City of Revere, MA
Public Hearing Notice

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, December 7, 2026 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, December 22, 2026 at 5:30PM in the City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

A ZONING ORDINANCE ESTABLISHING DEFINITIONS, USES, SPECIAL PERMIT DISTRICT BOUNDARIES, AND REGULATIONS FOR MARIJUANA ESTABLISHMENTS IN THE CITY OF REVERE.

Be it ordained by the City of Revere as follows:

SECTION 1. Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Section 17.08.385 Independent Testing Laboratory (Marijuana) after existing Section 17.08.380 Hotel:

17.08.385 Independent Testing Laboratory (Marijuana).

"Independent testing laboratory (marijuana)" means a laboratory that is licensed by the Cannabis Control Commission (CCC) and is: i) accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Cooperation mutual recognition arrangement or that is otherwise approved by the CCC; ii) independent financially from any medical and/or non-medical marijuana treatment center or any licensee or ME for which it conducts a test; and iii) qualified to test marijuana in compliance with regulations promulgated by the CCC pursuant to M.G.L. c. 94G.

SECTION 2. Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Sections after existing Section 17.08.490 Lot Width:

17.08.492 Marijuana Cultivator (MC).

"Marijuana Cultivator" (MC) means an entity licensed to cultivate, process and package non-medical and/or medical marijuana, to deliver non-medical and/or medical marijuana to ME's and to transfer marijuana to other ME's, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MC.

17.08.494 Marijuana Establishment (ME).

"Marijuana establishment" (ME) means a Marijuana Cultivator, Independent Testing laboratory, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Transporter or any other type of licensed non-medical and/or medical marijuana-related business.

17.08.496 Marijuana Retailer (MR).

"Marijuana retailer" (MR) means an entity licensed to purchase and deliver non-medical marijuana and/or medical marijuana products from ME's and to deliver, sell or otherwise transfer non-medical and/or medical marijuana products to ME's and to consumers.

17.08.498 Marijuana Transporter.

"Marijuana Transporter" means an entity, not otherwise licensed by the Commission that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an existing Licensee Transporter or Third Party Transporter.

SECTION 3. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting three new rows to the Table of Uses underneath "Medical and dental office":

USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
All Marijuana establishments (ME), except Marijuana retail (MR) and Independent testing laboratory (marijuana)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp#	sp	no	no
Marijuana retail (MR)	no	no	no	no	no	no	no	no	no	no	no	sp#	no	no	sp#	sp	no	no
Independent testing laboratory (marijuana)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp#	sp	no	no

SECTION 4. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new by-line under "+" and before "(10)" underneath the Table of Uses:

See section 17.16.480 for district boundaries for marijuana establishment uses by Special Permit.

SECTION 5. Chapter 17.16 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Section 17.16.480:

Section 17.16.480 – Marijuana Establishments within the GB, HB, and TED districts.

A. Marijuana Retail (MR) is an allowable use by Special Permit in certain areas of the GB, HB, and TED districts granted by the city council in conformance with the following location boundaries:
   1. GB districts:
      a. The GB district located on the southern side of Squire Rd., with the northern boundary of Stevens St. and southeastern boundary of Derby Rd.;
      b. The GB district located at Parcel 28-439J1-21A on Squire Rd.;
      c. The GB district located on the southern side of Squire Rd., with the northwestern boundary of Lantern Rd. and southeastern boundary of 126 Squire Rd.;
      d. The GB district located on the southern side of Squire Rd., with the northern boundary of Patriot Parkway and the southeastern boundary of Parcel 27-439Q-17 on Squire Rd.;
      e. The portion of the GB district located on North Shore Rd. with a northern boundary of Jackson St., and a southern boundary of Parcels 9-179C-1, 2, and 3 on Shawmut St. The portion of this district spanning Revere St. with a western boundary of Temple St. and an eastern boundary of 570 Revere St. shall be excluded from "Marijuana Retail" use; and,

f. The GB district located on Shirley Ave., Beach St., and North Shore Rd. with a western boundary of VFW Parkway, a northern boundary of 1350 North Shore Rd., an eastern boundary of Ocean Ave., and a southern boundary of Dehon St.

2. HB Districts:
   a. The HB district located on the southern side of Squire Rd., with a western boundary of Parcel 32-435A-2 on Squire Rd., a southern boundary of Parcel 32-435A-4 on Squire Rd., and an eastern boundary of the Northeast Expressway;
   b. The HB district located on the northern side of Squire Rd., with a northwestern boundary of Copeland Circle and an eastern boundary of Brown Circle;
   c. The HB district located on the northern side of American Legion Highway, with a western boundary of Brown Circle, a northern boundary of Naples Rd., an eastern boundary of Parcel 18-324H&I-2 on American Legion Highway, and a southern boundary of Beach Rd.;
   d. The HB district located on the northwestern side of North Shore Rd., with a southern boundary of Vera St. and a northeastern boundary of Parcel 12-190C-3B on North Shore Rd.;
   e. The HB district located on the northern side of VFW Parkway, with a northern boundary abutted by the PDD2 district and IP districts, a western boundary of Parcel 16-243-1B on Everett St., and a southern boundary of VFW Parkway splitting into Beach St;
   f. The HB district on the western side of North Shore Rd., with a western boundary of the PDD2 district, and a southern boundary of Parcel 8-152-5 on North Shore Rd.
3. All TED districts.

B. Marijuana Establishment (ME) excluding Marijuana Retail (MR) and Independent Testing Laboratory is an allowable use by Special Permit granted by the city council in the HB districts described within 17.16.480(A)(2), and the TED districts.

C. Independent Testing Laboratory (marijuana) is an allowable use by Special Permit granted by the city council in the HB districts described within 17.16.480(A)(2) and the TED districts.

D. Any HB or GB location not described herein shall not be an allowable zone for a Marijuana Retail, Marijuana Establishment, or Independent Testing Laboratory (marijuana) use by Special Permit granted by the city council.

E. No recreational Marijuana Retail facility shall be within one-thousand feet (1,000) of another presently existing or permitted Marijuana Establishment.

The above Zoning Districts are detailed on a map entitled "Zoning Atlas Map, City of Revere," dated February 28, 1983, as further amended from time to time, with all boundary lines designated thereon.

SECTION 6. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Chapter 17.30:

CHAPTER 17.30 – MARIJUANA ESTABLISHMENTS.

Sections:

17.31.010 – Regulation.

M.G.L. c. 94G and c. 94I authorize a system of state licensing for businesses engaging in the cultivation, testing, processing and manufacturing, and retail sales of non-medical and medical marijuana respectively, and collectively referred to as Marijuana Establishments (MEs). M.G.L. c. 94G § 3 allows cities to adopt ordinances that impose reasonable safeguards on the operation of non-medical and medical marijuana establishments, provided they are not unreasonably impracticable and are not in conflict with the law. The special permit and site plan review requirements set forth in this Section shall be in addition to,

and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state, or local law.

17.31.020 – Purpose.

The purpose of this ordinance is to allow state-licensed MEs to exist in the city of Revere in accordance with applicable state laws and regulations and impose reasonable safeguards to govern the time, place, and manner of ME operations and any business dealing in Marijuana Accessories in such a way as to ensure public health, safety, well-being, and reduce undue impacts on the natural environment subject to the provisions of this Zoning Ordinance, M.G.L. c. 40A, M.G.L. c. 94G, M.G.L. c. 94I, and any other applicable law. Therefore, this ordinance may permit MEs in locations suitable for lawful MEs where there is access to regional roadways, where they may be readily monitored by law enforcement for health and public safety purposes, and to minimize adverse impacts on adjacent properties, residential neighborhoods, historic districts, schools, playgrounds, and other locations where minors congregate by regulating the siting, design, placement, operation security, and removal of MEs.

17.31.030 – Definitions.

Where not expressly defined in the Zoning Ordinance, terms used in this Zoning Ordinance referring to marijuana shall be interpreted as defined in M.G.L. c. 94G and 94I, as the same may be amended from time to time, and regulations issued by the Cannabis Control Commission (CCC). The following definitions, consistent with this expressed intent, shall apply in the interpretation and enforcement of this section:

A. “Marijuana products” shall mean products that have been manufactured and contain marijuana or an extract from marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for non-medical use or consumption, including edible products, beverages, topical products, ointments, oils, and tinctures.
B. “Marijuana Establishment” or “ME” shall mean a Marijuana Cultivator, Independent Testing laboratory, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Transporter, or any other type of licensed non-medical and/or medical marijuana-related business.
C. “Marijuana Cultivator” or “MC” shall mean an entity licensed to cultivate, process, and package non-medical and/or medical marijuana, to deliver non-medical and/or medical marijuana to MEs and to transfer marijuana to other MEs, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MC.
D. “Marijuana Product Manufacturer” or “MPM” shall mean an entity licensed to obtain, manufacture, process, and package non-medical and/or medical marijuana and marijuana products, to deliver non-medical marijuana and marijuana products to MEs and to transfer non-medical marijuana and/or medical marijuana products to other MEs, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MPM.
E. “Marijuana Retailer” or “MR” shall mean an entity licensed to purchase and deliver non-medical marijuana and/or medical marijuana products from ME's and to deliver, sell or otherwise transfer non-medical and/or medical marijuana products to ME's and to consumers.
F. "Independent testing laboratory" shall mean a laboratory that is licensed by the CCC and is: (1) accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory

Accreditation Cooperation mutual recognition arrangement or that is otherwise approved by the CCC; (2) independent financially from any medical and/or non-medical marijuana treatment center or any licensee or ME for which it conducts a test; and (3) qualified to test marijuana in compliance with regulations promulgated by the CCC pursuant to G.L. c. 94G.

G. "Co-located Marijuana Operations" or "CMO" shall mean an entity operating under both a Medical Marijuana Treatment Center (MMTC)) registration pursuant to 935 CMR 501.000: Medical Use of Marijuana, and under at least one Marijuana Establishment license pursuant to 935 CMR 500.000: Adult Use of Marijuana, on the same premise. Co-located marijuana operations pertain to cultivation, product manufacturing, and retail, but not any other adult-use license.

H. "Moral Character" means the degree to which a person's history demonstrates honesty, fairness and respect for the rights of others and for conformance to the law, which may include consideration of whether an individual has:
   1. Ever had a professional license denied, suspended or revoked;
   2. Ever had a business license denied, suspended or revoked;
   3. Ever had a marijuana-related business license denied, suspended, revoked, or placed on administrative hold, or was subjected to a fine for violation of a marijuana-related zoning ordinance;
   4. Ever had a business temporarily or permanently closed for failure to comply with any tax, health, building, fire, zoning, or safety law;
   5. Ever had an administrative, civil or criminal finding of delinquency for failure to file or failure to pay employment, sales, property or use taxes;
   6. Ever been convicted of a felony, sex offense, or other offense involving violence, distribution of controlled substances, excluding marijuana-related possession offenses, or other moral turpitude;
   7. Within the previous sixty months been convicted of a misdemeanor or other offense involving the distribution of controlled substances, or driving under the influence of alcohol or other substance (DUI, OUI) convictions.

I. "Marijuana Transporter" shall mean an entity, not otherwise licensed by the Commission that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an Existing Licensee Transporter or Third-Party Transporter.

17.31.040 – Prohibitions and limitations.

A. It shall be unlawful for any person to operate a ME without obtaining a special permit and undergoing site plan approval pursuant to the requirement of this Ordinance.

B. A separate special permit is required for each different ME detailed in Section 17.30.040(A).

C. The number of MEs shall be limited to the number equal to twenty-percent (20%) of the number of licenses issued within the city of Revere for the retail sale of alcoholic beverages not be drunk on the premises where sold under M.G.L. c. 138 § 15. No special permit may be granted for a ME which results in a violation of this limit.

D. A ME may only be involved in the use permitted by its definition. MRs may only be located in buildings containing other retail, commercial, residential, industrial, or any other uses, including other types of MEs, if the MR is separated by full walls from any and all other uses.

E. MEs are permissible only in zoning districts in accordance with Section 17.16.040 Generally - Table of Uses and any further limitations specified in this chapter. Notwithstanding the provisions of Chapter 17.16 – USE REGULATIONS, no special permit shall be granted for any MR that is not located within the TED, or specified GB and HB districts. Social Consumption Establishments, so called, are prohibited as a use.

F. An entity engaged in Co-located Marijuana Operations (CMOs) must comply with the provisions of this ordinance and the Massachusetts adult-use marijuana laws, St. 2017, c. 55; M.G.L. c. 94G; M.G.L. c. 94I; 935 CMR 500.00: Adult Use of Marijuana; 935 CMR 501.00: Medical Use of Marijuana; and 935 CMR 502.00. Additionally, 935 CMR 500.00 and 935 CMR 501.00 control for CMRs.

G. All MEs shall be prohibited as an Accessory Use or Home Occupation in all zoning districts. No ME shall be permitted to have drive-up or walk-up facilities.

1. A drive-up or walk-up facility shall mean any facility designed to enable persons to receive a service or purchase, or consume goods, while remaining within a motor vehicle or remaining at the exterior of the building.

H. No Marijuana or Marijuana Products shall be smoked, eaten, ingested, consumed or otherwise used within the premises of any ME.

I. No ME may be operated in a mobile facility or outside of a fully enclosed building or structure, excepting deliveries to off-site MRs and/or home deliveries to consumers permitted or licenses by applicable state and local regulations.

J. No ME may be operated in such a manner as to cause or create a public nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure, or dwelling in the area.

K. The issuance of a special permit and site plan review pursuant to this chapter does not create an exception, defense, or immunity to any person or entity in regard to any potential criminal liability the person or entity may have for the production, distribution, or possession of marijuana.

L. There shall be no use variances issued for any ME.

17.31.050 – Application.

In addition to the materials required under Chapter 17.48 Article III – Special Permits and Chapter 17.17 - Site Plan Review, the applicant shall submit the following:

A. The name and address of each owner of the ME facility/operation;
B. Proof of application to the CCC for the proposed ME including submittal of copies of all required registrations, licenses and permits issued to the applicant by the state and any of its agencies for the proposed ME;
C. A notarized statement signed by the organization's Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers, directors, shareholders, partners, members, managers, 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;

D. Evidence that the Applicant has site control and right to use the site for a ME facility in the form of a deed or executed purchase and sales agreement or, in the case of a lease a notarized statement from the property owner and a copy of the lease agreement;
E. The name, address, email address, and phone number of all designated Managers of the ME, together with a criminal background check of such Managers and other evidence of Moral Character;
F. Proof that the detailed security plan, operation and management plan, and emergency response plans have been submitted to the Revere Police Department, the Revere Fire Department, and the Department of Planning and Community Development for comment and review at the same time or prior to the submission of the application, and any comment or response received by the applicant;
G. Proof that the applicant provided notification in writing at the same time or prior to the submission of the application to all property owners and operators of the uses listed under Section 17.30.060(E) within three hundred (300) feet of its proposed location and use, to provide them with the opportunity to comment to the City Council, as well as any and all comment or response received by the applicant;
H. Detailed site plans that include the following information:
    1. Compliance with the requirements for parking and loading spaces, for lot size, frontage, yards and heights and coverage of buildings, and all other provisions of this ordinance;
    2. Convenience and safety of vehicular and pedestrian movement on the site and for the location of driveway openings in relation to street traffic;
    3. Convenience and safety of vehicular and pedestrian movement off the site, if vehicular and pedestrian traffic off-site can reasonably be expected be substantially affected by on-site changes;
    4. Adequacy as to the arrangement and the number of parking and loading spaces in relation to the proposed use of the premises, including designated parking for home delivery vehicle(s), as applicable;
    5. Design and appearance of proposed buildings, structures, signage, trash receptacles, screening and landscaping, minimizing any adverse visual or economic impacts on abutters and other parties in interest;
    6. Adequacy of water supply, surface and subsurface drainage and light;
    7. A detailed floor plan of the premises identifying the square footage available and describes the functional areas of the ME, including areas for any preparation of marijuana products; and,
    8. Details showing all exterior proposed security measures for the ME including lighting, fencing, gates and alarms, etc. ensuring the safety of employees and patrons and to protect the premises from theft or other criminal activity.
I. A description of the security measures, including employee security policies, consistent with the applicable provisions in CCC regulations 935 CMR 500.110 or 935 CMR 501.110 for the ME. An active security system shall be required for all locations and all security measures shall be approved by the Fire and Police Chiefs;
J. A copy of each operating procedure consistent with the applicable provisions in 935 CMR 500.105(1) or 935 CMR 501.105(1), including any applicable additional CCC operational requirements for MEs;
K. A copy of the policies and procedures for individual, patient or personal caregiver home-delivery consistent with the applicable MDPH or CCC regulatory provisions for the ME;
L. A copy of the policies and procedures for the transfer, acquisition, or sale of marijuana between MEs consistent with the applicable provisions in 935 CMR 501.120(13);

M. A copy of proposed waste disposal procedures consistent with the applicable provisions in 935 500.105(12) or 935 CMR 501.105(12);
N. A description of any waivers from CCC regulations issued for the ME;
O. Description of Activities: A narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of marijuana or marijuana products, on-site sales, off-site deliveries, distribution of educational materials, operating hours of ME and other programs or activities;
P. Service Area: A map and narrative describing the area proposed to be served by the ME and the anticipated number of clients that will be served within that area. This description shall indicate where any other MEs exist or have been proposed within the expected service area;
Q. Evidence demonstrating that the ME will be operated in a responsible manner that does not materially adversely affect the public health, safety or the general welfare of the City or the immediate neighborhood where the ME is located. This may include but shall not be limited to evidence of Moral Character;
R. Certificate of Tax Compliance for subject parcel(s), along with identification of any outstanding taxes, fees or fines for other properties either owned by the current property owner and/or applicant within the City;
S. Buffer Area Map: A map indicating the 300-foot radius surrounding the proposed ME (as measured from the nearest point of the structure of the ME to the nearest point of the property line of the protected use) as evidence that the facility is located at least 300 feet from uses identified under Section 17.30.060(E). Include street address and distance to each applicable property within 300 feet;
T. Proof that the ME is registered to do business in the Commonwealth as a domestic business corporation or another domestic business entity and the corporation or entity in good standing with the Secretary of the Commonwealth and DOR:
    1. A certificate of good standing, issued within the previous 90 days from submission of an application, from the Corporations Division of the Secretary of the Commonwealth; and,
    2. A certificate of good standing or certificate of tax compliance issued within the previous 90 days from submission of an application, from the DOR.
U. Submission of a notarized "Moral Character" Disclosure Form for each ME owner and manager;
V. Submission of a notarized “Authorization for Release of Information” form (including any associated fees) authorizing the City of Revere Police Department to conduct a detailed background check for all designated owners and/or managers of the ME; and,
W. Zoning determination letter from the Site Plan Review Committee.

17.31.055 – Application review.

Upon receipt of a completed application, the City Council shall refer copies of the application to the Board of Health. The Board shall review the application and shall submit their written recommendations to the City Council. Failure to make recommendations within 35 days of referral of the application shall be deemed lack of opposition.

After notice and public hearing and consideration of application materials, consultant reviews, public comments, and the recommendations of other municipal boards and departments, the City Council may act upon the application for special permit and approval of site plan.

17.31.06 – Special Permit criteria and findings.

MEs may be permitted pursuant to a Site Plan Review and Special Permit granted by the City Council. In granting a Special Permit for a ME, in addition to the general criteria for a Special Permit in Chapter 17.48 Article III – Special Permit, the City Council must also make the following findings:

A. The property where the specific ME use is proposed is within a zoning district where such use is permissible in accordance with Section 17.16.040 – Generally – Table of Uses and Section 17.16.480 – Marijuana Establishments within the GB, HB, and TED districts;
B. The applicant has demonstrated that the ME has or will meet all of the permitting requirements of all applicable agencies within the Commonwealth and is or will be in compliance with all applicable state laws and regulations, including, but not limited to M.G.L. c. 94G, §12 General Marijuana Establishment Operation and c. 94I, if applicable;
C. The applicant has or will enter into an approved Host Community Agreement under which the applicant pays a host fee or Impact Fee to the City with the Mayor of the city of Revere;
D. The grant of the Special Permit will not exceed the limitation on permitted MRs set forth in Section 17.30.040(C);
E. The ME is located at least three hundred (300) feet distant of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12, a vocational school, a public or private college, junior college, university or dormitory, a licensed child care facility, a library, a playground, a public park, a youth center, a public swimming pool, a video arcade facility, or any facility in which minors commonly congregate. The distance under this section is measured in a straight line from the nearest point of the property line of the protected uses to the nearest point of the structure of the proposed ME;
    1. The distance requirement may be reduced by the City Council provided that the applicant demonstrates, by clear and convincing evidence, that a) the ME will employ adequate measures to prevent product diversion to minors, and b) the ME is adequately buffered, and c) the City Council determines that a shorter distance will suffice to accomplish the objectives set forth under Section 17.30.020.
F. The 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, and adequately addresses issues of traffic demand, circulation flow, parking and queuing, particularly at peak periods at the facility and its impact on neighboring uses;
G. The ME facility is compliant with requirements of the American Disabilities Act (ADA) Accessibility Guidelines;
H. The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required measures and restrictions on visibility into the building's interior;
I. The ME facility is designed to minimize any adverse visual or economic impacts on abutters and other parties of interest;
J. Refuse and service areas are designed to be secure and shielded from abutting use;
K. A MR facility shall not have a gross floor area in excess of five thousand (5,000) square feet;
L. The applicant has satisfied all of the conditions and requirements of this section and other applicable sections of the Zoning Ordinance including dimensional regulations and any applicable city ordinances;
M. The facility provides adequate security measures to ensure that there are not direct threats to the health or safety of employees, staff, or members of the public and that storage and location of cultivation is adequately secured;

N. The facility will not place an undue burden on public safety services of the City as may be adequately established to the satisfaction of the City Council, which shall consider the facility's lighting, whether or not all of the facility is visible. from a public way, whether or not the parking is contiguous with the facility or the parking arrangements are capable of being monitored by the applicant or the City, and whether or not the facility is or can be set up to promote the effective monitoring by Police Department patrols, as well as any other factors affecting public safety;
O. The applicant has demonstrated, by substantial evidence of Moral Character and other evidence, that it will operate the ME in conformity with all applicable municipal ordinances, state laws and regulations and that its policies and procedures are designed to prevent violation of such laws, particularly including but not limited to Section 17.30.040; and,
P. All aspects of ME facility operations will take place at a fixed location within a fully enclosed permanent building and shall not be visible from the exterior of the business.

17.31.07 – Site Plan Review and Special Permit Conditions

The applicant for a ME shall appear before the Site Plan Review Committee upon submission of the Special Permit application. The Site Plan Review Committee shall make recommendations to the City Council, who shall then impose conditions reasonably appropriate to improve site design, traffic flow, and public safety, protect water quality, air quality, and significant environmental resources, 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 ME, the following conditions shall be included in any Special Permit granted under this ordinance:

A. The ME hours of operation, including dispatch of home deliveries, shall be set forth within the special permit, and shall generally be consistent with those for package stores licensed under M.G.L. c. 138; but in no event shall an ME facility be open to the public, and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises, between the hours of 8:00 p.m. and 8:00 a.m.;
B. Any type of marijuana establishment may only be involved in the uses permitted by its definition and may not include other businesses or services;
C. No outside storage is permitted;
D. No marijuana shall be smoked, eaten or otherwise consumed or ingested within the premises;
E. All business signage shall be subject to the requirements to be promulgated by the CCC and the requirements of Chapter 17.36 – Sign Control.;
F. A medical MR facility shall have signage displayed on the exterior of the MR facility's entrance in plain sight of clients stating that "Registration Card issued by the MA Cannabis Control Commission required" in text two inches in height;
G. Temporary and promotional signage is prohibited for ME facilities;
H. The ME shall not violate any provision of the Zoning Ordinance, including but not limited to Section 17.30.040;
I. No use shall be allowed by the ME which creates a nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area;

J. Display of marijuana, Marijuana Products and Marijuana Accessories shall be limited to an area which is accessible only by persons aged twenty-one (21) years or older, or persons holding a patient registration card or a caregiver, and the applicant shall establish such controls and monitoring as are necessary to ensure that this area is not accessed by persons under the age of twenty-one (21) years or persons not holding a patient registration card;

K. Ventilation – all facilities shall be ventilated in such a manner that no:
   1. Pesticides, insecticides or other chemicals or products used in the cultivation or processing are dispersed into the outside atmosphere; and,
   2. No odor from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the medical marijuana business or at any adjoining use or property.

L. The ME shall regularly verify to the City its efforts to ensure the health, safety, and well-being of the public, and to limit undue impacts on the natural environment, by the use of high efficiency equipment to limit energy and water usage demand, by the purchase of renewable energy credits, by the use of LED lighting equipment, by the prohibition or limitation of pesticides, insecticides and similar chemicals, and by any other methods designed to further this purpose;
   1. The City Council may impose specific conditions relating to the preservation or improvement of public safety, including but not limited to lighting, visibility, surveillance, security cameras, parking arrangements, and accessibility for police patrol; and,
   2. ME shall be operated in a responsible manner that does not materially adversely affect the public health, safety or the general welfare of the City or the immediate neighborhood where the ME is located.

M. The applicant will enter into an approved Host Community Agreement under which the applicant pays a host fee or Impact Fee to the City with the Mayor of the city of Revere;

N. The marijuana establishment facility shall provide to the Building Commissioner, Board of Health; and Police Department, the names, telephone numbers and electronic mail addresses of all management staff and key-holders, including a minimum of two (2) operators or managers of the facility identified as contact persons to whom one can provide notice if there are operating problems associated with the establishment after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder;

O. The owner or manager of a marijuana establishment shall respond by phone or email within twenty-four (24) hours of contact by a city official concerning their ME at the phone number or email address provided to the City as the contact for the business;

P. A marijuana establishment facility and affiliated vehicles shall be open to inspection by the Fire Department, Police Department, Building Official and the Board of Health at any time with notice. Said Officials may enter upon any premises used by a ME for the purposes of his or her business, ascertain how he or she conducts his or her business and examine all articles stored in or upon said premises, and all books, surveillance and inventories shall be exhibited to any above named whenever a demand shall be made for such exhibition;

Q. The permit holder shall notify the Building Commissioner, Board of Health, Police Department, Fire Department and City Council in writing within twelve (12) hours following a violation or potential violation of any law or criminal or potential criminal activities or attempts of violation of any law at the ME;

R. The permit holder of a ME shall file a copy of any Incident Report required under the applicable provisions in 935 CMR 500.110(9) or 935 CMR 501.110(9) with the Building

Commissioner, Police Chief, and Board of Health within 24 hours of creation. Such reports may be redacted as necessary to comply with any applicable state or federal laws and regulations;

S. The permit holder of a ME shall file a copy of any summary cease and desist order, quarantine order, summary suspension order, order limiting sales, notice of a hearing, or final action issued by the CCC or the Division of Administrative Law Appeals, as applicable, regarding the ME with the Building Commissioner, Police Chief, Board of Health, City Council and Mayor within 48 hours of receipt;

T. Records of a ME must be available for inspection by the Revere Police Chief, Fire Chief, Building Commissioner, and Board of Health upon request. In addition to required records and procedures as provided by city of Revere Ordinance, code, or regulation, the ME shall also produce written records that are subject to inspection as required in any applicable section of 935 CMR 500.105 or 935 CMR 501.105, including 935 CMR 500.105(8) or 935 CMR 501.105(8) inventory records of the preceding month (date of the inventory, a summary of the inventory findings, and the names, signature, and titles of the individuals who conducted the inventory), and additional information as may be determined by the Official;

U. Permitted marijuana establishment facilities shall file an annual report to the Building Commissioner and City Council no later than January 31st of each year, including a copy of all current applicable state licenses for the facility and/or its owners, managers and agents demonstrating continued compliance with the conditions of the Special Permit. The Special Permit shall be subject to revocation for violations and/or breaches of the conditions of the Special Permit;

V. The permit holder shall notify the Building Commissioner, Police Chief, Board of Health, City Council and Mayor in writing within 48 hours of the cessation of operation of the ME or the expiration or termination of the permit holder's registration with the CCC;

W. No Building Permit or Certificate of Occupancy shall be issued for a ME that is not properly registered with the Cannabis Control Commission (CCC);

X. A ME facility shall be required to remove all material, plants equipment and other paraphernalia prior to surrendering its state Registration or ceasing its operation. Prior to the issuance of a Building Permit for a ME, the applicant is required to post with the City Treasurer a bond or other form of financial security acceptable to said Treasurer in an amount set by the City Council. The amount shall be sufficient to cover the costs of the town removing all materials, plants, equipment and other paraphernalia if the applicant fails to do so. The Building Inspector shall give the applicant 45 days written notice in advance of taking such action. Should the applicant remove all materials, plants, equipment and other paraphernalia to the satisfaction of the Building Inspector prior to the expiration of the 45 days written notice, said bond shall be returned to the applicant.

17.31.080 – Termination and modification.

A. A Special Permit or site plan approval may be terminated due to violation of any of its conditions. In addition, a special permit or site plan approval shall terminate upon:

1. Failure of the permit holder to commence operations at the ME within twelve (12) months of the date of approval; or,

2. Transfer of ownership of the ME without approval of the City Council. For these purposes, transfer of ownership shall include any reallocation of ownership or change in business structure which results in a change of its designated representatives or responsible individuals; or ,

3. Termination of the Host Community Agreement or failure to pay a host fee or Impact Fee under the Agreement to the City; or,

4. A finding that an ME facility is conducting an ME use for which it has not obtained a license or been approved by the City Council; or,

5. The expiration or termination of the applicant's registration by MDPH or CCC; or,

6. The permit holder's cession of operations of the ME.

B. A Special Permit or site plan approval may be modified by the City Council after public hearing. No modification is permitted for a change of location; a Special Permit holder must submit a new application for a change in location. If the registration for a ME has expired or has been revoked, or transferred to another controlling entity, a new Special Permit shall be required prior to issuance of a Certificate of Occupancy. Any changes in the application materials from the original materials must be submitted with a request for modification. No transfer of ownership, except a transfer to an affiliated entity, shall be permitted for two years after the date of approval of the Special Permit or site plan review unless required due to the death or disability of an owner. If the Special Permit holder requests approval of a transfer of ownership, then the holder must submit proof:

1. That the new owner will operate the ME in accordance with the terms of the Special Permit, as shown by evidence of Moral Character and other substantial evidence; and,

2. That all amounts due under the Host Community Agreement have been timely paid and no taxes, fines, penalties, fees, or other charges due to the City are currently unpaid.

17.31.090 – Local marijuana sales tax rate.

The local sales tax rate on the sales of marijuana or marijuana products, as permitted by M.G.L. c. 64N, § 3, shall be three percent (3%).

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before December 2, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
11/18/26
11/25/26
MGL 40A, 5 notices mailed 11/17/26