

## Planning Board Minutes

**Date:** February 14, 2018

**Time:** 7:32

**Present:**

X	J. Hargraves	X	A. Pease
X	J. Lindquist		W. Stacy (associate)
	A. Leonard	X	T. Foster

**Also attending:** Laura Harbottle, Land Use Agent, Steve Breitmeyer and engineer, Harold Chattaway, Mike McCallum

### Documents:

ANR for 2 lots off Fitchburg State Rd. Plan of land for Raymond J. Ciccolo; Ashby Acres Realty Trust, 75 No. Beacon St. Boston 02130. Lots accessed by common driveway. Rec'd \$150 from Ciccolo Property Trust.

### Minutes:

AP moved to **approve the minutes** of Jan. 24, 2018. JH 2<sup>nd</sup>. Unanimously approved.

**7:40 Overlook Drive subdivision modification:** The developers want permission to access two ANR lots from a common drive that comes off of the new cul-de-sac, Lt. Jonas Barrett Drive, known to the builder as Overlook Drive. We discussed the requirements for modifying the Subdivision Plan. Breitmeyer will provide us with draft easement language for all affected lots. Highway requirements for a common driveway will be listed on the Plan. He assured us that the full road and easement will be constructed before requesting any building permits for homes. Their engineer will calculate the total construction disturbance area of the subdivision, but thinks it will be about 8 acres. After further questions, AP **moved to approve the Subdivision Modification** subject to the Highway Dept. regulations regarding the construction of a common driveway. JH 2<sup>nd</sup>. Unanimously approved.

Discussion continued on the specifics of the two new proposed ANR lots that will be accessed by the common driveway off the subdivision road. The Board is clearly not happy with this project in general, but sees the wisdom of placing the additional ANR houses away from the wetlands located lower on the property. AP **moved to approve** the two ANR lots. JH 2<sup>nd</sup>. There was a dramatic pause. The Chair noted that in all his years on the Board, he has never seen a lack of willingness to vote on an ANR. It was not possible to miss the unhappiness of the Board, but eventually the mature Alan began the voting by saying "Aye". The vote was reluctantly unanimous.

**8:40 Proposed marijuana bylaw update:** Discussion moved on to the ever-evolving Marijuana bylaw. We made numerous changes to the 2/9/18 version, which will be reflected in the next edition. Tricia had a number of salient points which were added. We took a couple of

definitions out of the definition section, including the Marijuana Micro-Business and the Social Consumption Site definitions, as they aren't permitted and therefore don't need to appear in the bylaw. It is required that we provide at least one retail sale permit in town. Discussed season extenders for outdoor cultivation and agreed that it was not necessary to address them in the bylaw.

**Address social consumption of marijuana at restaurant and mixed use venues:** We do not propose to permit this in town.

**Proposed medical marijuana bylaw:** Alan provided us with a proposed Zoning change to regulate Medical Marijuana Dispensaries. We made a number of modifications and will vote on the new edition next meeting.

**9:55 Proposed bylaw modification:** AP moved to “delete CMR 33 and substitute 310 CMR 10.0” in Section 4.2.6. As usual, we love Alan's cool bylaw tweaks. So much so that the minutes do not reflect what this is actually about, but if you really care you can look it up. JH was happy to 2<sup>nd</sup> and the Board was happy to vote unanimously in favor.

And we were all very happy to...

Adjourn: 10:00

Submitted by Jeanie Lindquist, Executive Secretary