

PLANNING BOARD

DATE: January 9, 2014
TIME: 7:00 P.M.
PLACE: Large Meeting Room
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Ethan Culleton;
Brandee Nelson
Malcolm Fick, Associate Member
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 P.M. Ms. Fowle had not yet arrived.

FORM A'S:

There were no Form A's presented.

MINUTES: DECEMBER 12, 2013

Mr. Musgrove made a motion to approve the minutes of December 12, 2013 as amended, Mr. Culleton seconded, all in favor. Ms. Nelson abstained.

SITE PLAN REVIEW: PROSPECT LAKE INC.

The Planning Board conducted a site visit prior to the meeting at 115 Gas House Lane.

Attorney Edward McCormick was present with the applicant Michael Marino, architect Robert Harrison and property owner Michael Gilmore to discuss the Site Plan Review application for a change of use of a commercial structure at 115 Gas House Lane. The applicant proposes a medical marijuana dispensary in the I-2 zone.

Mr. McCormick said there are 14 parking spaces. There are six parking spaces in front of the building and eight additional spaces along the west border of the property. He said no additional exterior lighting is proposed and what is there will be replaced with downward directed lights.

Ms. Fowle arrived at 7:04 P.M.

Mr. McCormick said there will be offices located on the east side of the building. The west side of the building will be used for the growing facility. The building is required to be very secure by the Department of Public Health. There is a large garage door in the front that is proposed to be closed off and resided with the same siding currently on the building.

Mr. Harrison said the garage door in the loading area (the south side) may be kept if it is needed. It is more likely that this door will be closed off as well, but it is not yet determined. If it is kept, it cannot be open into the growing space so a foyer would have to be built which would take up some of the growing space.

Mr. Hankin noted the loading platform is 30 feet deep. He asked if it is a security concern.

Mr. Harrison said he did not see it as an issue.

Mr. Gilmore said that area is well lit.

Mr. Hankin asked how many employees would work at the business.

Mr. Marino said he expected there would be four. He said he had visited a similar business in Rhode Island where they had four employees. Mr. Marino said there would be two people behind the desk and a grower and possibly a processor in the growing area.

Mr. Hankin asked how many people would be served.

Mr. Marino said there is no way to really know, but the hope would be for 10 customers a day.

Mr. Musgrove asked how much each customer would be allowed to buy.

Mr. Marino said the maximum would be 60 days worth at a time.

Ms. Nelson asked about security for the building.

Mr. Marino said there will be two different security companies providing security. Cameras will be located inside and outside. All the landscaping will be removed and there will be good lighting on the exterior of the building.

Mr. Musgrove said it appears that you have more parking than necessary.

Mr. Marino said if there were ten people served a day that would be two people an hour.

Ms. Nelson asked what the hours of operation would be.

Mr. Marino said 10 AM to 6 or 7 PM six days a week.

Ms. Nelson asked if the architectural plan is reviewed by the State.

Mr. Marino said yes. The State will grant provisional approval until someone comes out to inspect the property.

Mr. Culleton asked if there are disposal requirements.

Mr. Marino said yes, we have to process everything so there is nothing left. There would be very little to dispose of and what there is would be regulated by the State. He said he could not recall exactly what is required.

Ms. Nelson asked if there would be a dumpster on the site.

Mr. Gilmore said there is one dumpster for both this business and his business adjacent to this building to the southeast.

Mr. Hankin said there are three exterior lights shown on the plans, will there be more?

Mr. Marino said we don't expect to add any more lights. There will be cameras mounted on the building. The security advisor has pointed out that there are some issues to fix, but the lights would remain on the building with motion detectors.

Ms. Nelson asked if there is a requirement for specific foot candles of illumination.

Mr. Marino said he did not remember if the State has a requirement.

Mr. McCormick said he did not expect there to be any substantial changes to the site.

Mr. Hankin said he would like to have shielded lights with horizontal cut-offs. The light can not spill onto abutting properties.

Mr. Hankin asked about signs.

Mr. Marino said there would be nothing internally illuminated. He said the sign could not give any indication that this would be a marijuana dispensary. He said he expected to have a small sign approximately 5 foot by 2 foot.

Mr. Hankin asked if the sign would face Main Street.

Mr. Marino said yes it would face Main Street and would be smaller than the Cross Fit sign which is currently there.

Mr. Musgrove read through the site plan review criteria. He asked if there would be any air pollution.

Mr. Marino said charcoal scrubbers would be used so there will be no odor.

Mr. Musgrove asked if there would be a significant outflow from the building into the Town sewer.

Mr. Marino said no.

Ms. Nelson asked if there would be a need for more electrical power or a generator.

Mr. Marino said he did not anticipate needing additional power.

Mr. Hankin commented that he thought the handicap parking space should be closer to the front door. He said the handicap space could go where parking space #2 is shown on the plan.

Mr. Marino agreed it would not be difficult to put the handicap space in that location.

Mr. Musgrove said there is plenty of parking regardless of the use.

Mr. Hankin asked what the size of the building.

Mr. Gilmore said it is 4800 square feet.

Mr. Rembold said it is permitted as an industrial use.

Mr. Musgrove said there are no parking issues.

Mr. Hankin said he wanted conditions on the lighting and moving the handicap parking space. The lights will be downward facing and no light will leave the property. The handicap space will be moved to the front of the building to parking space #2 shown on the plan.

Mr. Musgrove made a motion to approve site plan review with the conditions listed, Ms. Fowle seconded, all in favor.

ZONING AMENDMENTS:

The Board discussed the Draft Zoning Amendments, version 3, dated 12/17/13. The Board agreed that the draft language for #1 Deviation from parking and landscaping regulations was ok.

There was a brief discussion #2 Hotel-Motel Room Limits.

Mr. Musgrove said he wanted to make sure the bylaw allows for the possible building of a new structure as part of an historic redevelopment to allow for more rooms.

Mr. Hankin agreed.

Mr. Rembold said that is the intention of the language.

The Board was in agreement that the language was ok.

The Board discussed #3 Two-Family Residential.

Mr. Rembold said the intent of the bylaw is to allow for the reuse of large single family homes or carriage houses in the back of homes. He said existing homes would not be held to the lot size requirements but if a new home is being built as a two-family it must comply with zoning.

Mr. Hankin noted two-family would be allowed by special permit in the I and I-2 zones.

Mr. Rembold said yes in an attempt to keep those zones industrial.

Mr. Hankin asked if there are large homes in those zones. He asked if we are fearful the I zones would be invaded by two-family homes.

Ms. Fowle said we don't want the industrial zones to be turned into residential zones but will making them allowed by special permit make a difference. Wouldn't the issue of special permits be done incrementally?

Mr. Rembold said there are some homes on River Street. He said it is not a huge area.

Mr. Musgrove asked if we wanted to make two-family homes by-right in the R-1-A zone or should we have two warrant articles, one for the R-1-A zone and a second for the rest.

Mr. Hankin said we should go with everything in the first and have a second that excludes R-1-A.

The Board agreed this would be the best way to move forward with this amendment.

The Board was ok with the concept of #4 Accessory Dwelling Units.

The Board made some language clarifications in #5 Streams & Lakes.

The Board discussed #6 for Medical Marijuana Treatment Centers/Registered Marijuana Dispensaries(RMD). The Board set the setback at 200 feet.

Ms. Fowle had to leave so the Board set the public hearing date for the zoning amendments for March 13, 2014 at 7:00 P.M. at the Town Hall.

Ms. Fowle left the meeting at 8:50 P.M.

Mr. Musgrove made motion to transmit the final draft of the zoning amendments to the Board of Selectmen, Ms. Nelson seconded, all in favor.

TOWN PLANNER'S REPORT:

Mr. Rembold said BRPC with hold a 5th Thursday dinner this month and the topic will be the Community Preservation Act.

Without objection, Mr. Hankin adjourned the meeting at 9:22 P.M.

Respectfully submitted,



Kimberly L. Shaw
Planning Board Secretary

Materials Distributed or Presented for Tonight's Meeting:

Town Planner's memo/email to the Planning Board dated January 7, 2014

Draft Minutes of December 9, 2013

Site Plan application for 115 Gas House Lane

Draft zoning amendments, v.3, dated 12/17/2013

Slides of maps showing 500-foot and 250-foot distance requirements for medical marijuana facilities