

WALLINGFORD PLANNING & ZONING COMMISSION RECEIPTS

RECEIPTS

Wallingford Planning & Zoning Commission Meeting

Wednesday October 14, 2026

For

Monday, November 9, 2026

1. Text Amendment-Section 4.8.C and 6.34-Cannabis

#507-26



RECEIVED

OCT 09 2026

WALLINGFORD
PLANNING & ZONING

APPLICATION NO.: 507-26

FEE: \$550.00

APPLICATION FOR ZONING REGULATION CHANGE

NAME OF APPLICANT: Quinnipiac Valley Growth Partners DATE: October 7, 2026

MAILING ADDRESS: 1 Prestige Drive, Suite 104 PHONE: 203-804-9188

Meriden, CT 06450

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Section to be removed: _____

Proposed new section: See attached.

Amend Sec. 4.8.C. specially permitted uses in the I-40 zone.

Amend Sec. 6.34 Cannabis Establishments

(Attach additional sheet if necessary)

Jerry Farrell J.

Applicant's Signature

Quinnipiac Valley Growth Partners

Company Name (If applicable)

For Official Use Only:

Date Application Submitted: _____

Filing Fee Paid: _____

I. PROPOSED AMENDMENT to §4.8 (I-40)

- C. Notwithstanding §1.4, the following use is permitted under applicable state law and requires approval of a Special Permit in accordance with §7.5:

14. Cannabis retailers as defined in §6.34.C, subject to the following:

- a. Only three (3) cannabis retailers shall be permitted in the Town of Wallingford
- b. Cannabis retailers shall only be allowed in the I-40 zone.
- c. No such cannabis retailer shall be allowed within one thousand five hundred (1,500) feet of another existing cannabis retailer. The one thousand five hundred (1,500) feet shall be the straight horizontal distance from any part of a building housing a cannabis retailer, to any part of the other building housing a cannabis retailer.
- d. No such cannabis retailer shall be located within one thousand (1,000) feet of a zoning district which is zoned for Residential Use. The one thousand (1,000) feet shall be the straight horizontal distance from any part of a building housing a cannabis retailer to any boundary of a Zoning District which is zoned for Residential Use.
- e. No such cannabis retailer shall be located within one thousand (1,000) feet of a pre-existing school or five hundred (500) feet of any pre-existing place of worship. The distance shall be the straight horizontal distance from any part of a building housing a cannabis retailer to any part of a building housing a school or place of worship. A school is a public elementary or secondary institution under the jurisdiction of the Wallingford Board of Education, or a private elementary or secondary institution licensed by the Connecticut Department of Education.
- f. Must erect exterior lighting and security cameras on the exterior of the building and in the parking lot of the cannabis retailer.
- g. No cannabis products or paraphernalia shall be visible through the store windows.
- h. Shall not erect signage or other exterior coverage that contains any representation of a cannabis plant or paraphernalia.
- i. Shall not be open to the public for business before 9am or after 10pm.

II. PROPOSED AMENDMENT to §6.34 Cannabis Establishments

A. Definitions:

- 1. Cannabis Establishment - means a producer, dispensary facility, cultivator, microcultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, or delivery service as defined in Public Act 21-1, entitled "Concerning Responsible and Equitable Regulations of Adult-use Cannabis".

2. Cannabis - means marijuana, as defined in §21-1 of the Connecticut General Statutes.
- B. Cannabis establishments, other than a cannabis retailer pursuant to Section C below, are prohibited in all zones within the Town of Wallingford.
- C. Cannabis Retailer - A cannabis retailer is a business with a valid cannabis retailer or hybrid license issued by the State of Connecticut, Department of Consumer Protection with a location where retail sales of legal cannabis products, individually licensed and registered with the State of Connecticut, Department of Consumer Protection, can occur. No onsite consumption of cannabis products is permitted within a cannabis retailer, or on the exterior site thereof.