

Planning Board Minutes
July 17, 2018

Present: Chairman Pitney, Vice-Chair Fletcher, Member Raftery, Member Slosek and Jennifer Carmichael Secretary; Absent -Member Talbot, Member Sauer, Member Pearce

Chairman Pitney opened the meeting the minutes from July 3rd were not approved as only two of the members in attendance had attended the July 3rd meeting.

Vice Chair Fletcher read the public hearing notice published in the newspaper regarding the proposed changes to the marijuana bylaws. Chair Pitney introduced our Town Council, Ray Miyares and Ivria Glass Fried who were present at the meeting to explain the changes and answer questions. Ray explained the zoning bylaw adopted by the Town for medical marijuana several years ago that was very restrictive that moved them to the industrial district. The Town voted to have adult use establishments a couple of years ago as many towns in Massachusetts legalized the recreational use. They tried to come up with a bylaw that was not as restrictive but more permissive for the adult use and it did not make sense to have the medical marijuana bylaw more restrictive. The proposal is to have the standards apply equally to both medical and recreational marijuana. New definitions were used in the recreational use bylaw. Special permits from the Selectmen will be required for the new establishments, increase cultivation or moving from one license class to another. The bylaw draft allows retail establishments in the Business District and other establishments would be allowed in the R-C, Manufacturing, and Business Districts. Buffer zones need to be established; the statute uses 500-foot buffer zone for adult use facilities. Towns' business district would be eliminated with a 500-foot buffer zone and the Select Board has suggested a 100-foot buffer. A deliberation on the buffer zone and what type of facilities would be included is needed; whatever is applied to the recreational marijuana these should be discussed to probably apply to the medical marijuana. Times of operation are very restrictive, from 8 am to 6 pm and whatever time is decided for recreational marijuana should probably be applied to the medical marijuana bylaw too. Selectmen asked Town Council to emphasize that these are proposals they came up with. Start this proposal as the baseline document and adjust accordingly. The proposal that goes on the warrant it is hoped is the one that the Planning Board recommends. There were questions from the board and from the audience.

Chairman Pitney asked for a motion to close the public hearing, Vice Chair Fletcher moved to close the public hearing and Member Raftery seconded; the vote was: Chairman Pitney – Yes, Vice-Chair Fletcher – Yes, Member Raftery – Yes, Member Slosek – Yes, the motion carried.

Storm-water management and erosion control: The Planning Board feels it is a better fit with the Conservation Commission than with them. Our bylaw is a lot like the ones in the eastern part of the state. The basic function when there is new development is the run off from the site meets the state standards for storm-water management of which the EPA has regulations. With a subdivision plan we have to consider the drainage and the state standards. Conservation with a wetlands issue need to consider the state standards. Conservation would like to have this

authority; this will be a change in the Town bylaws to take out the Planning Board and insert the Conservation Commission.

Member Fletcher and zoning review: they are working on a request for qualifications to get a planner and she has been in contact with Town Council.

Chairman Pitney asked for a motion to adjourn and Vice-Chair Fletcher motioned to adjourn and Member Slosek seconded, the vote was Chairman Pitney – Yes, Vice-Chair Fletcher – Yes, Member Raftery – Yes, Member Slosek – Yes, the motion carried.

Respectfully submitted by,

Jennifer Carmichael, Secretary