



WESTPORT PLANNING BOARD

Regular Meeting

AGENDA

Tuesday, March 26, 2019

Town Hall Annex

Call to order 5:30 p.m.

Appointments

5:30 p.m. Public Hearing

1. Cannabis By-law review (continued from March 20, 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 on-line at www.westport-ma.gov/planning-board.

6:00 p.m.

2. **Robert Hawes (19-005A) ANR 234 Old Harbor Road** – Request to divide property into two lots.

6:15 p.m. Public Hearing

3. **Superior Energy Solutions (19-001SPA)**

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 sq.ft. garage/storage building with office space with 16 parking spaces.

6:30 p.m. Pre-App Consult

4. **Plante OSRD – Pre-Application Consultation (19-001PAC)**

Discussion regarding a 4 lot Open Space Residential Development on the north side of Cornell Road Assessors Map 81, Lot 3.

7:00 p.m. Public Hearing

5. **Bentley Estates II Inclusionary Housing Special Permit-Modification (15-009C-IHSP-MOD)**

Request by Robert G. Kfoury, Trustee, KRG Realty Trust and RGK Realty Trust and Warren M. Messier to vacate and remove all the findings, conditions and the decision related to the Inclusionary Housing Special Permit previously granted on May 17, 2016 and recorded in Book 11776 and Page 258. The property is shown on the definitive subdivision plan entitled "**Bentley Estates II**" dated September 1, 2014 for property located at the terminus of Bentley Lane, Assessor's Map 5, Lots 16, 18, 50-68

7:15 p.m. Public Hearing

6. **Winner Way (18-005C-FF) (*Hearing continued from November 27, 2018, January 29, 2019, February 20, 2019*)**

Request by applicant to consider a Low Impact Development Site Plan and a definitive subdivision plan entitled "**Definitive Subdivision Plan, Plot 57, Lot 46**" Westport, MA prepared for Thomas Winner and located between 1540 and 1558 Drift Road proposing to divide the property into two (2) lots with frontage on Drift Road and a private gravel road. A copy of the plan is available for review at the Planning Board office in the Town Hall Annex.

7. Administrative Items

- a. Westport Stone & Sand Solar, LLC (18-009SPA-LID) & (18-009SP-S) Endorse decisions
- b. Hawes (19-005A) Endorse plan
- c. Municipal Vulnerability Preparedness Grant (MVP) Discussion
- d. SNEP Grant Discussion
- e. Rita Lane Extension (19-001C) – Sign Decision
- f. Westport Stone and Sand (18-009SPA-LID) Sign Solar Special Permit and LID Decisions

8. Planners Report

9. Matters not reasonably anticipated.

10. Correspondence.

11. Minutes.

March 20, 2019

12. Invoices.

W.B. Mason - \$33.62

ADJOURNMENT

NOTE: Agenda is subject to change

NEXT MEETINGS:

PLANNING BOARD: 6:00 p.m. Wednesday, April 10, 2019.
WORK SESSION: 6:00 p.m. Tuesday, April 23, 2019

Planning Board Meetings 2019

January						
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■ TOWN ELECTIONS

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■ ANNUAL TOWN MEETING

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■ STM - TBD

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- 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

approved