

WESTPORT PLANNING BOARD

Regular Meeting

AGENDA

Tuesday, December 01, 2020

Virtual Meeting

DUE TO THE ONGOING COVID-19 CORONA VIRUS OUTBREAK,
THIS MEETING WILL BE BY REMOTE PARTICIPATION ONLY

Interested parties are welcome to participate:

Join Google Meet: <https://meet.google.com/kfr-epcj-jrj>

Call in Number: +1 470-328-5891 PIN: 688 378 896#

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. A reminder that persons who would like to listen to or view this meeting while in progress may do so by following the remote links:

A video recording of this meeting is posted on the town's website. (www.westport-ma.gov)

Call to order 6:00 p.m.

1. Administrative Items

- a. **Woodland Estates (19-005C)** Approve Form F Covenant, Form F-RRL, Homeowners Association and endorse subdivision plan.
- b. **5-Star Collision (19-016SPA)** Endorse decision
- c. **130 Plymouth Blvd (20-008SP-M)** Endorse decision

6:15 p.m. Public Hearing

2. Coastal Healing LLC (20-007SP-RM) (continued from October 20, 2020)

Request by the applicant to consider the Special Permit and Site Plan Applications for Coastal Healing LLC for property located at 248 State Road, Assessor's Map 3, Lots 144C & 144E, Westport, MA pursuant to Westport Zoning By-Law Article 9 for Special Permit and Article 15 for Site Plan Approval, on a request to allow recreational sale, cultivation, processing and distribution of marijuana products. Lot size 106,626 s.f.

7:00 p.m. Public Hearing

3. Zoning Amendments

Amendment 1.

Item 1. To amend Section 9.9 Marijuana Establishments. The proposed amendments would require Medical and Non-Medical Marijuana Establishments to locate only in the Science and Technology District (STOD) or the Adult Entertainment Overlay District (AEOD). Additional dimensional requirements have been added including a maximum building height of 40' and a minimum setback from residential use of 500'.

Item 2. To amend Section 3 Definitions. The proposed amendment would define Marijuana Microbusiness and Marijuana Transporter

Item 3. To amend Section 5.1 Table of Use Regulations. The proposed amendment would update the Table of Uses for Marijuana Establishments.

Amendment 2.

Item 1. To amend Section 9.9 Marijuana Establishments. The proposed amendment would prohibit Non-Medical Marijuana Establishments from locating in Westport.

Item 2. To amend Section 5.1 Table of Use Regulations. The proposed amendment would update The Table of Uses for Marijuana Establishments.

4. Matters not reasonably anticipated.

5. Correspondence

- a. Coastal Healing (19-015SPA) S.W. Cole Report 11-16-20
- b. Coastal Healing (19-015SPA) S.W. Cole report 11-17-20
- c. Attorney General – Zoning review dated 11-20-20

6. Planners Report

7. Invoices

SouthCoast Media – Zoning By-Law Marijuana Amendments - \$223.15

8. Minutes

November 17, 2020

ADJOURNMENT

NOTE: Agenda is subject to change

NEXT MEETINGS:

WORK SESSION: 4:00 p.m. December 8, 2020

PLANNING BOARD: 6:00 p.m. December 15, 2020