

PLANNING BOARD
Meeting Minutes
Thursday, August 31, 2017
Judge Welsh Room
6:30 P.M.

Members Present: Steven Baker, Grace Ryder-O'Malley (arrived at 6:55 P.M.), Brandon Quesnell and Dave Abramson (left at 6:55 P.M.).

Members Absent: John Golden (excused) and Ryan Campbell (excused).

Staff: Gloria McPherson (Town Planner) and Ellen C. Battaglini (Permit Coordinator).

Acting Chair Steven Baker called the Meeting to order at 6:31 P.M.

1. **Public Comments:** None.

2. **Public Hearings:**

a) **Petitioned Warrant Article Related to Land Use and Development**

Discussion of proposed amendment to Article 2, Districts and District Regulations, Section 2440 (D7), Medical Marijuana Treatment Center, of the Zoning By-Laws to prohibit MMTCs from the Res 3 and Res B Zoning Districts where they are currently allowed by Special Permit from the Planning Board (STM Warrant Article 1).

Stephanie Page appeared to present the Article. Anne Paradis, Jerry Cassese, Kathleen Collins and Bruce Mason spoke in support of the Article. The Board discussed the proposed Article.

There was a motion by Brandon Quesnell to recommend the proposed amendment to Article 2, Districts and District Regulations, Section 2440 (D7), Medical Marijuana Treatment Center, of the Zoning By-Laws to prohibit MMTCs from the Res 3 and Res B Zoning Districts where they are currently allowed by Special Permit from the Planning Board. Dave Abramson seconded. VOTE: 3-0-0.

Vice Chair Grace Ryder-O'Malley chaired the remainder of the meeting.

b) **Proposed Zoning By-Law Amendment**

Discussion of proposed amendment to Article 1, Definitions, of the Zoning By-Laws to amend the definition of "Natural Grade" (STM Warrant Article 2).

Ms. McPherson reviewed the proposed Article. The Board discussed the issue and proposed changes in the Article.

There was a motion by Steven Baker to recommend Article 2, to amend the definition of "Natural Grade", with the revision that the second means of determining natural grade is eliminated. Brandon Quesnell seconded. VOTE: 3-0-0.

c) **Proposed Zoning By-Law Amendment**

Discussion of proposed amendment to Article 2, Districts and District Regulations, Section 2550, Surveys, of the Zoning By-Laws to add a requirement for height and foundation surveys (STM Warrant Article 3).

Ms. McPherson reviewed the proposed Article. The Board discussed it.

There was a motion by Steven Baker to recommend Article 3, a proposed amendment to Article 2, Districts and District Regulations, Section 2550, Surveys, of the Zoning By-Laws to add a requirement for height and foundation surveys. Brandon Quesnell seconded. VOTE: 3-0-0.

There was a motion by Brandon Quesnell to adjourn the Planning Board meeting at 7:30 P.M.

Respectfully submitted,

Ellen C. Battaglini

Approved by _____ on _____, 2017
John Golden, Chair