

Minutes of Planning Board Meeting
Town of Whately, MA
Town Offices Building, 4 Sandy Lane
March 26, 2019

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

There was no attendance sheet for the meeting

I. Call to Order, 6:34 p.m.

The meeting was not recorded.

II. Approval of previous meeting minutes was moved to later in the meeting

III. New Business

a. Christian Lane Site Plan Review Submission

Chris Chamberland, of The Berkshire Design Group submitted an application on behalf of their client, Mustang Whately Investors, LLC, to cultivate marijuana in an existing greenhouse located on Christian Lane, on property currently farmed by Full Bloom Market Garden, LLC. A 29-page, stapled informational packet dated March 26, 2019, was accompanied by an 8.5" x 11" Whately tax map dated March 26, 2019, and a set of plans dated March 26, 2019, prepared by The Berkshire Design Group, Inc. and titled, "Christian Lane Greenhouse Whately, MA"

The board then heard from John Dewey, who, according to the information submitted, owns 100% of Mustang Renewable Power Ventures, LLC in California, which in turn owns 70% of Mustang Whately Investors, LLC (MWI). He said his company in California is buying the Full Bloom Market Garden, LLC property, hasn't applied to the state yet, and first wants to gauge Whately's feeling about the proposal. He mentioned that the property is only 325' from a public park, and will request relief from the requirement that it be at least 500' from such an area. He said that he had met with the Fire Chief and Police Chief last week, and is scheduled to meet with the water commission on Tuesday. He mentioned that the property has a solar array that will contribute power to the project. The board scheduled a public hearing for site plan review for April 23, 2019.

b. 134 Christian Lane ANR

Jeff Kocot submitted a plan, but the board pointed out that it didn't show the new lot that will be formed, and that it must show the entire resulting property. They explained what

needs to be added. Mr. Kocot has a copy of the guidelines, and will return with a revised plan. The board scheduled a meeting for Friday, April 5, at 5:30 pm. The secretary was told that it should be a quick meeting and that the board will take the minutes.

c. Tree Removal Request

Keith Bardwell was not present, and the item was postponed.

Minutes of January 15, 2019: Nicholas moved to approve them as amended. Judy seconded, and the board voted unanimously to approve the minutes as amended.

Minutes of February 5, 2019: Judy moved to approve them as amended, Nicholas seconded, and the board voted unanimously to approve the minutes as amended.

Minutes of February 26, 2019: Judy moved to approve them as amended. Sara seconded, and the board voted unanimously to approve the minutes as amended.

IV. Other

Sara commented on the community outreach meeting for the marijuana retail shop proposed for 13 State Road. The board noted that the applicant will need a stamped, surveyed plan for the project.

V. Public Hearing – Zoning Changes for Historic Building Re-Use and Short-Term Rentals in Residences

At 7:18, Don opened the hearing. Judy Markland ran the PowerPoint presentation she had prepared, “Proposed Bylaws: Historic Building Reuse and Short-term Rentals in Dwelling Units”. The first portion covered:

“Converted Historical, Municipal, Religious and Commercial Buildings”.

The second portion covered:

“Short-Term Rentals in Accessory Apartments, and Single-Family, Two-Family, and Multi-Family Dwellings”.

Various points were explained and discussed during the presentation.

Sara moved to edit the document, “Planning Board Proposed Zoning Bylaw Changes March 2019”.

1) The title of paragraph A,

“Short-term rentals in Single-family dwellings that are owner-occupied”
was changed to,

“Short-term rentals in dwellings that are owner-occupied”.

2) The title of paragraph B,

“Short-term rentals in Accessory Apartments, or Single-family, Two-family and Multi-family dwellings that are not owner-occupied”
was changed to,

“Short-term rentals in dwellings that are not owner-occupied”.

Nicholas seconded the motion, and the board voted unanimously to make the changes.

3.

VI. Planning Board Mail

The board reviewed the mail.

VII. Adjournment: At 8:00 p.m. the board voted to adjourn.

Documents Reviewed (kept in the Planning Board files)

1. An application for the Mustang Whately Investors, LLC, marijuana cultivation project, with informational pages and a 3-sheet, large-format set of plans
2. A copy of the 6-page PowerPoint presentation, “Proposed Bylaws: Historic Building Reuse and Short-term Rentals in Dwelling Units” Public Hearing March 26, 2019
3. A copy of the 4-page document, “Planning Board Proposed Zoning Bylaw Changes March 2019”, marked with two changes

Mary McCarthy
Secretary
Planning Board
Town of Whately, MA