

Municipal Perspective on Outdoor Cannabis Regulation

For House Committee on Government
Operations and Military Affairs

January 30, 2024

Raj Chawla

Essex Junction City Council
President



Search Google Maps



🍴 Restaurants

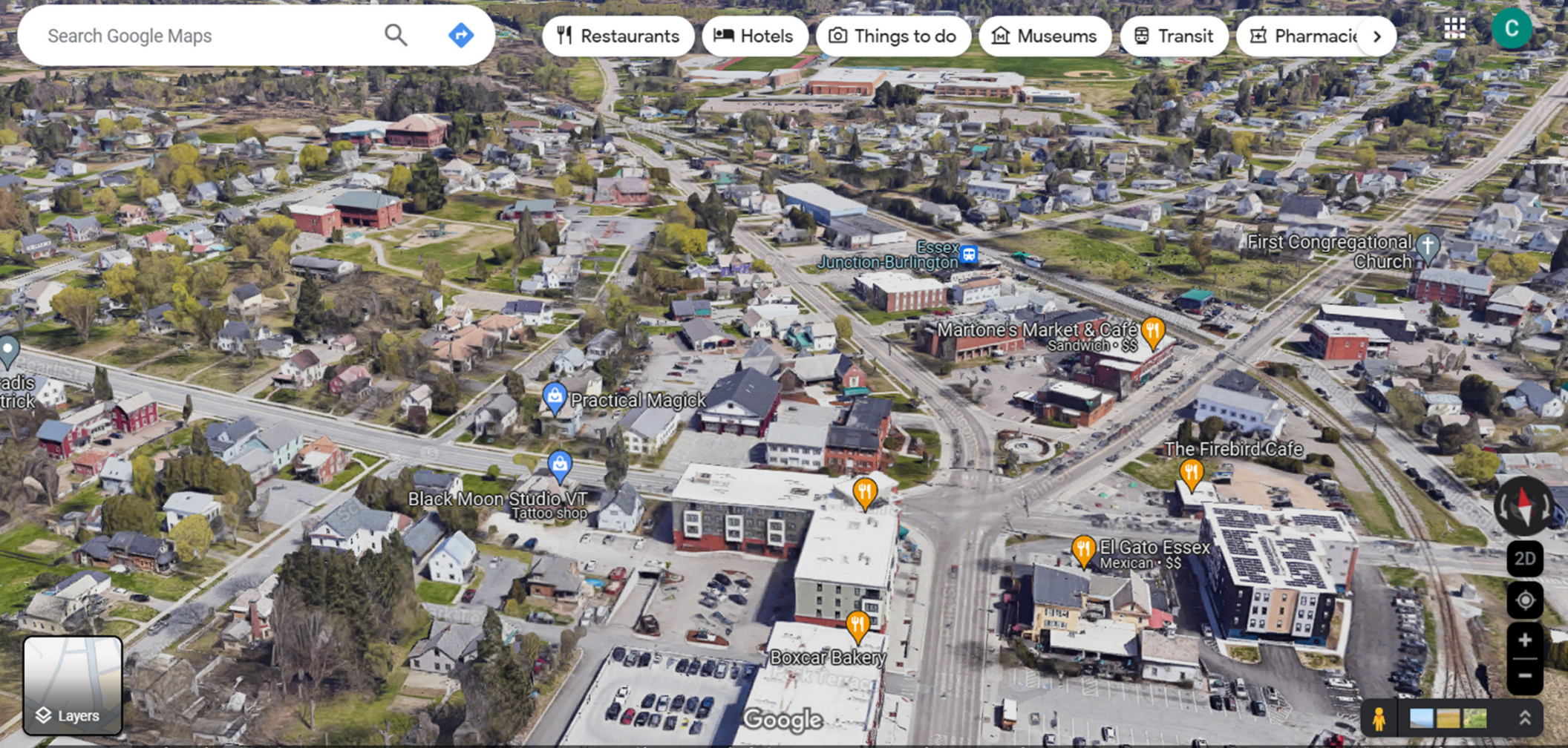
🏨 Hotels

📷 Things to do

🏛️ Museums

🚇 Transit

🏪 Pharmacy



adis
trick

Essex
Junction-Burlington

First Congregational
Church

Martone's Market & Café
Sandwich • \$\$

Practical Magick

The Firebird Cafe

Black Moon Studio VT
Tattoo shop

El Gato Essex
Mexican • \$\$

Boxcar Bakery

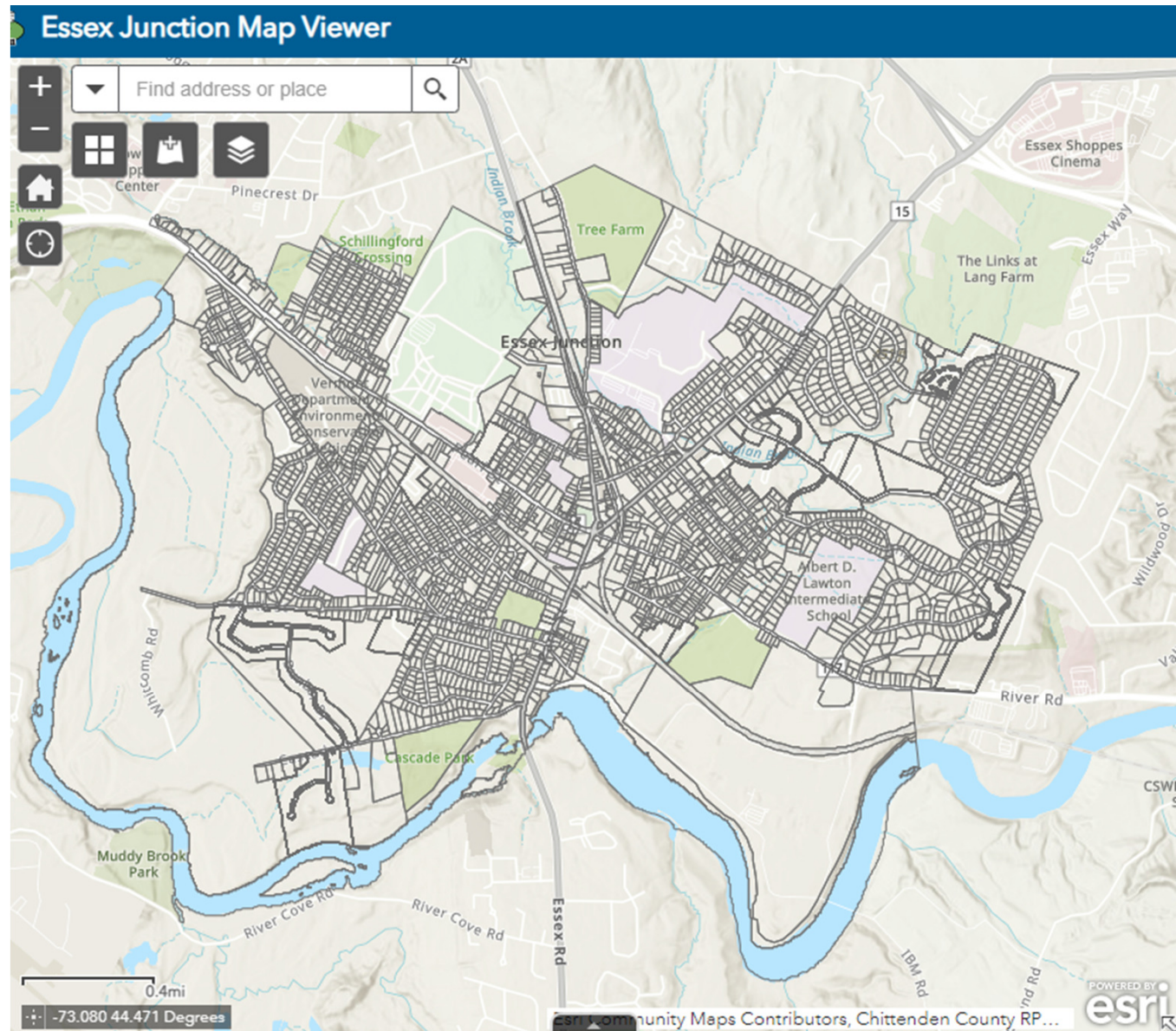


2D



Essex Junction is a small city - and it's becoming more dense

- 4.6 square miles
- 9271 people (2010 US Census)
- 10,971 people (2023 US Census)
- 2010 Pop. sq. mile - 2030
- 2020 Pop. Sq. mile - 2319





Parcel Viewer

Town, Address, SPAN, Local ID



Hiwatha Elementary School

ESRI HIWATHA ELEMENTARY SCHOOL

44°29'12" N 73°07'57" W

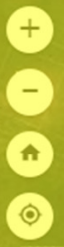
100m

300ft



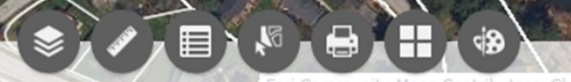
Esri Community Maps Contributors, Chittenden County RPC, VCGI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmi...

POWERED BY
esri

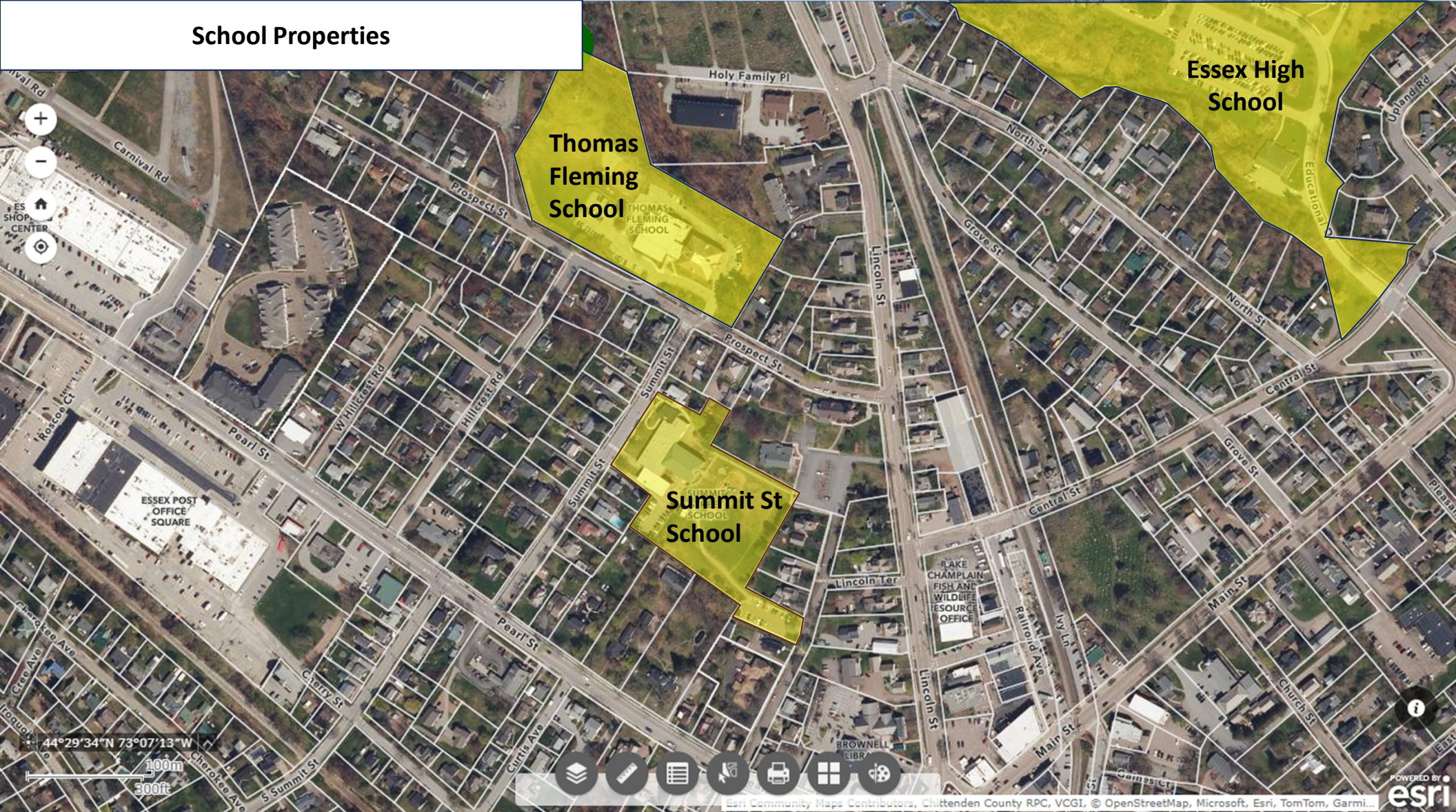


Essex High School

44°29'43" N 73°06'25" W
100m
300ft



School Properties



After Act 47 of Home Act, at least 4 Dwelling Units are allowed per lot.

77 Units

36 Units



Small Lots – Most lots < 0.5 Acres



Small Lots – Most lots < 0.5 Acres

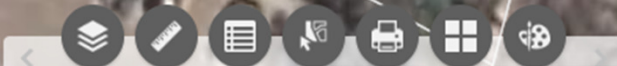
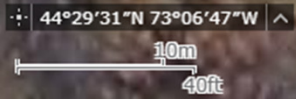


Typical Small Lot- Example

Summit
Street
School

70 ft

153 ft





Holy Family
Catholic Church

Lincoln St

38



Google



2D



Current Tier 1 outdoor cultivation license

