

WESTPORT PLANNING BOARD
Regular Meeting & Public Hearing

AGENDA

Thursday, January 25, 2018
Town Hall Annex

Call to order 6:00 p.m

1. **Approval Not Required (ANR)** Lennon/Frost (18-001A) Request by applicant to transfer parcels between existing lots. Land located at 7 Forsythia Lane and 87 Center Street, Assessors' Map 28, Lots 169 & 170.
2. **Approval Not Required (ANR)** Ponte (18-002A) Request by applicant for endorsement of a 2-lot plan of land located at 210 Blossom Road Assessors' Map 1, Lot 4. Parcel A to be combined with abutting Assessors' Map 1 Lot 3A.
3. **Approval Not Required (ANR)** Aspen Property Holdings, LLC. (18-003A) Request by applicant for endorsement of a 2-lot plan of land located at 201-203 Davis Road Assessors' Map 5, Lot 4B.
4. **6:15 p.m. Public Hearing** *Continued from December 12, 2017.*
FRANCIS ESTATES (17-0016C-OSRD/IHSP) Request by applicant for approval, in accordance with Massachusetts General Laws, Chapter 41, Section 81T, Article 18 Open Space Residential Development (OSRD), of a definitive subdivision plan entitled "**Open Space Residential Development Definitive Subdivision Plan for FRANCIS ESTATES Charlotte White Road and Main Road Assessor's Map 68 Parcel 7, Westport Massachusetts**" prepared for ELJ Inc. dated September 8, 2017, located between 50 and 58 Charlotte White Road. The applicant proposes to develop 16 single-family house lots. The Applicant has also requested a Special Permit under Article 13 Inclusionary Housing.
5. **Noquochoke Village (15-012 SPA-IHSP)** – Letter to Tibbetts request for comments relative to site.

7:15 p.m. Public Hearing

6. **HELM REALTY LLC (17-014SPA)** *Continued from November 14, & December 12, 2017.*
Request by Applicant to demolish an existing 1,600 s.f storage structure and construct a new 2,100+/- s.f storage building for property located on the **north side of State Road between 174 and 236 State Road**, Assessor's Map 3, Lot 144F & 144K Westport, MA, pursuant to Westport Zoning By-Law Article 15 for Site Plan approval.
REQUEST BY APPLICANT FOR WITHDRAWAL OF THE APPLICATION.

7:30 p.m. Public Hearing

7. Pursuant to the provisions of MGL ch. 40A § 5 and Article 2.1 of the Westport Zoning Bylaws, the Westport Planning Board will hold a public hearing on Thursday, January 25, 2018, at 7:30 p.m. at the Town Hall Annex, 856 Main Road Westport. The purpose of the hearing is to accept public comments on the following proposed amendments to the Town of Westport Zoning By-laws:

Item A2. To amend the Town Zoning By-Laws by inserting the following Article 27 and updating the Table of Use Regulations to prohibit Recreational Marijuana:

ARTICLE 27

RECREATIONAL MARIJUANA ESTABLISHMENTS

27.1 PURPOSE

Consistent with G.L.c 94G sec. 3(a)(2), all types of recreational marijuana establishments as defined in G.L. C. 94G, Section 1, to include marijuana cultivators, independent testing laboratories, marijuana product manufacturers, marijuana retailers or any other type of licensed marijuana-related businesses, shall be prohibited within the Town of Westport.

Item B1. To amend Article 1, Section 1.1 for the purpose of amending the definition of “Agriculture and Agricultural” by adding the following wording:

The growing, cultivation, distribution or dispensation of marijuana is not agriculture or an agricultural use or activity, nor is it considered a farm enterprise or farm related experience.

Item B2. To amend Article 1, Section 1.1 Definitions for the purpose of adding definitions for “Marijuana”, “Marijuana Establishments”, “Marijuana Accessories”, and “Marijuana Products”

Item B3. To amend Article 4, by inserting into Use Regulations, Section 4.0.1 Residence/Agriculture Districts, subparagraph B.1 wording to exclude medical and recreational marijuana as a permitted home occupation.

Items B4 & B5. To amend the Town Zoning By-Laws by inserting a new Article (Article 27) and updating the Table of Use Regulations:

To add a new Article (Article 27), Recreational Marijuana Facilities and Uses, which would allow recreational marijuana retail establishments by Special Permit in the Business District and allow recreational marijuana testing laboratories, cultivators and product manufacturers by Special Permit in the Science and Technology Overlay District. Recreational Marijuana uses would also be added to the Table of Use Regulations.

Item C1. To replace Article 26, Temporary Moratorium of Recreational Marijuana Establishments and Related Uses with a new Temporary Moratorium extending the Moratorium until December 31, 2018.

8. Administrative Items.

- a. ZBA Notice of Public Hearing for Casey-Amaral 581 A, B & C Drift Rd Map 53, Lots 12B & 10J
- b. Ch61A release for Paul & Viola Gay – Horseneck Road (38.6 acres) Map 47, Lots 8 & 11
- c. Ch61A release for Pamela Wilkinson et als. – Narrow Ave. (1.38 acres) Map 64, portion of Lot 4
- d. Ch61A release for James W. Wood – Main Road (2.48 acres) Map 77, Lot 12C

9. Town Planner report.

10. Matters not reasonably anticipated.

11. Correspondence.

12. Minutes.

- a. January 16, 2018 WS

13. Invoices.

ADJOURNMENT

NOTE: Agenda is subject to change

NEXT MEETINGS:

PLANNING BOARD: 6:00 p.m. February 6 & 20, 2018.

WORK SESSION: 5:00 p.m. February 13, 2018.

Planning Board Meetings 2018

January

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	● Pub Hearing ZONING		
■ SPECIAL TOWN MEETING						

February

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March

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April

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29	30	■ TOWN ELECTIONS				

May

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June

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September

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November

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■ STM - TBD						

December

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- **REGULAR MEETINGS 6:0 PM (meeting room)**
- **Working Sessions 5-7:00 PM (office)**
- **April = Elections; May = Annual Town Meeting and or Special Town Meeting at WHS**
- **Holiday - Town offices Closed**
- **"Other" as indicated**

approved 9/19/17