales, subject to execution of a new Host Community Agreement, submission of new applications for site plan approval and special permit satisfying all of the requirements of Section 410-3.13H.

(B) Amend Chapter 410 (Zoning) by deleting Section 410-3.13F(6)(g) and replacing it with the following text: A Marijuana Establishment licensed after July 1, 2017 shall not convert to a Marijuana Establishment without following Special Permit and Site Plan Review procedures outlined in Subsection H.

(C) Amend Chapter 410 (Zoning) by adding a new Section 410-3.13H, as set forth below.

H. MARIJUANA ESTABLISHMENTS (RECREATIONAL MARIJUANA).

Applicants seeking approval to operate a Marijuana Establishment, which definition specifically includes a Marijuana Retailer, as both are defined in Chapter 309-2, within the MOD shall proceed under the following regulations

- (1) Use Regulations Marijuana Establishments are allowed only within the set boundaries of the MOD
- (2) Host Agreement. Prior to application with the Planning Board applicants shall negotiate a host agreement with the Board of Selectmen
- (3) Application. In addition to the materials required under § 410-3 5A(2) of the Zoning By-Law, the application for a Special Permit for a Marijuana Establishment shall include (a) Disclosure Statement-A notarized statement signed

by the organization's Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers and directors, shareholders, partners, members, managers, directors, officers or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of all such responsible individual persons for such entity. **(b) Description of Activities-** A narrative describing the type and scale of all activities that will take place on the proposed site, including, but not limited to on-site sales of marijuana or marijuana infused products, off-site deliveries, distribution of educational materials, and other programs or activities. **(c) Floor Plans-** A floor plan of the premises of the proposed Marijuana Establishment that identifies the square footage available and describes the functional areas of the Marijuana Establishment. **(d) Site Plans-** A plan or plans depicting all proposed development on the property as required under §410-4.1 of this bylaw. **(e) Service Area-** A map and narrative describing the area proposed to be served by the Marijuana Establishment and the anticipated number of clients that will be served within that area. This description shall indicate where any other Marijuana Establishment exists or have been proposed within the expected service area. **(f) Transportation and Parking Analysis-** A quantitative analysis prepared by a qualified transportation specialist acceptable to the Planning Board, modeling the expected origin and frequency of client and employee trips to the site, the expected modes of transportation used by clients and employees, and the frequency and scale of deliveries to and from the site. **(g) Context Map-** A map depicting all lots and land uses within a 500-foot radius of the premises. **(h) Building Elevations and Signage –** Architectural drawings of all exterior building facades and all proposed signage, specifying materials and colors to be used. **(i) Licensure Materials:** Marijuana Establishments shall be licensed by the Cannabis Control Commission and copies of the application materials issued for the purpose of seeking licensure included in the application to the Town. **(j) Letters from the Police and Fire Departments** indicating that they have reviewed the application materials and approve the safety and security measures of the Marijuana Establishment. **(k) Executed host agreement.**

(4) Dimensional Regulations. Dimensional Regulations are governed by the underlying zoning or applicable overlay district.

(5) Special Permit Criteria. In granting a Special Permit for a Marijuana Establishment, in addition to the general criteria for issuance of a Special Permit as set forth in § 410-3.5A(2) of this Zoning By-Law, the Planning Board shall find that the following criteria are met: **(a)** The building or buildings in which Marijuana Establishment activities take place shall not be located within, on the same lot as, or on a lot adjacent to a licensed pharmacy or within buildings that contain any pharmacy, medical doctor offices or the offices of any other professional practitioner authorized to prescribe the use of medical marijuana, which exist as of the effective date of this amendment to the Zoning By-Law. **(b)** The Marijuana Establishment shall establish policies and procedures to ensure that

no marijuana is smoked, eaten or otherwise consumed or ingested on the Premises.(c) The hours of operation shall be set by the Planning Board, but in no event shall a Marijuana Establishment be open to the public, nor shall any sale or other distribution of marijuana occur upon the Premises or via delivery from the premises, between the hours of 8:00 p.m. and 8:00 a.m. (d) The Marijuana Establishment meets all of the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations.(e) The Premises have been designed to be compatible with other buildings in the area and to mitigate any adverse visual or design impacts that might result from required security measures and restrictions on visibility into the building's interior (f) The Marijuana Establishment provides a secure indoor waiting area for individuals and clients.(g) Site is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation, including drivers, pedestrians, bicyclists and public transportation users.(h) Traffic generated by client trips, employee trips, deliveries to and from the Marijuana Establishment, and parking and queuing especially during peak periods at the Marijuana Establishment, shall not create a substantial adverse impact on nearby uses.(i) Buffer Zone: A Marijuana Establishment Entrance may not be closer than 500 feet from the nearest School Entrance (as that term is defined by 953 CMR 500.002). (a) The buffer zone distance of 500 feet shall be measured in a straight line from the geometric center of the Marijuana Establishment Entrance to the geometric center of the nearest School Entrance, unless there is an Impassable Barrier (as that term is defined by 935 CMR 500.002) within those 500 feet; in these cases, the buffer zone distance shall be measured along the center of the shortest publicly-accessible pedestrian travel path from the geometric center of the Marijuana Establishment Entrance to the geometric center of the nearest School Entrance.

(6) Special Permit Conditions. Planning Board shall impose conditions reasonably appropriate to improve site design, traffic flow, public safety, air quality, and preserve the character of the surrounding area and otherwise serve the purpose of this Section. In addition to any specific conditions applicable to the Applicant's Marijuana Establishment, Planning Board shall include the following conditions in any Special Permit granted under this Section: (a) Hours of Operation, including dispatch of home deliveries.(b) Special Permit shall be limited to the current Applicant and shall lapse if the permit holder ceases operating the Marijuana Establishment.(c) Special Permit shall lapse upon the expiration or termination of the Applicant's license by the Cannabis Control Commission.(d) Permit holder shall provide to the Building Commissioner, Police and Fire Departments, and the Board of Health, the name, telephone number and electronic mail address of a contact person in the event that such person needs to be contacted after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder.(e) The designated contact person(s) shall notify in writing the Police and Fire Departments, Building Commissioner, Board of Health, and the Planning Board within a minimum 12 hours following a violation, a

potential violation, or any attempts to violate any applicable law, or any criminal, potential criminal, or attempted criminal activities as a Marijuana Establishment permitted under this Section.(f) The designated representatives shall file an annual report (annually from the issuance of a Certificate of Occupancy) with the Office of Community Development providing a copy of all current applicable state licenses for the Marijuana Establishment and to demonstrate continued compliance with the conditions of Special Permit.(g) If Planning Board determines that provided parking is not adequate to address observed demand after operations have commenced the applicant agrees to meet with the Planning Board to explore options and make best efforts to resolve the issue. Or take any action relative thereto. (Inserted at the request of a Citizen's Petition by Bruce McWhorter and others).

MOVED: That the Town amends the code of the Town as follows:

- A. (1) Amend Chapter 410 (Zoning) by deleting Section 410-3.13G(1)(2) and replacing it with a new Section 410-3.13(G) that will read as follows:

(G): The Planning Board may grant a special permit to a Marijuana Establishment and/or an applicant for a standalone adult use retail license to authorize adult use retail sales, subject to execution of a new Host Community Agreement, submission of new applications for site plan approval and special permit satisfying all of the requirements of Section 410-3.13H.

- B. (2) Amend Chapter 410 (Zoning) by deleting Section 410-3.13F(6)(g) and replacing it with the following text:

(g) A Marijuana Establishment licensed after July 1, 2017 shall not convert to a Marijuana Establishment without following Special Permit and Site Plan Review procedures outlined in Subsection H.

- C. Amend Chapter 410 (Zoning) by adding a new Section 410-3.13H, as set forth below.

H. MARIJUANA ESTABLISHMENTS (RECREATIONAL MARIJUANA).

Applicants seeking approval to operate a Marijuana Establishment, which definition specifically includes a Marijuana Retailer, as both are defined in Chapter 309-2, within the MOD shall proceed under the following regulations:

(1) Use Regulations. Marijuana Establishments are allowed only within the set boundaries of the MOD.

(2) Host Agreement. Prior to application with the Planning Board applicants shall negotiate a host agreement with the Board of Selectmen

(3) Application. In addition to the materials required under § 410-3 5A(2) of the Zoning By-Law, the application for a Special Permit for a Marijuana Establishment shall include:

(a) Disclosure Statement- A notarized statement signed by the organization's Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers and directors, shareholders, partners, members, managers, directors, officers or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of all such responsible individual persons for such entity.

(b) Description of Activities- A narrative describing the type and scale of all activities that will take place on the proposed site, including, but not limited to on-site sales of marijuana or marijuana infused products, off-site deliveries, distribution of educational materials, and other programs or activities.

(c) Floor Plans- A floor plan of the premises of the proposed Marijuana Establishment that identifies the square footage available and describes the functional areas of the Marijuana Establishment.

(d) Site Plans- A plan or plans depicting all proposed development on the property as required under §410-4.1 of this bylaw.

(e) 15 Service Area- A map and narrative describing the area proposed to be served by the Marijuana Establishment and the anticipated number of clients that will be served within that area. This description shall indicate where any other Marijuana Establishment exists or have been proposed within the expected service area.

(f) Transportation and Parking Analysis- A quantitative analysis prepared by a qualified transportation specialist acceptable to the Planning Board, modeling the expected origin and frequency of client and employee trips to the site, the expected modes of transportation used by clients and employees, and the frequency and scale of deliveries to and from the site.

(g) Context Map- A map depicting all lots and land uses within a 500-foot radius of the premises.

(h) Building Elevations and Signage – Architectural drawings of all exterior building facades and all proposed signage, specifying materials and colors to be used.

(i) Licensure Materials: Marijuana Establishments shall be licensed by the Cannabis Control Commission and copies of the application materials issued for the purpose of seeking licensure included in the application to the Town.

(j) Letters from the Police and Fire Departments indicating that they have reviewed the application materials and approve the safety and security measures of the Marijuana Establishment.

(k) Executed host agreement.

(4) Dimensional Regulations. Dimensional Regulations are governed by the underlying zoning or applicable overlay district.

(5) Special Permit Criteria. In granting a Special Permit for a Marijuana Establishment, in addition to the general criteria for issuance of a Special Permit as set forth in § 410-3.5A(2) of this Zoning By-Law, the Planning Board shall find that the following criteria are met:

(a) The building or buildings in which Marijuana Establishment activities take place shall not be located within, on the same lot as, or on a lot adjacent to a licensed pharmacy or within buildings that contain any pharmacy, medical doctor offices or the offices of any other professional practitioner authorized to prescribe the use of medical marijuana, which exist as of the effective date of this amendment to the Zoning By-Law.

(b) The Marijuana Establishment shall establish policies and procedures to ensure that no marijuana is smoked, eaten or otherwise consumed or ingested on the Premises.

(c) The hours of operation shall be set by the Planning Board, but in no event shall a Marijuana Establishment be open to the public, nor shall any sale or other distribution of marijuana occur upon the Premises or via delivery from the premises, between the hours of 8:00 p.m. and 8:00 a.m.

(d) The Marijuana Establishment meets all of the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations.

(e) The Premises have been designed to be compatible with other buildings in the area and to mitigate any adverse visual or design impacts that might result from required security measures and restrictions on visibility into the building's interior

(f) The 16 Marijuana Establishment provides a secure indoor waiting area for individuals and clients.

(g) Site is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation, including drivers, pedestrians, bicyclists and public transportation users.

(h) Traffic generated by client trips, employee trips, deliveries to and from the Marijuana Establishment, and parking and queuing especially during peak periods at the Marijuana Establishment, shall not create a substantial adverse impact on nearby uses.

(i) Buffer Zone: A Marijuana Establishment Entrance may not be closer than 500 feet from the nearest School Entrance (as that term is defined by 953 CMR 500.002). (a) The buffer zone distance of 500 feet shall be measured in a straight line from the geometric center of the Marijuana Establishment Entrance to the geometric center of the nearest School Entrance, unless there is an Impassable Barrier (as that term is defined by 935 CMR 500.002) within those 500 feet; in these cases, the buffer zone distance shall be measured along the center of the shortest publicly-accessible pedestrian travel path from the geometric center of the Marijuana Establishment Entrance to the geometric center of the nearest School Entrance.

(6) Special Permit Conditions. Planning Board shall impose conditions reasonably appropriate to improve site design, traffic flow, public safety, air quality, and preserve the character of the surrounding area and otherwise serve the purpose of this Section. In addition to any specific conditions applicable to the Applicant's Marijuana Establishment, Planning Board shall include the following conditions in any Special Permit granted under this Section:

(a) Hours of Operation, including dispatch of home deliveries.

(b) Special Permit shall be limited to the current Applicant and shall lapse if the permit holder ceases operating the Marijuana Establishment.

(c) Special Permit shall lapse upon the expiration or termination of the Applicant's license by the Cannabis Control Commission.

(d) Permit holder shall provide to the Building Commissioner, Police and Fire Departments, and the Board of Health, the name, telephone number and electronic mail address of a contact person in the event that such person needs to be contacted after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder.

(e) The designated contact person(s) shall notify in writing the Police and Fire Departments, Building Commissioner, Board of Health, and the Planning Board within a minimum 12 hours following a violation, a potential violation, or any attempts to violate any applicable law, or any criminal, potential criminal, or attempted criminal activities as a Marijuana Establishment permitted under this Section.

(f) The designated representatives shall file an annual report (annually from the issuance of a Certificate of Occupancy) with the Office of Community Development providing a copy of all current applicable state licenses for the 17 Marijuana Establishment and to demonstrate continued compliance with the conditions of Special Permit.

(g) If Planning Board determines that provided parking is not adequate to address observed demand after operations have commenced the applicant agrees to meet with the Planning Board to explore options and make best efforts to resolve the issue.

VOTED: The motion passed by a 2/3 vote declared by the Moderator. Yes (283) No (60)

Witness my hand and seal of the Town of Hull on this 14th day of September, 2023

Attest:



Lori West

Town of Hull Town Clerk



A true copy attest:

**TOWN OF HULL
COMMONWEALTH OF MASSACHUSETTS**

2023 SPECIAL TOWN MEETING

Lori West
Lori West-Town Clerk of Hull

12/19/23
Date

CERTIFIED VOTE OF ARTICLE 8

To Whom It May Concern:

I hereby certify the following action taken under Article 8 of the Warrant for the Special Town Meeting held on August 31, 2023.

ARTICLE 8: To see if the Town will vote to amend the code of the Town as follows:

(A) Amend Chapter 309 (Marijuana Establishments) of the town's General Bylaws by adding the following new section to be determined by Town Clerk:

Notwithstanding any other provision of the town Bylaws to the contrary, a Registered Marijuana Dispensary that has been licensed and lawfully operating in the Town for at least one year may engage in adult use retail sales, subject to execution of a new Host Agreement, compliance with all applicable Zoning Bylaws, and to final licensure and permission to commence operations from the Cannabis Control Commission, or take any other action relevant thereto.

MOVED: Move to amend Chapter 309 (Marijuana Establishments) of the town's General Bylaws by adding the following new section, numbering to be determined by Town Clerk:

Notwithstanding any other provision of the town Bylaws to the contrary, a Registered Marijuana Dispensary and/or an applicant for a standalone adult use retail license may engage in adult use retail sales, subject to execution of a new or amended Host Community Agreement, compliance with all applicable Zoning Bylaws, and to final licensure and permission to commence operations from the Cannabis Control Commission.

VOTED: The motion passed by majority vote of Yes (262) No (40) on August 31, 2023.

Witness my hand and seal of the Town of Hull on this 14th day of September, 2023

Attest:

Lori West

**Lori West
Town of Hull Town Clerk**