

**Charlemont Planning Board**  
**January 3, 2019 Meeting Minutes**

Members Present: Bill Harker, Robert Malone, Co-Chairs, Gisela Walker, Carlene Hayden; Bob Nelson

Public: Julia Aaron, resident on Potter Road; Patricia Aaron, Ben Roesch, Andrea Stanley

Call to Order: Robert Malone called the meeting to order at 7.02pm

Item 1: Interest in setting up a distillery on Potter Road

The team of Pat Aaron, Stanley and Roesch would like to open up as a phase 1 a storage facility in the garage of Julia Aaron for barrels of whiskey to be aged there. The three are in the barley-malt and brewery business with an interest in locally grown ingredients and have formed the Backroads LLC. Over time this may turn into a regular distillery. Right now they will require a special permit for the storage operation. It was agreed to set a hearing date for February 21<sup>st</sup>.

Item # 2: Approval of Minutes

Minutes of December 19 were approved by motion from Carlene and second by Bob; all in favor.

Item #3 Marijuana Regulations

The Board went through the latest draft of 12/27/18 submitted by Pat Smith from the FRCOG and made a few changes and identified some questions. One change considered was a minimum lot size for any cultivation/growing operation of 5 acres in order to avoid air and water quality problems for the abutters. We will see how that flies in public meetings. Other issues discussed were possible height limitations to the growing facility as the town limit is at 36 feet which seemed a bit tall for a 'greenhouse', and whether to require a special permit instead of site plan review for retail stores. The Board acknowledged some confusion over the overlay district proposals by the FRCOG and will need to ask for clarification. As to the point of whether to bring these marijuana related bylaws before the annual town meeting or a special town meeting later in the summer, given the heavy workload for Carlene at the Assessors office she sees no way to get this done in May especially with Pat Smith having retired. This needs to be discussed with the Select Board.

Item #4: Indian Plaza

Mr. Roberts will come before the Board at the next meeting to talk about his wish to be permitted for rental of his property for events other than the Pow-Wows he has a long-standing permit for. An organization calling itself Green Minded Events had been using his building for the enjoyment of marijuana products. This is not only illegal but also put too many people into that building so that the fire chief and building inspector closed it down. The Green Minded event seems to have since moved to the neighboring town. There has also been some buzz about a "Smoke and Float" operation, which reportedly occurred this past summer. The public does not seem to understand that even though the use and growing of marijuana is now legal, it is nevertheless heavily regulated – hence our work on the bylaws!

Item #5: All Board meeting on January 15.

Topic of discussion is economic development. Planning Board members will try to attend.

Malone moved to adjourn the meeting at 9.10pm, 2<sup>nd</sup> by C Hayden, all in favor

**The next meeting of the Planning Board is Thursday, January 17 at 7pm.**

Respectfully submitted **by Gisela Walker**

**Documents viewed in the Planning Board meeting of 1//4/2019\***

1. Agenda for meeting of 1/4/2019
2. Minutes from meeting of 12/19/2018
3. Proposed Adult Use Marijuana Zoning Bylaw Amendments Third Draft; 12/27/2018
4. All Board Meeting Agenda-1/15/2019