

Planning Board Meeting Minutes  
Date: October 23, 2019  
Time: 7:35 pm

x	J. Hargraves	x	A. Pease
x	J. Lindquist	x	T. Foster
x	T. Cantor		W. Stacy (associate)

Also Attending:

- Cathy Panagiotes

**Meeting Opened at 7:35 pm.**

ANR

- None

Meeting Minutes

- Jeanie proposed that the Board pass over the meeting minutes of October 9, 2019 until the next meeting; Alan seconded; all approved

Land Use Agent and ad and contract

- Jeanie proposed that the Board pass over the land use agent job description; Alan seconded; all approved
- Board will move forward with discussion with ad
  - Consider how the salary should be advertised to make it attractive to a potential applicant
  - Include the following language in the ad: \$45/hour not to exceed \$11000 for the fiscal year
- Need to change the email address to respond back to as Alan will not be in the area to perform interviews
- Terri will be setup with the webmaster account and will forward all applicant responses to the Planning Board members

Natural Resource Protection Zoning Discussion

- Do we want to present this at 2020 annual town meeting? **No**

2019 Annual Town Meeting Article 16 Resolution

- The amendments, as applied to the existing bylaw, results in the following text for section 7.2.12

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7.2.12 Marijuana Cultivation of Limited Area.

**7.2.12.1 Cultivation within a building or buildings with a combined footprint not to exceed 2,500 square feet.** A maximum of two (2) Marijuana Establishments for licensed marijuana cultivation only within a building or buildings may be located in the Residential/Agricultural Zoning District, subject to the requirements of this Section and approval of a Special Permit by the Zoning Board of Appeals. Total building footprint area shall not exceed 2,500 square feet per Marijuana Establishment. Total Canopy area for each Marijuana Establishment shall not exceed 5,000 square feet. No retail product sales to the general public shall be permitted. Marijuana product manufacturing in whole or in part is not permitted.

In order to maintain the residential character of the Residential/Agricultural Zoning District, existing buildings such as barns or greenhouses shall be used for indoor cultivation where possible. Any new construction that requires a building permit shall harmonize with nearby architectural styles to the greatest possible extent.

**7.2.12.2 Outdoor cultivation not to exceed 5,000 square feet of Canopy.** A maximum of two (2) Marijuana Establishments for licensed marijuana cultivation with a maximum Canopy not to exceed 5,000 square feet per Marijuana Establishment, may be located in the Residential/Agricultural Zoning District subject to approval of a special permit by the Zoning Board of Appeals. No product manufacture or retail product sales to the general public shall be permitted. Marijuana product manufacturing in whole or in part is not permitted.

Security fencing shall be as inconspicuous as possible and compatible with the surrounding neighborhood. In no case shall barbed wire topped fence or similar style be permitted. All lighting shall be shielded and downward directed so as not to shed light onto adjacent properties.

7.2.12.3 Where Marijuana Cultivation of Limited Area would abut an existing Residential use, a landscape buffer up to a maximum of twenty (20) feet in width, designed to visually shield the Establishment from the existing Residential use may be required. All landscape buffers shall comply with State Cannabis Control Commission security requirements.

7.2.12.4 All Marijuana Cultivation of Limited Area shall be located a minimum of 500 (five hundred) feet from any existing or proposed public or private school. All Marijuana Cultivation of Limited Area shall be licensed by the State, meet all applicable State regulations and State permit conditions, and conform to all provisions of this section.

7.2.12.5 All special permits for Marijuana Cultivation of Limited Area shall be subject to Section 12.3 Special Permits, Paragraph 12.3.3 Requirements, Marijuana Establishments and Registered Marijuana Dispensaries.

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#### Update on Log Cabin Rd. Composting Facility

- Bruce Adams and Alan Pease (as concerned citizens) filed a complaint to the Building Inspector
- The owners have a permit for a composting facility
- The Building Inspector stated he would send a cease and desist (to be confirmed)
- The owners have 30 days to appeal
- The Building Inspector can then go to court to have the bylaw enforced
- 40+ acres of property

#### Upcoming ZBA Hearings

- Reminder: Appeal of building inspection decision, 80 South Rd, November 5, 22019, at 7:00pm

#### Items not anticipated by the chairman.

- Questions from Cathy P.:
  - She is interested in picking up property across the street from her current location. If purchased, will it be considered contiguous if the property is separated by a road in between? **No.**
  - The property in question to be bought already has a home with a potential apartment that is roughed out. Could the property be purchased and rented to two different individuals/renters in the immediate future? In the far future, the requester would move into the apartment, making it owner occupied.
    - Rooms can be rented out in a boarding house. If the house has a single kitchen, then it would be considered a type of boarding house.
    - The zoning allows you to rent one apartment while the other apartment is owner occupied. Both apartments cannot be rented to others. At least one apartment must be owner occupied
- Running list of items for the Planning Board:
  - 7/24/19 meeting: Update the marijuana definition (to be done later this year)
  - 8/14/19 meeting: Re-examine the bylaws to remove Planning Board approving the driveway for lots
  - 10/9/19: Review the bylaw that requires the 10 acres requirement for wetlands; if the lot is going to be put into protection

Meeting adjourned at 8:50 pm.

Submitted by:  
Terri Cantor