



TOWN OF WARE

Planning & Community Development

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Planning Board

Meeting Minutes from
Wednesday, April 5, 2017
Board of Selectmen's Conference Room

Planning Board members present: Rick Starodoj (Chairman), David P. Kopacz, Sr.,
Joe Knight, Chris DiMarzio, Fred Urban

Planning Board members absent: none

Staff present: Rubén Flores-Marzán, Director of Planning &
Community Development
Judi Mosso, Assistant to the Director

Public: Josh Kusnierz

Chairman R. Starodoj Called the meeting to order at 7:03 p.m.

1. Administrative

Approve minutes from March 1, 2017– **Motion** by C. DiMarzio to accept the minutes as presented. Second by F. Urban. So voted 4/0/0.

Town notices – The Board reviewed legal notices from abutting towns.

Other –

- There was brief discussion about the condition of some buildings on Main Street.
- The department received notice from MA DCR requesting comment on their revised priority habitat map. The Board chose to defer to the Conservation Commission but will discuss further in April.
- J. Mosso and ZBA members attended the CPTC conference last month

2. Discussion re zoning standards for medical and recreational marijuana dispensaries – R. Flores-Marzán presented some of his research on several communities in the western part of the country that have already incorporated medical and recreational marijuana dispensaries in their bylaws and in practice. Model communities have had regulations in place for at least five years and have been through the necessary review processes. The west has state, regional, and local provisions in place. He showed how the medical use was addressed first and then the recreational use was later incorporated. Since the recreational use generates additional revenue, most dispensaries are a hybrid facility. Dispensaries and associated businesses tend to be located in downtowns and major business corridors in places where there is more tourism. Dispensaries have been a catalyst for urban investment, improving blighted areas.

Examples:

- Alaska has a circular permitting process that begins and ends on the state level. Fairbanks, AK has a zoning matrix in place so as of November 2016, most dispensaries have been approved.
- Tacoma, WA shows the likely business partnerships that evolve from the industry including: legal, eating establishments, apparel, marketing, web development, growers, tourism, and virtual economies.
- Clarkston, WA has a population of approximately 7,000; similar to Ware. The dispensary used to be a hospital. for WWII veterans so historical preservation is another development benefit to consider in addition to infill development and job creation.
- Seattle, WA reviewed zoning and population and created a map of allowable areas. It was the local government that defined and decided locations.

All model cities in the study showed clean, well-lit, professional exteriors and interiors and employees. Local governments, via zoning, have established opportunities for the above development to happen.

The Board reaffirmed their desire to model any allowances/restrictions after liquor stores (i.e. retail).

The Board discussed:

- Possibly allow marijuana dispensaries in the Highway Commercial (HC) and Downtown Commercial (DTC) zones
- Either create an overlay district or allow under the Special Permit process
- Treat medical and recreational dispensaries the same because hybrid dispensaries are likely
- Agricultural aspect of growing marijuana
- Presenting one bylaw for fall Town Meeting

Potential locations must consider parking on a suitable site. However, it should be noted that, in general, new industries, business growth, and community building is based upon pedestrian and walkable-oriented places, whereas our bylaw is geared toward the automobile.

3. Report on required Site Plan Review application for All Parts Racing (APR)

J. Mosso presented report on SP-2016-02 decision and timeline for required site plan review application. **Motion** by J. Knight for J. Mosso to send a certified return receipt letter to owner Gary Buelow reminding him of the conditions set forth in the SP and to submit a site plan review application as required, within 14 business days of receipt of said letter or the Planning Board will consider rescinding the SP. Seconded by F. Urban. So voted 5/0/0.

4. Review as-built plan received for Coldbrook Drive, Pennybrook Estates – There was discussion about the street lights, National Grid, Homeowners' Association, elevations for catch basins. Owner Todd Marion is looking for approval at fall Town Meeting.

5. Other – Josh Kusnierz, candidate for Planning Board, introduced himself and discussed his background and interests.

6. Adjourn – **Motion** by C. DiMarzio to adjourn at 8:19 p.m., seconded by D. Kopacz.

Documents reviewed:

- March 1, 2017 meeting minutes
- Town notices
- MA DCR letter re Priority Habitat map
- Mosso report on APR Towing, SP-2016-02
- Coldbrook Drive as-built plan

Documents received:

none

Minutes Approved on: _____	
Starodoj	_____
DiMarzio	_____
Urban	_____
Kusnierz	_____
Kopacz	_____

*Respectfully submitted by
Judith P. B. Mosso, MPA
Assistant to the Director*