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MARSHFIELD PLANNING BOARD / BOARD OF SELECTMEN

Meeting Minutes

June 11, 2018 – 7:00 PM

Town Hall – Hearing Room 1 / BOS Hearing Room

PRESENT: Mike Baird, Chair
Mike Biviano, Jr. Vice Chair
Fred Monaco
Katie O'Donnell
Nik Pappastratis

ALSO PRESENT: Greg Guimond, Town Planner
Kay Ramsey, Executive Assistant

Mr. Baird called the meeting to order at 7:00 PM.

MINUTES: Mr. Monaco moved to approve the minutes of June 4th, 2018. Mr. Biviano seconded. The vote was unanimous.

BOARD/STAFF REPORTS: Mr. Guimond said there is a need to raise the fees for the modifications, both for Subdivisions and Special Permits, as we have had to request more money for inspections for this type of application. He suggested raising the fees to \$1,000. If the Board agrees, we will schedule a public hearing. The Board agreed with Mr. Guimond's recommendation.

PROJECT CHANGE: Mr. Guimond explained that the developers have their own master plan for Enterprise Park. He showed the Board the proposed letter to the State and asked if anyone had any other comments or if they thought any of his comments should be changed. Mr. Biviano said to point out the fact they have exceeded already the residential cap. Other than a grammatical fix, the Board agreed with Mr. Guimond's comments. Due to the deadline, Mr. Guimond will make the additional comments and Email to Mr. Baird for signature. Mr. Baird moved to send the letter. Mr. Biviano seconded. The vote was unanimous.

MARIJUANA BYLAW DISCUSSION

The Board adjourned to the Board of Selectmen's Hearing Room for a discussion on the Marijuana Bylaw.

Mr. Guimond had a power point presentation showing the BI, B2 and B3 districts and where they are located in Town. He showed the 3 plots that are not available in the I-1 district. Mr. Guimond said there have been numerous inquiries about expanding the Recreational Marijuana uses into the business districts. He asked if the Boards would like to include the following sentence in the definition of Recreational Marijuana Retailer at the very end: This includes

marijuana cultivator, craft marijuana cultivator cooperative, retailer, product manufacturer, independent testing laboratory, micro business and third party transporter.

Mr. Maresco said one interested party would like to have a facility on Route 139. He said that would provide good visibility. Town Counsel, Bob Galvin, said there is very limited retail space where these kinds of facilities could go and meet the required setback distances.

Mr. Kelleher said he is not comfortable with having these facilities anywhere except in the Industrial Zone. Mr. Bradley concurred. Mr. Fitzgerald said there is enough opportunity in the Industrial District.

Mr. Brian Wall said the residents voted it in but the Boards are zoning it out. He said the only difference between a medical facility and residential facility is a separate entrance.

Mr. Fitzgerald said there are existing businesses that could be bought that would meet the requirements but Mr. Wall said that would require too much money. Mr. Fitzgerald said if there's enough money to be made, they would figure it out. He doesn't see the need for expanding it to other districts.

Mr. Monaco moved to adjourn the Planning Board meeting at 7:40 PM. Mr. Pappastratis seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board