

TOWN OF WINCHENDON

RECEIVED

OCT 18 2018

WINCHENDON TOWN CLERK



Planning Board

Telephone (978) 297-5410

Approved 10/16/18

Planning Board Meeting Minutes

December 5, 2017

2nd Floor Town Hall Auditorium

Present: Chairman Guy Corbosiero, Vice Chair Cailte Kelley,
Arthur Amenta, and Burton E. Gould Jr.
Chantell M. Fleck, Planning Agent

Materials: Packet on recreational Marijuana, zoning maps

1. Call to Order: 6:36 p.m.

Pledge of Allegiance

2. **Announcements:** Winchendon Historical Society hosting their semi-annual house tour Saturday December 9, 2017 11am-3pm tickets can be purchased the day of the house tour at the Winchendon History and Cultural Center.

3. **Public Forum:** On recreational Marijuana, the town of Winchendon will have one license. Planning Agent Chantell M. Fleck discusses recreational Marijuana legislation Chapter 334 acts of 2016 regarding regulation and taxation Marijuana act to ensure safe access to Marijuana. Legislation municipalities may regulate the time place and manner of the establishment and operations and by laws that impose reasonable safe laws provided they are not unreasonably impractical. By laws may also restrict license cultivation and practicing and manufacturing of marijuana that is a public nuisance establish restrictions on public signs related to marijuana establishments. Time line for

establishing a time line is very short, potentially beginning to accept applications by April 2018, licenses as soon as June 2018.

Ms. Fleck then gives background on the towns history of the ongoing Marijuana legislation. Three questions to be addressed tonight are as follows, 1) The appropriate locations for certain marijuana establishments in town, including retail, growing, cultivation and distribution. 2) Do you want to limit the amount of establishments which currently go with the amount of liquor licenses in the town. 3) What is the appropriate buffer from such establishments from schools, existing buffer being 500ft. Discussion ensues with public. Question from public commentator, is there an option to have none of this, Chairman explains there is an option that will require a ballet vote and has to go to town meeting. Following discussion planning board agent Chantell Fleck addresses questions listed above with public. On question 1, appropriate locations for certain marijuana establishments in town breaking it down into retail, growing and cultivation, distribution.

Public question on laws regarding retail and cultivation. Planning board is waiting on state regulations to identify what is to be done regarding all in the future. Chairman explains state regulations regarding schools. Public commenter would like to see any establishments as far away from schools, YMCA, and playgrounds as possible. Overall public comment would like to see it on the outskirt of town. Discussion ensues with public about problems regarding having it in town. Chairman redirects public discussion back to where it should be located. Final agreement from public is to locate it on the outskirts of town and not near Lake Dennison. Suggestion of location on or around rt. 140. Question 2, growing and cultivation. Chantell Fleck gives background information to the public about the cultivation laws regarding marijuana. Marijuana cultivation will not receive an agricultural exception with the state of Massachusetts, falling on the town to decide where cultivation should be allowed within the town. Public discussion ensues, suggestions of old industrial buildings, vacant properties already in existence on the outskirts of town.

Public question on spot zoning, questioning the legality issue of buildings that fit under certain zoning laws. Chantell Fleck suggests being able to deal with an issue of concern with an overlay, Vice Chairman Cailte Kelley explains to the public for a better understanding of an overlay distict, and zoning. Public views zoning map of commercial locations. Vice Chairman explains to the public that the importance of this meeting is to come up with

rules and regulations in which will fit the best interest of the town as the license to grow and sell marijuana has been voted in favor of already in the Town of Winchendon.

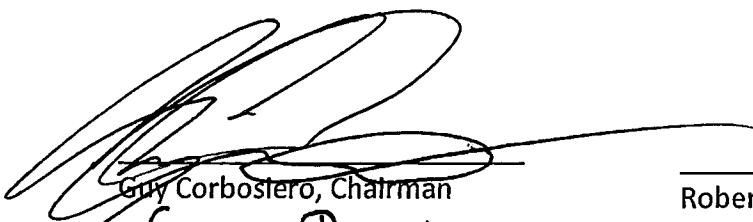
Chantell Fleck redirects to questions regarding distribution, the public comments that the rules and regulations made by the state is not presently clear. Mr. Gould suggests the public read the rules and regulations which are available online. Public suggestion of only one retail establishment being allowed in the town. Another public commenter wishes to just follow the guidelines presented by the state when they are available. Vice Chairman clarifies again there is a minimum requirement. Public commenter recommends the minimum requirement. Vice Chairman explains it is 20% of the liquor licenses in town meaning there is at least one. Another Public commenter suggests following the law rather than coming up with too many restrictions. Final decision on question 2, the public would like to find an industrial area, C1 (on rt. 140) and C2 towards Fitzwilliam were areas agreed upon by the public.

Question 3 open for discussion regarding buffers between marijuana distribution, retail and cultivation areas. Chantell Fleck explains currently the only buffer is 500ft from the school. Board presents question to the public, 1) is that a sufficient amount 2) do you want to include additional places to have a buffer for this sort of establishment. Public suggestion to make it a mile around schools as well as the YMCA and Lake Dennison Area. Public in attendance agree it should be 1,000 feet to a mile from schools, however not the YMCA or Lake Dennison Area. There was no final buffer agreed upon at this time. Public question on the way it is sold in the town as far as raw substance or edibles and the possibility to regulating that. Public comment would like to follow the buffer zones as presented by the state which is 500ft from schools.

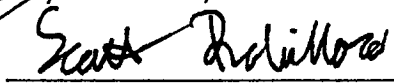
4. **Approval of Minutes: Minutes of 11/7/2017 Planning Board were approved (4-0)**
5. **New Business: None**
6. **Meeting Adjourned at 7:42 pm**

Respectfully submitted;

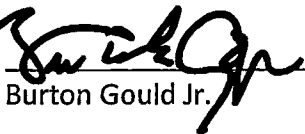
Sarah Burks, Planning Board Recording Secretary



Guy Corbostero, Chairman



Scott Robillard



Burton Gould Jr.

Robert O'Keefe, Alternant



Arthur Amenta

(Vacant)