



Planning Board Meeting Minutes

1/14/2019 - Minutes

1. Call To Order

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

2. Acceptance Of Minutes

a. 12/10/18

Mr. Walkovich motions to accept the minutes as written. Mr. Patenaude seconds. All in favor. Mr. Lonergan abstains as he was not present for the 12/10/18 meeting

3. Vouchers

4. Plan Endorsement

5. Appointments

a. 7:10PM - Presentation Of Proposed Assisted Living Facility

Doug and Michelle Wright attended the meeting to present a proposed Assisted Living Facility which would be located at 42 Mill Street, the property meets all setbacks as required and will be built in three phases. The facility will provide meals, activities and transportation, they will offer assistance with cleaning and laundry. The first phase will consist of 16 units, the second phase will bring it to 38 units and the third phase will bring the total number of units to 62. It will house approximately 74 adults in the facility. Mr. & Mrs. Wright conducted surveys with several other assisted living facilities and this is the average number of residents. Mr. McHugh asked about parking spaces and Mr. Wright is proposing 35-40 spaces which concerned the Board in respect to number of units, number of employees and visitors, Mr. Wright seems to think that the average age will be 78-84 years old and thinks that their will a limited number of driving residents but Mr. Wright will take this concern into consideration. Mr. McHugh suggested for them to have a traffic study done on the intersection as well as think about pedestrian access to the facility. Also Mr. Patenaude recommends for him to look over the Design Guidelines, Ms. Montesanti will forward them over to Mr. Wright for review, these guidelines are helpful when planning and considering all aspects of design which include but are not limited to elevation, lighting, landscape and parking. Mr. Wright thanks the Board for their time, insight and guidance, the Board thanks Mr. Wright and offers future guidance and looks forward to working with them on this project.

6. Action Items

a. ZBA Packet Comments - 122 South Road - Discussion & Vote If Necessary

The Board has no comments at this time.

7. Reports/Correspondence/Discussion

a. Willson's Junkyard Re-Build Update

Ms. Montesanti provided board members with a copy of the re-build plans since the fire, it was a courtesy drop off by Mrs. Wilson, currently they are demoing the property affected by fire but will be rebuilding in the same foot print as structure before.

b. Master Plan Update

Mr. Walkovich updated the Board that the regular Master Plan Committee meeting was held on January 10 and progress is being made and they are moving right along, the Senior Visioning Session was held on January 11th. The next Visioning Session will be held on February 7, 2019 and will address Open Space, Recreation, and Natural and Cultural Resource policies. The next regular Master Plan meeting is scheduled for February 21, 2019.

c. DLTA Fund RFP

The DLTA funding requests are due to NMCOG January 22 and Ms. Davis and Ms. Montesanti are working on those now and will submit.

d. Recreational Marijuana Bylaw

Mr. McHugh suggests the Board to start by going through the draft bylaw for recreational marijuana from the beginning and Ms. Davis had provided comments on several aspects of this draft for the members to consider. Mr. Lonergan suggests in the schedule of use regulations to allow for a marijuana retailer to operate by permit in an industrial zone. In the section 6510: Purpose, Mr. McHugh would like the first sentence "It is the purpose of this bylaw to minimize any potential adverse impacts on the quality of life in the Town of Pepperell" to be removed as it is redundant with the next sentence.

In section 6530: Definitions, the Board is satisfied with all definitions except Ms. Campetti suggests that the Board adds a definition for "temporary storage", Ms. Montesanti will look through the Cannabis Control Commission's website for further definition of this term and how it is used in their guidelines. The Board agrees that this is a term that they foresee to have the potential of being misinterpreted and would like this added to a list Ms. Montesanti will compile for the Board of items to revisit at the next meeting.

In section 6540.1: Location, the Board engages in conversation in regards to Marijuana Establishments not being allowed within a 500' radius of any residential district and are concerned this radius could be too restrictive. Another area that could be too restrictive is Marijuana Establishments not being allowed within a 500' radius of a premise with licenses for "alcoholic beverages to be drunk on premises." Ms. Campetti is interested in getting a street map with a zoning overlay in order to see where exactly an establishment could go with these type of restrictions, Mr. Patenaude agrees that this would be helpful as some commercial and industrial areas have residential districts closely abutting them. Mr. Patenaude also suggests we look into any restrictions that are in place as to how close in proximity two package stores can be located, if there aren't any restrictions like that in place then can the Board even place restrictions on how close a marijuana establishment could be located in respect to a package store or another type of Marijuana Establishment or Marijuana Cultivator. Mr. McHugh also thinks it would be helpful to work language to promote the proximity where a marijuana retailer and a cultivator can be located, this would be helpful to condense the product area in town, Mr. Patenaude also thinks this would be helpful to police and protect the area as well. This section will be revisited at the next meeting.

In section 6540.2: Hours of Operation, Mr. Patenaude suggests that the Board define the hours of operation, true hours of operation should include when employees would be on site, deliveries would occur, when cleaning would happen and when customers would actually be on-site purchasing product. Mr. McHugh suggests that these hours not be longer than that of approved establishments of alcohol sales, or something to that effect to keep it consistent throughout.

In section 6540.10: All Marijuana Establishments shall be ventilated in such a manner that, Ms. Campetti and Mr. Patenaude both suggest that this section needs to be elaborated on because a "normal sense of smell" can be interpreted in many different ways and what's normal to one person may not be recognizable to the next. Mr. Walkovich suggests that the Board look into the state regulations on noise, air and odor control and see if we can come to a more clearly written section of this bylaw and agree to revisit this at the next meeting.

8. Future Meeting

- a. 1/28, 2/11, 3/4, 3/18

Mr. Patenaude motions to adjourn meeting. Mr. Lonergan seconds. All in favor. Meeting adjourned at 8:36PM.

Respectfully submitted by Brynn Montesanti, Administrative Assistant to Planning Board.