

**WINTHROP PLANNING BOARD MEETING
WEDNESDAY, JUNE 12, 2019
7 PM**

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

6:58 Call to Order

Present: Jim King, David Lee, Gary Dawbin, Lou-Anne Parker, Rick O'Brien, Ed Vigneault, Conrad Gilman, Justin Poirier, Don Mattice, Mark Arseneault – CEO

Public, per sign-in sheet: Sarah Fuller, Jerry Lauzon, Catherine Lewis

Case #538 – Calvin Brown – Request a conditional use permit for earth moving of more than 25 cubic yards for a finishing grade of a house/foundation in the Public Water Zone at 193 Boot Cove Lane (Town Map 59 Lot 3).

Rick – I hope someone can provide more information. Mark – Mr. Brown's house burned down on March 23rd. They've demoed the house and wish to bring it up to grade. There will be no structure. Calvin Brown – I plan to sell the land and the new owner can rebuild.

Open to the Public

No comments.

Public portion closed

David – I move that Case #538 – Calvin Brown – Request for a conditional use permit for earth moving of more than 25 cubic yards for a finishing grade of a house/foundation in the Public Water Zone at 193 Boot Cove Lane (Town Map 59 Lot 3) be approved as presented.

Lou-Anne seconded. Passed 7-0.

Other Business

Marijuana Ordinance

Sarah Fuller – I have not yet had a chance to read through the state regulations but I'm curious what the board has learned or is working on.

Jerry Lauzon – I did have a chance to read through the state regulations and they are vague, long, poorly written and subject to interpretation. It seems to leave it to the towns to decide how to implement the program. I believe the town should take a stand, decide how to manage it and assume that the state will be hands off in terms of prosecutions.

Rick – it's my understanding that the council does not wish to prohibit it but is looking to the planning board to determine where and how.

Ed – are the five facilities in Manchester retail outlets, growers or what? Mark – they are sellers of CBD products at this point and are hoping to sell marijuana items once the state approves the regulations. Sarah – although, they can sell you glass ware or a t-shirt and they'll provide a free sample.

Jerry – you can get a medical certificate easily and go to one of those establishments and purchase marijuana. Jim – you need to have a medical professional say you need it for a medical condition. Sarah – there are so many conditions that claim to be improved through marijuana use that it is relatively easy to get a card.

Ed – are we looking at medical or recreational marijuana? Sarah – both, which is why we asked the planning board to look into how other municipalities are doing.

Jerry – I would remove the Village Zone from consideration. Jim – you realize have just eliminated all those who cannot drive.

Jim – all of the Manchester outlets are sellers, on-site use is not allowed, correct? Catherine – clubs are not allowed at this time. Jim – consumption in public is prohibited? Catherine – yes, for both medicinal and recreational.

Gary – do any of the other towns have their ordinance right? Catherine – not really, some are better than others.

Ed – what are the rules for hemp versus CBD? Catherine – there are three different categories. Medicinal marijuana, adult-use and hemp. Each product has THT, CBD and 80 or so other products chemicals. Hemp falls under the department of Agriculture; CBD is legal nationwide.

Rick – is there another town ordinance that we could use as a model? Catherine – not really, just treat this like a regular retail business. Rick – we allow medium-impact commercial businesses in every zone and we allow high-impact uses in every zone but general residential and limited commercial.

David – at the state level, there are 70 odd pages which treat this use very differently. We need to decide three things: do we opt in (the council is leaning yes), where should we go and how many outlets.

Catherine – there are differences between medical and adult-use. Under medical, I grow manufacture wholesale distribute through retail; I'm vertically integrated. If I were to go with adult-use, I would need separate licenses for each type of use.

Rick – has anyone looked at either Acton or Auburn? Jim – the Auburn ordinance seems comprehensive and looks very complete.

Rick – everyone should review the Auburn ordinance and be prepared to discuss changes and suggestions at our next regular meeting.

Approval of any Minutes

May 8 and May 22, 2019 minutes. Justin moves acceptance, Gary seconds. Approved 7-0.

Meeting adjourned.

Respectively submitted by David Lee