

March 14, 2018
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Members	Andy Rodenhiser	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio
Attendance	X	X	X	X	X

ALSO PRESENT:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 6:30 pm. The meeting was held in the Community and Economic Development office.

There were no Citizen Comments.

Proposed Amendments to the Medway Zoning Bylaw:

The Board is in receipt of the following document: **(See Attached)**

- Warrant for 3-19-18 Special Town Meeting.

The Board was made aware that they need to vote on its recommendations on Articles 3 and 4 to the Special Town meeting to be convened on March 19, 2018. The official results of the March 6, 2018 ballot vote on recreational marijuana (Article 3) are as follows:

- 610 yes votes (to prohibit recreational marijuana retailers)
- 441 no votes

Article 3:

This article adds definitions for marijuana establishment and marijuana retailer along with amending Table 1 under Schedule of Uses under Business Uses and Industrial Uses. The discussion revolved around if the Board wanted to allow marijuana establishments (non-retail) in the Business Industrial zoning districts. The PEDB discussed that there are specific controls in place if an application was presented to the Board. The Board decided to retain the language as included on the warrant and to not recommend any changes.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to recommend Article 3 as written.

Article 4:

Article 4 is to see if the town will vote to amend the Zoning Bylaw, Section 8.9 Registered Marijuana Dispensary (medical marijuana) by modifying item 5. i. in Paragraph E. General

Requirements. This would revise the distance requirement of 500 feet between registered medical marijuana facilities to only apply to those selling medical marijuana in a retail setting directly to registered consumers and their caregivers.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to recommend Article 4 as written.

Town Line Estate Subdivision:

The Board is in receipt of the following document: (**See Attached**)

- Letter dated March 12, 2018 from project manager Jeffery Kane on behalf of Rob and Lisa Lapinsky.

The Board is in receipt of a letter from Town Line Estates requesting an extension to the Board's action deadline to April 30, 2018. This is needed due to the 3/13/18 snow storm and the cancellation of the Board's hearing on that date.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to extend the deadline for Town Line Estates to April 30, 2018.

FUTURE PEDB MEETINGS:

- Tuesday, March 27, 2018.

ADJOURN:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 6:50 pm.

Amy Sutherland



Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator



TOWN OF MEDWAY
Planning and Economic Development Board
155 Village Street
Medway, Massachusetts 02053

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Richard Di Iulio

SPECIAL MEETING NOTICE

Wednesday, March 14, 2018 @ 6:30 p.m.

LOCATION

Medway Town Hall, 155 Village Street
Community and Economic Development Office

AGENDA

CALL TO ORDER

CITIZEN COMMENTS

PUBLIC HEARINGS

6:35 p.m. Vote recommendations on proposed amendments to the *Medway Zoning Bylaw* for consideration at the March 19, 2018 Special Town Meeting

BUSINESS

1. Town Line Estate Subdivision - Consideration of Request for Extension of Deadline for the Board's Action/Decision (Current Deadline is April 3, 2018)

OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

ADJOURN

The listed agenda items are those reasonably anticipated by the Chair to be discussed at the meeting.
Public hearings cannot commence before the specified time. Appointment times are approximate and may be adjusted.
Not all of the listed items may in fact be discussed.

The Board may address and consider other matters not specified to the extent permitted by law.

UPCOMING PEDB MEETINGS

Tuesdays, March 27, April 10 & 24, and May 8 & 22, 2018

SPECIAL TOWN MEETING

Monday, March 19, 2018

ANNUAL TOWN MEETING

Monday, May 21, 2018

Telephone: 508-533-3291

Fax: 508-321-4987

planningboard@townofmedway.org



March 14, 2018

**Medway Planning & Economic Development Board
SPECIAL MEETING**

Proposed Zoning Bylaw Amendments

- Warrant for 3-19-18 Special Town Meeting

You need to vote your official recommendations on Articles 3 and 4 to the Special Town Meeting to be convened on March 19th. See attached warrant.

The official results of the March 6, 2018 ballot vote on recreational marijuana (Article 3) are as follows:

- 610 Yes votes (to prohibit recreational marijuana retailers)
- 441 No votes (to allow recreational marijuana retailers)

**TOWN OF MEDWAY
WARRANT FOR MARCH 19, 2018
SPECIAL TOWN MEETING**

NORFOLK ss:

To either of the Constables of the Town of Medway

GREETING:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in Town affairs to meet at the Medway High School Auditorium, 88 Summer Street, on Monday, March 19, 2018 at 7:00 PM, then and there to act on the following articles:

ARTICLE 1: (Enterprise Fund Transfer: Water System Improvements)
To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds in the Water Enterprise Fund or other available funds the sum of \$50,000 for Fiscal Year 2018 for the purpose of funding water system improvements including associated engineering, personnel, maintenance, and legal services costs, or act in any manner related thereto.

WATER AND SEWER COMMISSIONERS

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 2: (Accept Gift of Land and Fund Related Acquisition Costs)
To see if the Town will vote to authorize the Board of Selectmen to acquire by gift or purchase and to accept the deed to the Town of a fee simple interest in all or a portion of parcels of land located in what is known as the Oak Grove Redevelopment Area in Medway, Norfolk County, MA, identified on the Town of Medway Assessors Map X, Parcel 99-305-0000, containing 0.14 acres more or less, and Map X Parcel 99-400-0000, containing 0.1 acres more or less, which land is now owned by the heirs of Stella C. Paige, upon such terms and conditions as the Board of Selectmen shall determine to be appropriate, to be used for general municipal purposes, and to transfer the sum of \$1,500 from Certified Free Cash to pay costs incidental and related thereto, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 3: (Amend Zoning Bylaw: Recreational Marijuana)
To see if the town will vote to amend its Zoning Bylaw as follows:

Amend SECTION 2, Definitions, by adding the following definitions:

Marijuana Retailer: An entity licensed to purchase and deliver marijuana and marijuana products from marijuana establishments and to deliver, sell or otherwise transfer marijuana and marijuana products to marijuana establishments and to consumers.

Marijuana Establishment: A marijuana independent testing laboratory, marijuana product manufacturer, or marijuana cultivator, all as defined in General Laws chapter 94G, §1, but not including Marijuana Retailers.

Amend Section 5.4, Schedule of Uses, by adding the following underlined text to Table 1 – Schedule of Uses under Business Uses and Industrial Uses as shown:

	Zoning District									
	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI
BUSINESS USES										
<u>Marijuana Retailer</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
INDUSTRIAL USES										
<u>Marijuana Establishment</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PB</u>	<u>PB</u>	<u>N</u>	<u>PB</u>

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: To Be Determined

ARTICLE 4: (Amend Zoning Bylaw: Medical Marijuana)
To see if the Town will vote to amend the Zoning Bylaw, Section 8.9 Registered Marijuana Dispensary (medical marijuana) by modifying item 5. i. in Paragraph E. General Requirements as follows:

5. No RMD (Registered Marijuana Dispensary) shall be located on a lot within 500 linear feet of any lot with the following:

i. Registered Marijuana Dispensary **that sells, distributes, dispenses or administers marijuana, products containing marijuana, or related supplies to qualifying patients or personal caregivers.**

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

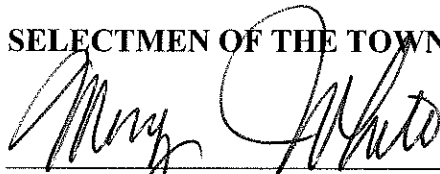
FINANCE COMMITTEE RECOMMENDATION: To Be Determined

And you are hereby directed to serve this warrant by posting printed attested copies thereof at two (2) locations in each precinct at least FOURTEEN (14) days before the day of said meeting. Hereof fail not and make due return of this warrant with your doings thereon to the Clerk of said Town at or before the time of said meeting.

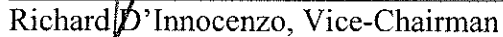
Given under our hands in Medway, this 5th day of February 2018.

A TRUE COPY:

SELECTMEN OF THE TOWN OF MEDWAY



Maryjane White, Chairman



Richard D'Innocenzo, Vice-Chairman



Dennis Crowley, Clerk



Glenn Prindade, Member



John Foreste, Member



ATTEST: Paul Trufant, Constable

L.A.L. Engineering Group

730 Main St. –Suite 1F

Millis, Ma 02054

P:(781) 248-1133

F:(508) 376-8440

March 12, 2018

Ms. Susan E. Affleck-Childs
Medway Planning and Economic Development Coordinator
Medway Town Hall
155 Village Street
Medway, MA 02053

Re: Town Line Estate
Definitive Subdivision Plans
Request for Action Deadline Extension

Dear Ms. Affleck-Childs,

Due to the necessary weather related cancellation of your March 13, 2018 Planning & Economic Development Board (PED) public hearing, I am requesting, on behalf of the Town Line Estate Subdivision applicants, that the PED's action deadline on this application be extended to April 30, 2018.

If you have a questions or need additional information please feel free to contact us at (781) 248-1133.

Sincerely,



Jeffrey Kane
Project Manager
L.A.L. Engineering Group

Cc:CEC. Project File