

Shutesbury Planning Board Meeting Minutes
February 27, 2018 Shutesbury Town Hall

Planning Board members present: Deacon Bonnar/Chair, Steve Bressler, Jim Aaron, and Linda Rotondi

Planning Board members absent: Jeff Lacy and Robert Raymond

Staff: Linda Avis Scott/Land Use Clerk

Guests: Mary Lou Conca

Bonnar calls the meeting to order at 7:34pm.

Public Comment:

Mary Lou Conca requests the list of chemicals being used by the new construction company (S&C Electric). Bonnar provides Conca with the 2.27.18 email from Kevin Sullivan/SBC Global and Ted Nicolai/S&C Electric "Re: Shutesbury – Special Permit Pre-Construction Requirements" and explains that there has been a problem with the sending of the complete list of MSDS documents via email; Jeff Lacy and Susie Mosher/Town Clerk are working to obtain the complete list per Conca's request. Conca, speaking as a town resident, states her concern about the "Volunteer Appreciation Dinner" being held at the Shutesbury Athletic Club (SAC) on 3.2.18; there is a law preventing town volunteers and employees from accepting gifts; Evan Jones is a member of the SAC and related to Cinda Jones (owner of the Wheelock parcel). Bonnar: the Planning Board is not a sponsor the 3.2.18 dinner. Conca: all board members are invited to this club run by private individuals. Rotondi: the invitation email was sent to town volunteers and employees. Scott explains to Conca that food for the event is being prepared and provided by members of the Select Board. Conca states that the SAC will benefit from the sale of alcoholic beverages and that only members of the SAC can be served alcoholic beverages. Conca is advised to bring her concerns regarding the 3.2.18 event to the Town Administrator and Select Board.

Bressler moves to approve the 2.12.18 meeting minutes as presented; Aaron seconds the motion that passes unanimously.

Proposed Zoning Bylaw Amendments for Annual Town Meeting:

Bressler: because the Planning Board does not have consensus, he respectfully requests the "increase allowable for living area for an accessory apartment" be struck from consideration. Bonnar suggests the increase be reduced from 1,000 square feet to 900 square feet. Bressler notes Lacy's prior reference to the ZBA's experience with requests for accessory apartments greater than 800 sq. ft., however, given his experience living in a 750 square foot house, he does not support an increase. Rotondi and Aaron support Bressler's recommendation. Bonnar: most of the ZBA proposals for increases could be accommodated by a change to a 900 sq. ft. limit. Bressler: Lacy's original intent was to put forth zoning amendments fully supported by the Planning Board. Bonnar refers to the "Temporary Moratorium on Licensed Marijuana Establishments" amendment to the Athol Zoning Bylaws and the KP Law sample template and explains

that if Shutesbury passes such a moratorium at annual town meeting it will remain in effect only until December 31, 2018. Bressler and Bonnar support using the KP Law "Model Moratorium Warrant Article". Bonnar: security is the main concern regarding marijuana related facilities. Bressler: a moratorium will provide time for the Board to learn about bylaws regarding such facilities. Bressler moves the Planning Board use the KP Law "Model Moratorium Warrant Article" and understands that, if passed, this moratorium will remain in effect until December 31, 2018; Rotondi seconds the motion that passes unanimously.

Bonnar: the amendments will be submitted to Town Counsel Attorney Donna MacNicol for review in advance of the next Planning Board meeting.

At 8:19pm, Bressler moves to adjourn the meeting; Aaron seconds the motion that passes unanimously.

Documents and Other Items Used at the Meeting:

1. 2.27.18 email from Kevin Sullivan/SBC Global & Ted Nicolai/S&C Electric "Re: Shutesbury – Special Permit Pre-Construction Requirements"
2. 2.22.18 email from Mary Lou Conca "You've Been Called Out on the Law"
3. List of proposed Zoning Bylaw amendments
4. KP Law "A Guide to the Law Legalizing Non-Medical Marijuana" revised January 2018
5. Town of Athol Zoning Bylaw amendment "Temporary Moratorium on Licensed Marijuana Establishments"

Respectfully submitted,
Linda Avis Scott
Land Use Clerk