



TOWN OF WESTPORT
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PLANNING BOARD

PLANNING BOARD WORK SESSION

December 8, 2020

Chairman Jim Whitin called the meeting to order at 4:01 p.m. with Vice-Chair Robert Daylor and members John Bullard, Manuel Soares, Mark Schmid, and Town Planner James Hartnett in attendance.

Chair's Announcement – Under MGL Chapter 30A, section 20(f) – The meeting is being recorded. Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Westport Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. The public was invited to join the meeting through the links provided at the time of the posting. A video recording of this meeting is posted on the town's website. (www.westport-ma.gov)

Call to order 4:00 p.m.

1. Administrative Items

- a. Coastal Healing LLC (20-007SP-RM) – Review Public Hearing information/findings/conditions & decision.

Whitin asked Hartnett what the process would be to open a hearing after it was closed. Hartnett responded that it would have to be re-advertised, re-posted and re-noticed if the Board wanted to accept new information. The Board reached a consensus on re-opening the public hearing.

Whitin commented he would like an additional traffic safety study at this location. Members Bullard, Soares, Schmid and Daylor agreed that the traffic was a concern.

Soares commented he would like to review Mass Highway's comments to the applicant. Hartnett mentioned he spoke with Mass Highway and they mentioned the volume of traffic would be the issue.

Daylor suggested reviewing the correspondence from Mass Highway on the non-medical before making a decision.

Whitin, and Daylor agree to have the sidewalks extend to the front of the building to the nearest bus stop in front of the bowling alley. Soares would like to see sidewalks along the front of the property.

Whitin asked if the host agreement would have to be reviewed every year similar to a liquor license.

Bullard suggested as a condition to have consistent hours for both the medical and non-medical from 8 a.m. – 8 p.m. and to revert the driveway entrance to the original location to the east. Whitin and Daylor agreed.

Hartnett will contact the applicant for the correspondence from Mass Highway that was read into the record at the December 1, 2020. He will also contact Mass Highway to get their input on the driveway access location.

b. Medical & Non-Medical Marijuana Zoning Amendments – Discuss process.

Hartnett mentioned in completing the required paperwork for the proposed zoning changes, it was determined that the Chronicle did not advertise the amendments on two consecutive weeks as required; only the first advertisement was done. He recommended to re-advertise the public hearing with a new date of January 5, 2021.

c. Discussion Buzzards Bay Coalition Grant – Planning Role

Whitin mentioned the Buzzards Bay Coalition and the Watershed Alliance raised approximately \$70,000 to perform a study with Horsley Witten Group for a shared denitrification system for the Cadman's Neck area and The Let. Hartnett will be the contact and will keep the Board informed.

d. Discussion Assistant Planner Position

Whitin was concerned about moving forward with hiring at this time and would recommend revisiting the discussion in January.

e. Floodplain Zoning District Amendments

Hartnett mentioned Eric Carlson from DCR provided a model zoning By-law for floodplains and it is a requirement by the state and Federal Flood Insurance Program which involves rewriting this section of the by-laws and updating the definitions. Hartnett commented that if these by-laws are not approved, property owners may not be eligible for flood insurance. Hartnett recommended forwarding the By-law changes to the Board of Selectmen for the spring ATM.

Motion

Daylor moved to request the Selectboard to include the floodplain zoning district amendments in the warrant article for the next Annual Town Meeting. Bullard seconded. Upon a roll call vote being taken, members Bullard, Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 5-0.

f. Section 2.6.6 Zoning Amendment (Pursuant to November 20, 2020, Attorney General Letter)

Hartnett mentioned the attorney general's office recommended two changes to the By-laws, Section 2.6.6 and the definition of Medical Marijuana Treatment Center.

Motion

Daylor moved to recommend the By-Law changes to the Selectboard for the next Annual Town Meeting. Seconded by Bullard. Upon a roll call vote being taken, members Bullard, Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 5-0.

g. Deadlines for information to be submitted and packet preparation

Hartnett asked for the Board's suggestions/input on the packet preparation. Hartnett stated that he could set up access to a drop box but recommended that they continue with the current system. Packets and iPads will be ready the Friday prior to the Tuesday meeting.

2. Matters not reasonably anticipated.

Daylor opened a conversation on possibilities of new land uses in Westport, he presented a paper and maps showing future locations for sewer and water. He also identified possible zoning changes to the Business District along Route 6 and incentives for not developing agricultural land.

Whitin commented he attended SRPEDD virtual meeting and mentioned a new service that provides towns with an interactive listing of affordable housing inventory. He added SRPEDD recommends to review the Rules and Regulations on comprehensive permits. Whitin asked who handles the

comprehensive permits for Westport. Hartnett stated that would be the Zoning Board of Appeals and will follow up to see if their regulations are up-to-date

Bullard proceeded to give a brief overview on the MVP East Beach study meeting and what the next steps are.

3. Correspondence.

- a. Coastal Healing (19-015SPA) S.W. Cole reports – Noted.
- b. Westport Zoning Board of Appeals – Noted.
- c. R. Michael Sullivan letter dated 12-2-20 – Noted.

4. Minutes.

December 1, 2020

Minutes will be voted on at the December 15, 2020 meeting.

5. Invoices

- a. SouthCoast Media – Re-advertisement of Recreational Marijuana Amendments \$391.00

Motion

Bullard moved to approve the SouthCoast invoice for \$391.00. Seconded by Daylor. Upon a roll call vote being taken, members Bullard, Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 5-0.

Adjournment

The members unanimously adjourned at 6:11 p.m.

Respectfully submitted,

James Hartnett, Town Planner
Nadine Castro, Assistant Town Planner II