

Minutes of Planning Board Meeting
Town of Whately, MA
Town Offices Building, 4 Sandy Lane
July 30, 2019

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

Attending:

Ed Lally, 111 Prospect Hill Rd., Windsor CT; Karen Gaston, 15 Austin Brook Dr., East Granby CT;
Joe Skroski, 89 North St.; Jennifer Skroski, 89 North St.

I. Call to Order, 6:37 p.m.

The meeting was not recorded.

II. Approval of Meeting Minutes

Postponed to next meeting

III. Old Business

- a. Jennifer Skroski came to discuss plans for an ANR for her mother's property at 89 North Street, and submitted Form A. As an abutter, Judy Markland cannot vote on matters involving that property, and that left the board with too few voting members to form a quorum so the board had to postpone the vote until the next meeting. Don will check with Nicholas Jones about whether he is available for a meeting on Friday, August 2 at 5:00 pm and if he is, Don will put the matter on the agenda for a meeting on that date.

- b. Mustang Whately LLC Revised Site Plan Discussion

The board noted that additional screening for this project is being required by the Selectboard, per the Host Community Agreement, and that the Planning Board needs to see the new plan and sign off on it.

Earlier in the year, the board had agreed that using Judy's follow-up list to track progress on project requirements is a good idea. To implement that, Don said he will start sending the checklist to the applicant with the site plan approval letter, and will have the applicant send back the required informational materials with the items checked off on the list.

IV. New Business

- a. Site Plan Review Application – Karen Gaston

Karen Gaston and her friend Ed Lally spoke about her plans to open a recreational marijuana retail shop named Diamond Shine at 85 State Road (currently the location of property owner Mark Battey's business, "One-Call Does It All"). The intention is to occupy one of the two buildings and redesign the parking. They said there will be 41 spaces and that this is the maximum for the site. It was mentioned that a study had shown this to be more than adequate.

Ms. Gaston said the second building has its own septic system and that it has passed the Title V test. She plans to put in a new, second septic system for her business, she said. The site was described as having town water, with both the building and the parking lot handicapped accessible “as is”. Ed Lally said they have their Host Community Agreement and that everything is complete except for the new septic system. Hours of operation were given as 9:00 a.m. to 7:00 p.m. Asked about the status of the second building, Ms. Gaston said Mark Battey would continue using it for himself, at least for now.

Judy Markland noted that the board still needs a lot of written, detailed information, especially addressing requirements of the marijuana bylaw. The board explained that acceptance of the site plan review application and its payment would be postponed until the board’s next meeting due to the amount of written information still required. Judy said areas of concern in this category include number of employees, odor, security, a traffic study, machinery, cameras, an energy plan, the driveway, lighting, an elevation of the building, and cut sheets for the building siding.

Ms. Gaston and Mr. Lally told the board they would put together an application package covering all of this and that the revised plan would have additional required items marked on it. They agreed to get the application package to the board before the August 27th Planning Board meeting. Regarding digital documents, Don said to send him those, ahead of time as well, so the board can review them before the meeting.

V. Other

The board discussed the death of all the screening plants at the solar power installation on the Kocot property. They noted that for future such projects, more extensive plantings – using more kinds of plants – should be required of the solar plant owners. Don also suggested getting a deposit, as well as making sure all agreed-upon species are listed as conditions or written as a separate document that the board can approve.

VI. Planning Board Mail

The board reviewed the mail.

VII. Adjournment:

At 7:30 pm, the board voted to adjourn.

Documents Reviewed

None

Mary McCarthy
Secretary
Planning Board
Town of Whately, MA