

**New Marlborough Planning Board
August 28 2019**

Attendees

Members

Peter Tiso, Daniel Doern, Mark Carson, Eric Schaeffer, Angus Kerr (Secretary)

Other Attendees

Patrick M. McColgan

Call to Order 7:00

A/ANR Review

Patric M. McColgan presented a form for A/ANR on behalf of Robert D. Montgomery to the board. The plan combined eight lots into a singular, 197.038 acre lot with a 3.000 acre building envelope located on the North Side of New Marlborough. The board approved the plan and a signed copy was given to the applicant. A fee of \$150 was received.

Review of Minutes

Daniel Doern motioned to approve the minutes of the July 10 meeting, Peter Tiso abstained, and the board voted to approve the July 10 minutes.

Peter Tiso motioned to vote on the July 24th minutes and the board approved the minutes unanimously.

Mark Carson recommended a small change to the August 14 minutes, and the board voted to approve the minutes with the amendment.

Review Of Mail

The Monterey Board of Appeals sent notice of their August 6 Public Hearing to grant COP, LLC permission to build a new 40' x 70' boys' cabin, but that it must be subject to limitations on time use and approval by the Monterey Board of Health.

Updates on timeline for revisions to the Medical Cannabis / Research Facility By-Law

The Board continued their review of the existing context for the Cannabis bylaw. Daniel Doern presented his review of existing commercial establishments within the town,

which included lot size, total gross building size, building footprint, lot coverage, location and visibility. Eric Schaeffer presented his research into existing cannabis establishments in Massachusetts, and on medical cannabis usage within the state. The board used these reviews to establish context for the necessary building requirements for a potential cannabis infrastructure within New Marlborough.

The board discussed implementing setbacks and visibility criteria dependant on the type of cannabis facility, and reached consensus that outdoor growing facilities would not be permitted in village centers, and would be subject to screening and 100 ft setbacks with a minimum lot size of 5 acres, and no maximum lot coverage. These decisions were not voted on at this time.

The Board agreed that indoor growing and research facilities would be subject to screening and 200ft setbacks, with a maximum building size of 20,000ft. The board did agree, however, that commercial establishments within historic buildings would be subject to less visibility requirements.

The board discussed parking requirements and lot size for cannabis retail establishments and dispensaries, and determined that they should in village areas capable of sustaining the traffic incurred by cannabis retail, and that adaptive reuse of existing commercial establishments should be promoted.

Peter Tiso shared the selectboard's response to his presentation for a future bylaw that would facilitate technical review all special permit bylaws. The selectboard were supportive of the idea, and recommended that Peter Tiso create a proposal and talk to the Building Inspector. Tiso recommended looking at Solar Bylaw and other specific bylaws to see what recommendations and suggestions the Building Inspector would have.

The board discussed their intention to organise further working meetings outside of regularly scheduled Planning Board sessions to meet the bylaw deadline. Peter Tiso offered to work on special permit review bylaw, Mark Carson offered to check with the Board of health and Peter Tiso recommended the board search for basic ways to include environmental safety considerations in their bylaw before the next meeting.

Old Business

None

New Business

None

Motion to Adjourn 8:56