

# WESTPORT PLANNING BOARD

## Regular Meeting

### AGENDA

Tuesday, April 23, 2019

Town Hall Annex

Call to order 5:45 p.m.

#### Appointments

#### 5:45 p.m. Public Hearing

#### **1. Cannabis By-law review (continued from March 20, 2019, and March 26, 2019)**

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 online at [www.westport-ma.gov/planning-board](http://www.westport-ma.gov/planning-board).

#### 6:05 p.m.

#### **2. a. Allen's Way (17-007C-M) Street name change**

Notice is hereby given that the Westport Planning Board will hold a public hearing on Tuesday, April 23, 2019 at 6:05 p.m. at the Westport Town Hall Annex, 856 Main Road, Westport, MA pursuant to Massachusetts General Laws, Chapter 85, Sections 3, 3A and 3B on the request received from Lars and Vickiann Salomonsen of 81 Canonicus Street, Tiverton, RI 02878 to change the name of the road from Allen's Way to Lars Way.

### 3. Administrative Items

- a. Allen's Way (17-007C-M) Release Covenant
- b. Blossom Road B Hamilton Brook LLC (17-001SP-S) Surety – Occupancy permit
- c. Town meeting articles – Review/Recommendations
- d. Winner Way (18-007C) Endorse Definitive Plan and LID Decisions
- e. SRPEDD's Annual Meeting, Wednesday May 22, 2019
- f. Whitski Way (Braybach Lane) (18-005C) Request to endorse the plan, approve Homeowners Association and Covenants.
- g. **Approval Not Required (ANR)** Hawes (19-006A) Request by applicant for endorsement of a 2-lot plan (lot reconfiguration) of land located at 1778-1780 Drift Road Assessors' Map 58 Lot 185.
- h. **Approval Not Required (ANR)** Benbenek (19-007A) Request by applicant for endorsement of a 7-lot plan of land located at 431 Fisher Road, Assessors' Map 41, Lots 17 & 22
- i. **Bentley Estates II (15-009C)** Request to release Lot 7 from Covenant

### 6:15 p.m. Public Hearing -To Be Continued to another meeting a quorum will not be present

#### 4. SunRaise Development LLC (19-002S-LID) (continued from February 26, 2019)

Request by the applicant to consider the Special Permit and Site Plan applications for **SunRaise Development L.L.C** for property owned by Manuel III and Carolyn Ferry, located at 136 Old Pine Hill Road and White Oak Run, Assessor's Map 43, Lot 29. 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 2.0 Megawatts.

### 7:00 p.m. Public Hearing-To Be Continued to another meeting a quorum will not be present

#### 5. Soltage Westport Route 88 Solar 1 (18-001LID-S) (continued from March 20, 2019)

Request by the 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.

#### 6. Preliminary Subdivision Plan, South end of Sullivan Drive (19-002B)

Request by applicant to consider a Preliminary Subdivision plan entitled "**Preliminary Plan, Sullivan Drive, Westport, MA**" prepared for **Westport Route 88 Solar 1, LLC., c/o Soltage, LLC** and located at the south end of Sullivan Drive, Assessor's Plot 31, Lot 5 and 6A proposing to divide the property into two (2). A copy of the plan is available for review at the Planning Board office in the Town Hall Annex.

### 7:30 p.m.

#### 7. Superior Energy Solutions (19-001SPA) (continued from March 26, 2019)

Request by applicant to consider the Site Plan application of Superior Energy Solutions Inc. for property located between 668 American Legion Highway and 700 A & B American Legion Highway, Assessor's Map 31, Lot 1B, Westport, MA, pursuant to Westport Zoning By-Law Article 15 for Site Plan approval, on a request to construct a 7,200 s.f. garage/storage building with office space with 16 parking spaces.

#### 8. Planners Report

#### 9. Matters not reasonably anticipated.

#### 10. Correspondence.

#### 11. Minutes.

April 11, 2019

#### 12. Invoices.

WB Mason - \$34.46

**ADJOURNMENT**

*NOTE: Agenda is subject to change*

---

**NEXT MEETINGS**

PLANNING BOARD: 6:00 p.m. Tuesday, May 21, 2019

WORKING SESSION: 4:00 p.m. Tuesday, May 28, 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	31			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
7	8	9	10	11	12	13	11	12	13	14	15	16	17	15	16	17	18	19	20	21
14	15	16	17	18	19	20	18	19	20	21	22	23	24	22	23	24	25	26	27	28
21	22	23	24	25	26	27	25	26	27	28	29	30	31	29	30					
28	29	30	31																	
October							November							December						
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	3	4	5	6	7
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 (office)
- April = Elections; May = Annual Town Meeting at WHS
- Holiday - Town offices Closed
- "Other" as indicated