

Minutes of Planning Board Meeting
Town of Whately
Town Offices Building, 4 Sandy Lane
March 15, 2018

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

Attending:
Dan Denehy

- I. Call to Order, 5:00 p.m.
The meeting was not recorded.

- II. Old Business
Adult Use Marijuana Bylaw

The board discussed the regulation parameters of 7 items that we thought would need to be addressed by the bylaw: manufacturer, transporter. Cultivation buildings, cultivation greenhouses, outdoor cultivation, marijuana retailer, and independent testing labs. Judy offered to edit the sample bylaws we received from Peggy Sloan to reflect the decisions we make about design guidelines, sizing limits, setbacks, lighting requirements, water and energy requirements and/or limits, and where each would be allowed. We decided that where allowed, a Site Plan Review and a Special Permit would be required for most uses.

It was agreed that the general requirements would include:

- Setbacks from lot lines would be 50 feet and 300 feet from schools, playgrounds, churches, etc.
- Day/Night video cameras would be required rather than nighttime lighting.
- Existing lot coverage rules will apply to greenhouses as well as buildings.
- 50% of electricity will be required to be produced on site from renewable sources. Water efficiency plans will be required except for outdoor production and approval of the Water Department for proposed use of public water.
- Odor control or mitigation of some type will be required.
- Buildings should resemble barns as much as possible in Ag/Res 2.
- Indoor growing in buildings would be allowed with a Special Permit in all zones except AR 1. The building size would be limited to 2500 Square feet in AR 2 and 5000 square feet in C zones.
- Testing Labs would be allowed in C/I and I zones with a special permit and not in other areas.

2.

- Manufacturing would be allowed with a special permit in C/I and Industrial zones, and not allowed in other zones.
- Retail sales would be allowed by Special Permit in C, C/I, and I zones.

III. Other

There were no other topics.

IV. Next Meeting Date: March 27, 2018

V. Adjournment

Don adjourned the meeting at 8:03 pm.

Donald Sluter,
Chair
Planning Board
Town of Whately