

TOWN OF WINCHENDON



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WINCHENDON, MASS.

Planning Board

Telephone (978) 297-5419

Approved 11/7/17

Planning Board Minutes October 24, 2017 Special Meeting/Public Hearing 2nd Floor Town Hall Auditorium

- Present:** Chairman Guy Corbosiero, Vice Chair Cailte Kelley, Robert O'Keefe, Arthur Amenta, and Burton Gould Jr.
Tracy Murphy, Director of Planning & Development
Nancy Sanderson, Recording Secretary
Lester Goodrich, John Coderre, and two additional, unidentified public attendees
- Materials:** Agenda, October 24, 2017
Notice of Special Meeting/Public Hearing, Subject: Temporary Moratorium on Recreational Marijuana Establishments
Draft of Temporary Moratorium
"An Act to Ensure Safe Access to Marijuana" (Massachusetts Acts of 2017, Chapter 55)
Correspondence re: next scheduled meeting date (11/7/17)
Decision Notices, Formal Site Plan Approval, West St. 1 & 2 Solar LLC
Correspondence re: appropriate amount of surety for above plans
Planning Board, Public Hearing Sign-in Sheet

Call to Order: 6:30 p.m.

Pledge of Allegiance

Announcements:

Chairman Corbosiero stated that anyone who wished to, is more than welcome to do so, but that the Chair must be so informed. No hands were raised to indicate that anyone was recording.

Next Monday night (11/27/17) at 6:30 there will be a special joint meeting of the Board of Selectmen and the Planning Board re: the redesign of Central Street. Mrs. Murphy added that Tighe & Bond engineers will be present to present the design plans for this \$2.6M project. Public comments are greatly desired and it is hoped there will be a good public turnout for this meeting.

The Planning Board members formally welcomed their new Recording Secretary, Nancy Sanderson.

New Business:

Guy Corbosiero read the Notice of Public Hearing into the record.

Call to Order: 6:40 p.m.

Mr. Corbosiero read the introduction to the Temporary Moratorium draft into the record. Cailte Kelley continued from there and read Sections 6.12.1, 6.12.2 and 6.12.3 into the record.

Per seminar attended by the Chair, the Police Chief, Building Inspector and Director of Planning & Development at the beginning of October, the CCC will begin accepting applications April 1, 2018. Possible they could come to town as early as April 15th and ask what rules and regulations the town has in place governing the establishment of recreational marijuana businesses. Currently the town has no such rules and regulations in place, and we require time to have a series of meetings with the public to get their input and then to formulate proposed rules and regulations to be voted on by the Town Meeting in mid-May. CCC just met for the first time today, the only limitation in place at this time is that such businesses may not be placed less than 500 feet from any school, playground or recreation area. We need time to respond to whatever rules and regulations the CCC puts in place, and that is the whole purpose of the moratorium.

Call for Public Comments and/or Questions:

John Corderre came forward and asked the following questions:

- Does this moratorium effect just the opening of such establishments or does it also effect the construction? **Answer:** Just the awarding of licenses.
- Is there any idea of what areas you are trying to restrict? **Answer:** No, probably at our first meeting in December we'll have a forum on this to discuss what we think, then we'll plan to have 3-4 public meetings (maybe a charrette) to find out what the townspeople want as to rules and regulations to govern such establishments. Unless the town votes not to, we will have to allow two recreational marijuana establishments in town.
- Why was the date of June 30th picked? **Answer:** Mr. O'Keefe responded that this was his proposed date, versus December 31, 2018 as many other towns have gone with. June 30th was felt to be the earliest date we'd have our rules and regulations in effect, making July 1st the first date Winchendon would accept applications from the CCC.

Mr. Kelley asked if Mr. Corderre wanted to say anything else and John commented that he was concerned that the timing of these rules and regulations be fair to those wanting to establish such businesses versus their being at a disadvantage compared to businesses setting up in other towns. He also brought up the loss of revenue to the town during the moratorium.

Mr. Gould advised anyone contemplating opening one of these establishments that Town Meeting can make just about any decision they want, so it would be wise not to put all your eggs in one basket.

Mr. Corbosiero asked if there were any further public comments or questions or whether any of the board members had any. No one did, so Cailte Kelley made a motion that the public meeting be closed, the motion was seconded by Robert O'Keefe and the board voted unanimously in favor of the motion.

Public Meeting was closed.

Mr. O'Keefe moved that the board recommend this article and Mr. Kelley seconded the motion. The board voted unanimously to recommend the article.

Old Business:

Ash Street and Lincoln Avenue Public Hearing may be held at the regular date and time (November 7th at 6:30 p.m.) as the Town of Winchendon has no local, state or federal election happening on that date.

West Street 1 & 2 Solar Projects. Notices of decisions already approved for signature. Mrs. Murphy raised another issue regarding the amount of the financial surety for decommissioning. Past projects had the financial surety set at \$100k, whereas this one has it set at \$13k. Mrs. Murphy was concerned that this might not be sufficient to cover the expense to the town. She has been trying to reach the peer review engineer all day, but has been unable to reach her. There was considerable discussion between the board members and Mrs. Murphy regarding this matter and the decision was made to postpone signing the decisions until the next meeting, by which time the matter would be clarified. If no change to the amount is necessary, Mrs. Murphy could let the board members know and they can just stop into the office to sign the decisions.

Mr. O'Keefe moved that the meeting be closed and Mr. Kelley seconded the motion. The board members voted aye and the meeting was closed at 7:17 p.m.

Respectfully submitted;

Nancy Sanderson, Planning Board Recording Secretary



Guy Corbosiero, Chairman

Cailte Kelley, Vice Chairman

Burton Gould

Robert O'Keefe

Arthur Amenta

James McCrohan, Alternate