

**Charlemont Planning Board  
December 19, 2018 Meeting Minutes**

Members Present: Bill Harker, Co-Chair, Gisela Walker, Carlene Hayden, Bob Nelson.

Others Present: Pat Smith, FRCOG, Marguerite Willis; Select Board Liaison to the Planning Board

Call to Order

Planning Board Co-Chair Bill Harker called the meeting to order at 6:30 p.m.

Minutes from 11/29/2018 were approved as written.

#1: 6:30 pm: Continue Draft of Adult Use Marijuana regulations

Pat Smith distributed the third draft of proposed adult use marijuana zoning bylaw amendments to attendees. The main change from draft two was combining sections 46 and 47, which were specific to medical use and adult use into one section for both purposes. We reviewed the changes Pat Smith made in this draft. The first change on page one was to eliminate the existing Medical Marijuana overlay district. As proposed in the previous meeting, Charlemont would have a retail marijuana district that would include the area 1/8<sup>th</sup> mile north and south over the entire span of Route 2 north of the Deerfield River east of where the river passes north of Route 2 at Ledge Lane. There was some discussion as to whether retail should be allowed outside the village district, since the attraction of the town is the scenic beauty of the Route 2 corridor. It would be beneficial to encourage the village to grow to the south side of the river. There would only be only two retail stores, so it is likely there would be one in the village and one elsewhere on Route 2, so the impact would be minimal. A main purpose of the proposed retail marijuana district was to exclude growing in this area. Pat Smith will ask if we can create an exclusionary district for growing. Marguerite Willis suggested that the proposed retail map could be used as a scenic corridor district.

The use table on page two was reviewed. The only changes were that the manufacturer in the village district is now limited to 3000 sq. ft. and a manufacturer outside the village district is limited to 6000 sq. ft. Testing laboratories are limited to 3000 sq. ft. Site Plan Review requirements are based on the existence of the overlay district. If everything required a special permit, there would be no purpose for the overlay district.

Section 46 was reviewed, which is the combination of the former sections 46 and 47.

Section 46.8k is too long and will be reviewed.

In Section 46.9b only the first sentence will be kept.

In Section 46.9f, Outdoor Cultivation will be changed to Cultivation

Some additional wordsmithing will occur in draft four for some paragraphs that are not easily understood.

Pat Smith will make changes before year end.

There was discussion as to the timing of presenting the marijuana zoning changes to the town and whether it should occur in the Annual Town Meeting or a separate Special Town Meeting.

## #2: Farm Bug Host Agreement with Town of Charlemont

The Planning Board received a memo from the Select Board, asking them to report all related time and expenses from the day the Farm Bug farm business began, as part of the Community Impact Agreement the Select Board signed with them. The Planning Board would like a copy of the host agreement to ensure that our marijuana bylaws do not create any conflicts. Marguerite Willis said Town Administrator Peg Dean can provide this.

## #3: Review mail & correspondence: email from Fire Chief regarding Indian Plaza

Fire Chief Dennis M. Annear was called on Sunday December 16 regarding overcrowding of the old gift shop area of the Indian Plaza on Route 2. He and William Harker went to inspect the event. The event was sponsored by Green Mind Events and was a cannabis related event as described by J.C. Albee. Mr. Annear has concerns about the assembly use of this building, the number of attendees and sprinkler requirements. He contacted Jim Hawkins of the FRCOG Building Department who concurred that an assembly permit would be required to use this structure for such an event, even if it classified as a private event. While it is the planning board's responsibility to permit the use of the property for zoning and changes of use, it is the responsibility of the building department to permit the use of the building for assembly type activities. Bill Harker is concerned that there are insufficient exits in the building for the number of people attending. Chief Annear has concerns with the need for sprinklers, when the threshold for the number of people is exceeded.

## #4: Indian Pow-wow & private marijuana-related events

Harold Roberts came to Carlene Hayden to request an appointment with the Board, indicating he wants to rent out the space at the Indian Pow-Wow property for private functions. Marguerite Willis said that the fire chief should be asked if this is possible. Walker says we should consider awaiting the Fire Chief and putting off this meeting currently planned for January 3 to January 17.

## #5: Farm Distillery pre-application discussion 1/3/19

Applicants will come in on January 3 to discuss a potential distillery on Potters Road.

## Adjournment

On a motion by Walker and seconded by Hayden, the meeting was adjourned at 8:07 P.M.

Respectfully submitted,  
Bob Nelson

### **Documents viewed in the Planning Board meeting of 12/19/2018\***

1. Agenda for meeting of 12/19/2018
2. Minutes from meeting of 11/29/18
3. Proposed Adult Use Marijuana Zoning Bylaw Amendments Third Draft; 12/19/2018
4. Official Zoning Map with highlighted area 1/8<sup>th</sup> mile north of the Deerfield River
5. Email from Fire Chief Dennis Annear regarding cannabis event at Indian Plaza; 12/17/2018
6. Memo from Select Board requesting reporting of community impacts relating to Farm Bug operation; 12/10/2018

\*Documents are stored in their respective files