



# WESTPORT PLANNING BOARD

## Regular Meeting

### AGENDA

Wednesday, March 20, 2019

Town Hall Annex

Call to order 5:30 p.m.

#### 5:30 Public Hearing

##### 1. Cannabis By-law review

The town of Westport Planning Board will hold a public hearing pursuant to G.L c. 40A § 5 and Article 2.1 of the Westport Zoning Bylaws, on Wednesday, March 20, 2019, at 5:30 p.m. at the Town Hall Annex, 856 Main Road Westport, Massachusetts. The purpose of the public hearing is to provide interested parties with an opportunity to comment on proposed changes to the Westport Zoning By-Laws.

The proposed amendments would permit and regulate the siting and operation for cultivation, processing and manufacturing of marijuana and marijuana products by Craft Marijuana Cooperatives in accordance with the relevant regulations issued by the Cannabis Control Commission including but not limited to 935 CMR 500, in suitable locations and in a manner to minimize adverse impacts on abutting properties; provide appropriate separation from schools, parks, and other areas where children congregate; provide for site security to deter crime and uphold the safety of surrounding neighborhoods, and other land uses potentially incompatible with the Cooperatives. The following sections of the zoning bylaws would be amended or added.

- Section 2.6 – Designate the Planning Board as the Special Permit Granting Authority for Craft Marijuana Cooperatives.
- Section 22.5 – Allow Craft Marijuana Cooperatives in the Science and Technology Overlay District by Special Permit.
- Section 15.2 – Require Site Plan Approval for Craft Marijuana cultivation or manufacturing.
- Table of Use Regulations – add Greenhouses for Marijuana Cultivation, Marijuana Manufacturing and Marijuana Cultivation to the Table of Use Regulations.
- Section 27 – Add a new section to the bylaws to regulate the siting and operation of Craft Marijuana Cooperatives.
- Section 4.0.1 – Exclude Marijuana Establishments and Marijuana Treatment Centers from customary home occupations.

These Articles may not be numbered as it will ultimately appear in the warrant at Annual Town Meeting.

A copy of the proposed Zoning By-Laws are on file with the Town Clerk's office, Town Hall, and Planning Board at the Town Hall Annex, 856 Main Road and may be inspected there during regular business hours or on our website on-line at [www.westport-ma.gov/planning-board](http://www.westport-ma.gov/planning-board).

**6:15 p.m. Public Hearing**

2. **Westport Stone and Sand (18-009SPA-LID) (Hearing continued from January 15, 2019, January 29, 2019, February 20, 2019)**  
Request by **Frank Epps, Westport Stone & Sand Solar, LLC, c/o Energy Development Partners** for property owned by **Stephen A. Cardi, Esquire of Steven A. Cardi (TR) Grandvel Nominee Trust**, located on 536 Old County Road, Assessor's Map 34, Lots 7, 8 & 52. Pursuant to Westport Zoning By-Laws Article 20 Low Impact Development and Article 24 Large Scale Solar Energy System Special Permit, the applicant requests permission to construct a solar energy system, approximately 6.5 Megawatts.

**6:45 p.m. Public Hearing**

3. **Soltage, LLC Westport Route 88 Solar 1, LLC (18-011SPA-LID-S) (Hearing continued from February 20, 2019)**  
Request by applicant to consider the Special Permit and Site Plan applications of **Westport Route 88 Solar 1, LLC c/o Soltage LLC** for property owned by Pedro L. and Maria M. Teixeira, located on 0 Route 88 (End of Sullivan Drive), Assessor's Map 31, Lot 5 & 6A. Pursuant to Westport Zoning By-Laws Article 20 Low Impact Development and Article 24 Large Scale Solar Energy System, the applicant requests permission to construct a solar energy system, approximately 4.5 Megawatts AC, 6.0 Megawatts DC.

**7:15 p.m. Public Hearing**

4. **Rita Lane Extension (19-001C) (Hearing continued from February 26, 2019)**  
Request by applicant to consider a definitive subdivision plan entitled **"Definitive Plan Rita Lane (Extension), Assessor's Plat 42, Lot 1 & 3M" Westport, MA**, dated January 2, 2019 proposing an 11 lot subdivision prepared for Robert Carrigg Trustee of Twin Pine Westport Realty Trust and located at the north end of existing Rita Lane, Map 42, Lot 1 & 3M.
5. **Correspondence**  
a. SW Cole Review – Blossom Road A (16-003SPA-LID)  
b. ZBA Decisions
6. **Minutes**  
February 20, 2019  
February 26, 2019
7. **Administrative Items**  
a. Massachusetts Vulnerability Preparedness (MVP) Grant  
b. Southeast New England Coastal Watershed Restoration Program (SNEP) Grant and Coastal Zone Management (CZM) Grant  
c. Release CR Acct Balances for CVE North America (18-003SPA-SOLAR-LID), Ferry Drive Preliminary Plan (19-001B) & Long 515 American Legion Highway (18-002SPA)  
d. Noquochoke Village (15-012SPA-IHSP) Form G Performance Agreement
8. **Matters not reasonably anticipated**
9. **Planners Report.**

**10. Invoices.**

**ADJOURNMENT**

*NOTE: Agenda is subject to change*

**NEXT MEETINGS:**

**PLANNING BOARD:** 6:00 p.m. March 26, 2019

**WORK SESSION:** 4:00 p.m. April 16, 2019

# Planning Board Meetings 2019

January							February							March						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5						1	2						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23	17	18	19	20	21	22	23
27	28	29	30				24	25	26	27	28			24	25	26	27	28	29	30
														31						

April							May							June						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6				1	2	3	4							1
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8
14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22
28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29
														30						

■ TOWN ELECTIONS

■ ANNUAL TOWN MEETING

July							August							September						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
											1	2	3	1	2	3	4	5	6	7
	1	2	3	4	5	6	4	5	6	7	8	9	10	8	9	10	11	12	13	14
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21	22	23	24	25	26	27	25	26	27	28	29	30	31	29	30					
28	29	30	31																	

October							November							December						
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6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				

■ STM -TBD

- REGULAR MEETINGS 6:00 PM (meeting room)
- Working Sessions: 4:00 PM (office)
- April = Elections; May = Annual Town Meeting at WHS
- Holiday - Town offices Closed
- "Other" as indicated