

Minutes of Planning Board Meeting
Town of Whately, MA
Town Offices Building, 4 Sandy Lane
August 28, 2018

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

Attending:

Stephen Herbert

Michael Herbert

Scott Hutkoski, 149 Christian Lane, Whatley

Dominic Poli, The Recorder

I. Call to Order, 7:01 p.m.

The meeting was not recorded.

II. Approval of Minutes

Postponed

III. New Business:

a. Hutkoski Site Plan Discussion

Received two handouts with site plan information for the proposed Urban Grown Inc. marijuana growing facility at the site.

Mr. S Herbert stated that Urban Grown INC went through the bylaws, item by item and addressed each point.

Additional discussion of property line distances, drawing scale, growing seasons, electrical service, odor and energy plans, waste and transportation. It was noted that the marijuana bylaw requires 50' from property lines and the size of the side lot setbacks from the greenhouse was questioned. Mr. Herbert noted that because the state defines the type of greenhouses on the property as equipment rather than buildings, the proposed facility would be considered to have outdoor cultivation rather than indoor. The Planning Board agreed to accept the site plan application with a request for additional information including setbacks and scale. Don will send the applicants a list of the additional information required. Urban Grown INC. will drop off the application fee along with 6 copies of the site plan that will include the date and scale at town offices.

b. Mahar, Poplar Hill Lot Discussion did not attend.

IV. Old Business

a. Adult Entertainment Discussion

Don entertained the motion to rescind without prejudice the vote from 7/31/18. Judy put forth the motion to undo the public hearing on the change to the Table of Use. We will seek additional

input from Brian Domina to request Town Counsel advice on the subject.

Nicolas seconded the motion.

Don read an email from Mr. Lipton, as a citizen and a lawyer. Attached.

The board voted unanimously to approve the motion.

V. OTHER

Helena presented that the FRCOG is doing a Corridor Study on route 5&10. She also let us know that there are Municipal Vulnerability Preparedness grant funds available. She will find out further information from the FRCOG as to the status and the procedure for updating the Town of Whately Master Plan, and discuss with Brian Domina and Lynn Sibley the possibility of forming a town committee to assess Whately's preparedness.

Additional discussion on the Hutkoski Site Plan review. Additional information items will be requested of Urban Grown INC, such as camera models and locations, types of lights, detailed boundaries, to be included with the 6 plans for the town boards' reviews. A Public Hearing will be scheduled for Tuesday October 16, 2018 at 7 pm for the Site Plan feedback.

VI. Planning Board Mail

The Board reviewed the mail.

VII. Next Meeting – October 16, 2018

VIII. Adjournment: At 9:11, the board voted to adjourn.

Documents Reviewed (kept in the Planning Board files)

1. A 9-page document, Site Plan for Marijuana Establishment at 149 Christian Lane, Whately, undated.
2. A 7-page document, Figure 1 – 7 for the Site Plan for 149 Christian Lane, undated.
3. A Printed email from Mr. Roger Lipton to Don Sluter, dated 8-27-2018.

Sara Cooper
Member
Planning Board
Town of Whately, MA