

WESTPORT PLANNING BOARD

Regular Meeting

AGENDA

Thursday, April 11, 2019

Town Hall Annex

Call to order 5:30 p.m.

Appointments

5:30 p.m. Public Hearing

1. **Winner Way (18-005C-FF) (Hearing continued from November 27, 2018, January 29, 2019, February 20, 2019, March 26, 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.

6:00 p.m. Public Hearing

2. **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.

3. Administrative Items

- a. 15-009C Bentley Estates II – Endorse IHSP Decision
- b. Adirondack Lane A & B BWC Connecticut River LLC (17-002SP-S) Sign Form G
- c. Municipal Vulnerability Grant (MVP) – Review/Discussion
- d. Town Meeting Warrant Articles
- e. Chapter 61A Release – Board of Selectman requesting comments on Release of Land owned by McGovern properties and Hindsale Trust located on the west side of Sodom Road, Map 59 Lot 5-1.

4. Planners Report.

5. Matters not reasonably anticipated.

6. Correspondence.

7. Minutes.

March 26, 2019

8. Invoices.

W.B. Mason - \$33.62

CGIS Mapping – \$4,000

Environmental Systems Research Inst. (ESRI) - \$700

SITEC, Inc. – Head Landing Project - \$725

Hartnett's – March Phone/Feb-Mar Mileage - \$189.11

ADJOURNMENT

NOTE: Agenda is subject to change

NEXT MEETINGS:

WORK SESSION: 4:00 p.m. Tuesday, April 16, 2019
PLANNING BOARD: 6:00 p.m. Wednesday, April 23, 2019.

Planning Board Meetings 2019

January						
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TOWN ELECTIONS

ANNUAL TOWN MEETING

July						
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December						
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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