



Town of Georgetown

MINUTES

1
2 Committee: Planning Board
3 Date: June 14, 2017
4 Time: 7:00 pm.
5 Location: Georgetown Town Hall, 3rd floor conference room.
6

7 Members present: Rob Hoover, Tillie Evangelista, Matt Martin, Bob Watts, Harry LaCortiglia.
8 Staff present: John Cashell, Town Planner.
9 Minutes taken by A. Thibault.
10 The Meeting was called to order at 7:02 by R. Hoover.
11

Minutes:

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13 B. Watts: I move to approve the draft minutes pending discussion for the May 24, 2017
14 Planning Board meeting.
15 T. Evangelista: Second.
16 Motion carries 4-0; 1 recuse.
17

Vouchers:

18
19 H. LaCortiglia: I move to approve payment for the US Postage Meter in the amount of
20 \$200.00, and for this payment to be expended from the Planning Office postage account#
21 0117542000/534000; said payment is further referenced in the associated voucher attached
22 herewith totaling \$200.00.

23 M. Martin: Second.
24 Motion carries 5-0; unanimous.
25

26 H. LaCortiglia: I move to approve payment of the Eagle Tribune legal ad in the amount of
27 \$227.50, re: ad for Chaplin Hills Public Hearing, and for said payment to be expended from
28 the Planning Office purchase of service account 0117542000/520000.

29 B. Watts: Second.
30 Motion carries 5-0; unanimous.
31

32 M. Martin: I move to approve the payment to the BSC Group, for professional engineering
33 services rendered pertaining to the ongoing infrastructure improvements at the Turning Leaf
34 Subdivision, said payments shall be in the amounts of \$3,136.00 and \$768.00, as reflected on
35 the attached vouchers and associated invoices, and said payments shall be expended from the
36 Planning Peer Review account #8000-258132.

37 B. Watts: Second.
38 Motion carries 4-0; 1 recused.
39

Correspondence:

- 40
41 1. Law Offices Camann and Callahan re: Camelot Realty Trust- Little's Hill subdivision.
42

43 M. Martin: I move, that in accordance with the terms specified in Condition #20 of the
44 Decision of the Planning Board Definitive Subdivision Plan of Little's Hill, the established
45 remaining surety for this subdivision shall remain in place, and specifically, relative to the
46 Applicant or his assigns completing the Order of Conditions of the Conservation Commission

for this subdivision, as specified in the Conservation Agent's attached comments and upon receipt of same by the Town Planner, without further action required by the Planning Board.
B. Watts: Second.
Motion carries 5-0 unanimous.

Public Hearing Georgetown Plaza:

M. Martin: I move to reopen the continuance of the Public Hearing for purposes to continue the dates.

B. Watts: Second.

Motion carries 5-0; unanimous.

M. Martin: I move, per the written request of the Applicant's Attorney, John Smolak (letter dated 24 May 2017), to continue the public hearing, date specific, to the 28 June 2017 Planning Board meeting, RE: the Georgetown Plaza, located at 64-74 East Main Street, Map 11A/Lot 85.

H. LaCortiglia: Second.

Motion carries 5-0; unanimous.

Public Hearing 1A and 1B Rear Spaulding Road:

B. Watts: I move to open the Public Hearing for rescheduling purposes, and to continue the Public Hearing date specific to the 28 June 2017 meeting.

M. Martin: Second.

Motion carries 5-0; unanimous.

Planning Office:

{Planning Board and Town Planner discussion regarding the draft of the Zoning Amendment calling for a Moratorium on Retail Sales of Marijuana. Agreement to request review from Town Counsel.}

B. Watts; I move for the Planning Board to forward to the Board of Selectmen for purposes of inclusion in the 2017 Fall Special Town Meeting, the attached set of Zoning Bylaw Amendments, as written, and specific to the proposed temporary moratorium on retail sales of marijuana as written and as amended. *{Note: See agreed upon language below}.*

H. Lacortiglia: Second.

Motion carries 4-1.

Proposed Warrant Article language and associated Zoning Bylaw Amendments calling for a Temporary Moratorium on Recreational Marijuana Establishments:

To see if the Town will vote to amend the Town's Zoning Bylaw by adding a new Section 165-69.2. TEMPORARARY MORATORIUM ON RECREATIONAL MARIJUANA ESTABLISHMENTS, that would provide as follows, and further to amend the Table of Contents to add Section 165-69.2. Temporary Moratorium on Recreational Marijuana Establishments:

93 Add new Section 165.69.2. Purpose, and for this section to read in its entirety, as follows:

94
95 **§ 165.69.2. Purpose.**

96 On November 8, 2016, the voters of the Commonwealth approved a law regulating the cultivation,
97 processing, distribution, possession and use of marijuana for recreational purposes (new G.L. c.
98 94G, Regulation of the Use and Distribution of Marijuana Not Medically Prescribed). The law,
99 which allows certain personal use and possession of marijuana, took effect on December 15, 2016
100 and (as amended on December 30, 2016; Chapter 351 of the Acts of 2016) requires a Cannabis
101 Control Commission to issue regulations regarding the licensing of commercial activities by
102 March 15, 2018 and to begin accepting applications for licenses on April 1, 2018. Currently
103 under the Zoning Bylaw, a non-medical Marijuana Establishment (hereinafter, a "Recreational
104 Marijuana Establishment"), as defined in G.L. c. 94G, Section 1, is not specifically addressed in
105 the Zoning Bylaw, Regulations to be promulgated by the Cannabis Control Commission may
106 provide guidance on certain aspects of local regulation of Recreational Marijuana establishments.
107 The regulation of recreational marijuana raises novel legal, planning, and public safety issues, and
108 the Town needs to study and consider the regulation of Recreational Marijuana Establishments
109 and address such issues, as well as to address the potential impact of the State regulations on local
110 zoning and to undertake a planning process to consider amending the Zoning Bylaw regarding
111 regulation of Recreational Marijuana Establishments. The Town intends to adopt a temporary
112 moratorium on the use of land and structures in the Town for Recreational Marijuana
113 Establishments so as to allow sufficient time to address the effects of such structures and uses in
114 the Town and to enact bylaws in a consistent manner.

115
116 Amend Section 165-7. Definitions and word usage. Sub-section B. , to include the following
117 definition for RECREATIONAL MARIJUANA ESTABLISHMENT:
118 RECREATIONAL MARIJUANA ESTABLISHMENT - a marijuana cultivator, marijuana
119 testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed
120 marijuana-related business.

121
122 Add new Section 165.69.3. Temporary Moratorium., and for this section to read in its entirety, as
123 follows:

124 **§ 165.69.3. Temporary Moratorium.**

125 For the reasons set forth above and notwithstanding any other provisions of the Zoning Bylaw to
126 the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for
127 a Recreational Marijuana Establishment and other uses related to recreational marijuana. The
128 moratorium shall be in effect through June 30, 2018 or until such time as the Town adopts Zoning
129 Bylaw amendments that regulate Recreational Marijuana Establishments. ~~whichever occurs~~
130 ~~earlier.~~ During the moratorium period, the Town shall undertake a planning process to address
131 the potential impacts of recreational marijuana in the Town, and to consider the Cannabis Control
132 Commission regulations regarding Recreational Marijuana Establishments, and shall consider
133 adopting new Zoning Bylaws in response to those new issues. Or, take any action relative thereto.

135 *Footnote: The Planning Board will need several months to craft zoning and to hold Public*
136 *Hearings for the Special Fall Town Meeting, and expressed concern with the amount of time*
137 *available to accomplish this task.*

138
139
140 Motion to adjourn was made by M. Martin.

141 T. Evangelista: Second.

142 Motion carries 5-0.

143
144 The meeting was adjourned at 8:50pm.