

Minutes of Planning Board Meeting
Town of Whately
Whately Elementary School
March 6, 2018

Members Present: Don Sluter, Judy Markland, Nicholas Jones, Sara Cooper, Helena Farrell

Attending:

Peggy Sloan, FRCOG; Pushyamitra Dedai, Solar on Earth; Siddarth Rathod, Solar on Earth.

I. Call to Order, 6:00 p.m.

The meeting was not recorded.

II. Recreational Marijuana

- a. Peggy Sloan power point presentation on recreational marijuana bylaws. Board members discussed with Peggy issues related to possible marijuana bylaws. Some of the issues discussed were odor, noise pollution from HVAC units on grow buildings, that “micro business” with fees half those of other marijuana establishments has a maximum of 5,000 sq ft in the state regulations, a possible lot coverage requirement for greenhouses and water and electrical use of growing facilities.

Peggy noted that bylaws must be “reasonably practicable” and that standards will likely only come with court cases. She recommended that we develop bylaws aimed at accomplishing what’s best for the town. She also recommended having a 500’ setback from existing residential uses.

Peggy provided the following additional materials to the board: a draft of Conway’s proposed bylaw, a draft of Erving’s proposed table of use, and a copy of “Guidance for municipalities regarding marijuana for adult use”.

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III. Solar Installation discussion

- a. Representatives from Solar on Earth presented electric bills from Manheim Farm. The board noted that the farm will use all of the electricity produced by the solar array. The board discussed the set backs from the property line to the proposed array and fence. The board determined that a site plan review is appropriate for this project in order to give the other town committees and abutters a chance to weigh in on the proposal. A public hearing for Site Plan Review was set for March 27, 2018 at 7 pm.

IV. Zoning Bylaw discussion

- a. The board debated possible changes to the zoning bylaws to add Farmer Brewery operations to the table of use. Nicholas moved to amend the table of use to allow Farmer Brewery and Farmer Brewery tasting rooms in all districts with a special permit and Farmer Brewery tasting room with pouring permit in Commercial, Commercial –Industrial, and Industrial districts with a special permit.. Also, to change the word “horticultural” to “floricultural or nursery” in the greenhouse and nursery uses in the table of use. Additionally to add definitions for “Farmer Brewery”, “Farmer Brewery Tasting Room”, and “Farmer Brewery Tasting Room with pouring permit”. Judy seconded and it passed unanimously.

V. Next Meeting Date: 5 pm. March 15, 2018

VII. Adjournment

Don adjourned the meeting at 7:45 pm.

Documents reviewed (kept in the Planning Board files)

1. FRCOG, *Adult Use Recreational Marijuana*, 3/6/2018
2. Town of Conway, Article II: Recreational Marijuana Establishments, draft, 2/22/18
3. Town of Erving, Section 4 – Use Regulations, draft, 2-6-18
4. Cannabis Control Commission, “Guidance for Municipalities Regarding Marijuana for Adult Use”, January 2018/
5. Electric bills from Manheim Farm, 311 River Road, dated _____.
6. SPlans for ground-mounted solar facility at 311 River Road by Solar on Earth dated _____
7. ”Draft bylaw change for greenhouses”, undated
8. USDA Definition of Specialty Crops, Appendix E, “Plants Commonly Considered Floriculture and Nursery Crops”, undated
9. “Draft Bylaw Changes for Farm Breweries”, Feb. 27, 2018.

Respectfully Submitted

Nicholas Jones

Planning Board

Town of Whately