

**Planning Board Minutes  
Memorial Town Hall  
October 5, 2022**

Members Present: Chair Stephanie Slys, Jimmy Tarr, David Bell

Select Board Members Present: Diana Szyal, Ed Jaworski, Town Administrator; Marlene Michonski

Attendees: Jeff Jeffries, Erik van Geel, Andrew Black

Chair opens meeting at 6:01 PM

Chair Slys welcomes Select Board members Diana Szyal and Ed Jaworski, as they are present for a joint meeting

Public Forum

Chair opens public forum

Andrew Black addresses the Board. He owns property at 6 Church Street. The parcel is zoned residential, but the abutting properties in this area are zoned Business. When he first purchased the property, he did not realize it was not zoned business. He has used it for his plumbing company and has put in a lot of money into the property. He is unable to sell the property because of the zoning. Andrew Black would like to request a zone change at 6 Church Street. Chair Slys explains that the Board cannot specifically address an item that is not listed on the agenda. But she encourages Andrew Black to get on the next meeting so they can have an informal discussion on the matter.

Joint meeting with Select Board

The Planning Board and Select Board are reviewing 2 candidates to fill Bob Wagner's term on the Planning Board. The two candidates are John Jeffress and Erik van Geel. The Board invites the candidates to introduce themselves. John Jeffress explains that he became interested in filling the vacant seat after it was suggested to him that there was an opening and that he would be a good fit. He states he would serve the Board diligently and honestly. Chair Szyal asks if John Jeffress would be interested in serving on the Board beyond this current term, which is through May 2023. John Jeffress explains that he is unsure if he would run at this time. He has some questions on election process.

Erik van Geel introduces himself. He has been participating in the Planning Board meetings for several years now. He has challenged the Board on a few occasions and would look forward to working with the Board if appointed. He is also unsure if he would run for this seat at May elections.

The Board reviews and discusses the candidate's applications/notices of interests. David Bell states he suggested that John Jeffress throw his name in the hat for the vacant seat. He believes the background he has with construction and project management will be beneficial to the Board. Jimmy Tarr also believes that his background will help fill the void that the departure of Bob Wagner has left. Chair Slys recognizes that both candidates would bring certain benefits to the Planning Board. Select Board Chair Szyal and Select Board member Ed Jaworski appreciate both residents coming forward and seeking this vacant seat. They agree that either candidate will be great for the Planning Board and that they will support whatever way the Planning Board would like to go.

Jimmy Tarr makes a motion to recommend John Jeffress to the Planning Board's vacant seat. David Bell seconds. Motion Passes.

Ed Jaworski makes a motion to appoint John Jeffress to the Planning Board. Chair Szyal seconds. Motion passes.

John Jeffress is appointed to the Planning Board until Town Elections, May 2023.

Public Hearing on amendment to SPA for 164 West St.

Chair Slysyz explains that the Board currently does not have a quorum to vote on a decision, so she will open the Public Hearing, and the Board will vote to continue the hearing for a later date.

Chair opens Public Hearing.

David Bell makes a motion to continue the Public Hearing to the next Board meeting, which is TBD. Jimmy Tarr seconds. Motion passes.

Public inquiry on Bylaw 7B.5M

At a previous public forum, Erik van Geel had requested for clarification from the Board, on the wording of Bylaw 7B.5M. In particular the line *"...Marijuana establishments shall incorporate odor control technology and provisions"*

Chair Slysyz reached out to Town Attorney for his feedback on this inquiry.

**See attached for Town Attorney response\***

The Board welcomes Erik van Geel for the discussion on this matter. Erik van Geel raises concerns of the inability to have odor control for an outdoor grow facility. Since it is a requirement, based on his interpretation of this Bylaw, he does not think any outdoor grow facilities should be granted a permit until this Bylaw gets cleaned up. He also points to Massachusetts State Law, where air pollution is enforced by Fire, Police, and Board of Health Officials. He would like to see these departments have a hand in granting Special Permits for marijuana establishments. Chair Slysyz and the Board agree that the wording in this Bylaw can be subjective. David Bell agrees with the sentiment that this needs to be clearer. Continued discussion on these concerns. Chair Slysyz and the Board suggests that Erik van Geel garner support from the Town and draft up a proposal for a Town Meeting article to modify a specific Bylaw. This could be a path to change and clarify Bylaw wording, such as Bylaw 7B.5M. The Board encourages him to go through the Bylaws and identify areas that are most concerning to him and detail some solutions he may have. The Board would like to continue this discussion with Erik van Geel throughout this process.

Board Discussion

Planning Board usually meets the first Wednesday of the month. The next meeting is scheduled for November 2<sup>nd</sup>. Media and meeting videographer for the Planning Board, John Novak, is unavailable for that date. Board discusses alternative dates. The Planning Board decides that the next meeting will be Thursday November 10, 2022.

Approval of meeting minutes.

Jimmy Tarr makes a motion to approve the meeting minutes of September 7, 2022. David Bell seconds. Motion Passes

Next Scheduled meeting is November 10, 2022

Jimmy Tarr makes a motion to close the meeting. David Bell seconds. Motion passes.

Meeting is adjourned at 6:42 PM