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PLANNING BOARD

**PLANNING BOARD REPORT
FOR FALL ANNUAL TOWN MEETING
OCTOBER 17, 2016
WARRANT ARTICLES**

The following information pertains to the Planning Board's report on Articles 14, 15 and 16. For any questions or information, contact the Planning Department at (508) 839-5335 ext. 1120.

**Planning Board Report for Article 14: ZBL-2016-12
Use Table Amendment For Municipal Uses Voted by Town Meeting**

At its meeting on September 26, 2016 the Grafton Planning Board conducted a public hearing to consider proposed Amendment to Section 3.2.3.1 Use Regulation Table – Public and Semi-Public Use category 10. Municipal uses voted by Town Meeting to allow a change from approved by Special Permit to approved by Site Plan Review. Board members present were Chairman Michael Scully, Vice Chairman, Robert Hassinger, and Members Tracy Lovvorn and Linda Hassinger. No public comment on the article was received.

At the public hearing, Assistant Town Administrator Douglas Willardson provided an overview of the rationale for submission of ZBL 2016-12 citing a more responsive public process for municipal projects. He noted that the proposal would allow municipal projects to be approved by Town Meeting vote and still require site plan approval through the Planning Board. This would apply to all projects in all zoning districts. The change is being proposed to streamline a process to accommodate the unique nature of municipal projects that sometimes require advance approval prior to be applying for state and federal grants.

The Planning Board noted that the use category for "Municipal Uses voted by Town meeting" is extremely broad. Various municipal uses have different levels of impacts to abutters and surrounding neighborhoods. The Board was of the opinion that without a broader spectrum of municipal uses contained within the use table and an analysis of those uses for appropriateness within each zone that the Board could not support the general change of municipal uses from being approved by special permit to site plan review.

The Board voiced that Planning Department Staff and the Administration should prepare an article for consideration at a future Town Meeting that identifies specific municipal uses and

based the permitting process on an analysis of the suitability of those uses based on each zoning district.

Based on the Board's deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND PASSING OVER** this article and recommend the Town Administrator and Town Staff work with the Planning Board to consider language that breaks out the various municipal uses and reflects which permitting process would be appropriate for the various zoning districts.

**Planning Board Report for Article 15: ZBL-2016-10
Amendment to Section 1.5.5 Conditions for Granting Special Permits**

At its meeting on September 26, 2016 the Grafton Planning Board conducted a public hearing to consider proposed amendments to Section 1.5.5 Conditions for Granting Special Permits to insert new language as follows:

k. If the proposed use is a Registered Marijuana Dispensary or an Off-Site Medical Marijuana Dispensary, compliance with 105 CMR 725.000 and approved regulations of the MA Department of Public Health

Board members present were Chairman Michael Scully, Vice Chairman, Robert Hassinger, and Members Tracy Lovvorn and Linda Hassinger. No public comment on the article was received.

The purpose of the article is to specify as part of the special permit review process that Registered Marijuana Dispensaries and Off-Site Medical Marijuana Dispensaries must demonstrate compliance with Mass Department of Public Health siting requirements. The Board is of the opinion that reference to State siting requirements will expressly permit the Board to require documentation demonstrating compliance as part of its special permit process.

Based on the Board's deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of the this article.

**Planning Board Report for Article 16: ZBL-2016-11
Amendment to Section 9.4 Campus Overlay District Permitted Uses**

At its meeting on September 26, 2016 the Grafton Planning Board conducted a public hearing to consider the proposed amendment to Section 9.4 Campus Overlay District adding language stating the following:

For the purpose of this section, Registered Marijuana Dispensary and/or an Off-Site Medical Marijuana Dispensary shall not be considered a pharmaceutical use.

Board members present were Chairman Michael Scully, Vice Chairman, Robert Hassinger, and Members Tracy Lovvorn and Linda Hassinger. No public comment on the article was received.

The purpose of the article is to specify that Registered Marijuana Dispensaries and Off-Site Medical Marijuana Dispensaries are not considered pharmaceutical uses under the Campus Development Overlay District. The Campus Development Overlay District was enacted to encourage expedited permitting review of research facilities, life science industries, and pharmaceutical projects covered through the development of a master plan for sites within the district. The inclusion of this language reinforces that Registered Marijuana Dispensaries and/or an Off-Site Medical Marijuana Dispensaries are permitted through the underlying district provisions and require the issuance of a special permit by the Planning Board.

Based on the Board's deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of this article.