

Approved:

# TOWN OF WINCHENDON

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Telephone (978)-297-5419

## Planning Board

### Regular Meeting/Public Hearing

February 6<sup>th</sup>, 2018

Town Hall 2<sup>nd</sup> Floor Auditorium

109 Front Street, Winchendon, MA 01475

**Present:** Vice-Chair Cailte Kelley, Arthur Amenta, & Burton Gould Jr.  
Tracy Murphy- Director of Planning and Development, Chantell Fleck- Planning Agent

**Absent:** Chairman Guy Corbosiero

**Materials:** Notice of Meeting: February 6<sup>th</sup>, 2018 Agenda

**6:30PM-** Vice-Chair Cailte Kelley called the Planning Board meeting to order followed by the Pledge of Allegiance to the flag of the United States of America.

**Announcements:** Mr. Kelley announced that the Winchendon Kiwanis is having a country music night March 10<sup>th</sup> at 7PM. Tickets are \$10 and proceeds go towards the various projects the organization funds.

Anyone is welcome to record the meeting as long as they let the board know.

**Public Comments:** None.

**Approval of Minutes:** None.

### New Business:

**Land off of Russell Farm Road First Right of Refusal:** Ms. Fleck asked the board to pass over the issue since the land is not in Chapter 61A, which does not require comment from the board.

**Marijuana Public Forum #2 & Marijuana Survey:** Ms. Fleck stated the board would go through the typical forum preparation procedures tonight in regards to the public forum on February 20<sup>th</sup> at 6:30PM at the Winchendon Town Hall.

Ms. Murphy reviewed the agenda of the Public Forum on February 20<sup>th</sup>, 2018.

Chapter 94-G Section 3 of the legislation covers the local control policy outlines the town's ability to determine the time, place, and manner. It is legal and the town cannot set these standards to be unreasonably impractical. Mr. Kelley commented that had been a problem in the past with residents assuming the town determine whether or not it is allowed, when in reality the state has control over that.

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The state organized marijuana operations into seven categories: retailers, cultivators, product manufacturers, independent testing & research laboratories, craft cultivator cooperatives, transporters, and microbusinesses. Besides retailers, the other 6 categories are not open to the public.

There are three types of retail: storefront, delivery only, social/on-site consumption- not allowed with alcohol in the same facility.

The town is not allowed to limit the number of applications to less than 20% of the number of liquor licenses. There are 7 in Winchendon currently, which means the town cannot limit to less than 2 licenses.

Mr. Gould expressed his concern with the regulations and let the public know that the meeting on February 20<sup>th</sup> is related to zoning, the meeting on March 20<sup>th</sup> is when the comments and concerns with Marijuana and the town regulations are welcome and encouraged.

The 500ft zoning buffer is a state maximum and cannot be increased but can be decreased if voted on.

The online survey was more for an idea of what the public was thinking. The town did not want to limit to one survey per computer if there were family members who shared the same computer at home, so people could have taken it more than once, etc. It was used to get a general idea and have the planning board go from there but not base their decisions solely on the survey. The current results were Hillview Business Park in first, route 12 near NH border at a close second, Waterville Plaza in third, Winchendon Springs, and Central St.

Non-retail marijuana operations are allowed by special planning permit in Industrial, C1 Highway, C2 Neighborhood Commercial, Planning & Development, and R8 Residential with a minimum of 5 acres.

Ms. Fleck reviewed Draft #3 and explained the changes made since the last meeting.

**Public Comments:** None.

**Member Comments:** None.

**Capitol Planning Committee Appointment:** Mr. Corbosiero let Ms. Murphy know before the meeting that he had served in the past and if there were no one else interested he would step up and accept the position. The board members appointed Mr. Corbosiero to the role. Mr. Gould motioned and Mr. Amenta seconded. The board unanimously voted aye.

**Amenta (Y) Gould (Y) Kelley (Y) 3-0**

**Old Business:** None.

**Committee/Meeting Updates:** Community Economic Development Steering Committee (CEDSC) is looking for a full time member.

**Correspondence:** None.

**Other Business:** None.

Mr. Gould made a motion to adjourn the meeting and Mr. Amenta seconded. The board unanimously voted aye.

**Amenta (Y) Gould (Y) Kelley (Y) 3-0**

**Vice-Chair Kelley adjourned the meeting at 7:26PM.**

Respectfully submitted:

*Brianna Roberts*

Brianna Roberts, Planning Board Recording Secretary

  
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Guy Corbosiero, Chairman

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Vice- Chair Cailte Kelley

  
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Art Amenta

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Burton E. Gould Jr.

  
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Scott Robinson

  
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Jack LaRocca