

**Planning Board Meeting Minutes
August 13, 2018**

Chairman David Stasio opened the March 12, 2018 meeting of the Winthrop Planning Board at 7:05 pm.

Roll Call

Chair David Stasio	Present
Robert Carroll, AIA	Absent
David Proctor,	Present
Honor Merceret	Present
Vincent P. Zappulla	Present
Gina DiMento, Esq.	Present
Chris Boyce	Absent

MINUTES

Motion by Vincent Zappulla to accept the Amended Minutes, of the March 12, 2018 & April 30, 2018 Meeting(s) 2nd by David Proctor
Passed Unanimously

PUBLIC COMMENT

Jean Coughlin(P5)-Requests information on current Center Business District Zoning Map being updated not to include her home and other residential homes that were.

DISCUSSION- WOODARD & CURRAN

Dan Garson and Art Leventis present the Planning Board with a handout with information on a “Model Zoning Bylaw for Recreational Marijuana Retail Establishments” (See Attached Information)

They are currently working on a Bylaw that the Town Council would like to review for presentation. The Planning Boards input is valuable in helping to obtain further information.

Chair-David Stasio recalls that the Town adopted a No Marijuana ban when the Town was dealing with the Casino issue. Other members believe that this just included the Center Business District. This will be reviewed.

Winthrop must now develop what controls/limits and restrictions they would like to propose with this Bylaw.

The Town can opt to take another vote, which could reverse the current vote taken in November of 2016.

Many feel that the “yes” vote did not explain that this vote could also include recreational dispensaries in our town, we need to educate the community.

Our current Marijuana Moratorium expires December 30, 2018 and presently, there could be an extension request with the State.

The attached information from Woodard & Curran is a draft only of the Bylaw and many of the provisions can be amended, deleted...etc....it is for review for the Town and Community to discuss.

THERE WILL BE A PUBLIC FORUM ON 9-11-18 FOR THIS DISCUSSION

The Planning Board has several questions for the presenters, especially of comparing our community with the documentation presented. They feel the communities included cannot really be compared to our community **and request that a comparison is done to fit the needs of our community (Manchester by the Sea, Nahant, Swampscott, Ipswich..etc.)**

Discussion continues with different aspects of how this Bylaw can be written.

These dispensaries are for recreational use only, medical use dispensaries fall under different Bylaws with the state, we are not considering medical dispensaries for our town.

Presenters request the Planning Board to consider sights in our town for review of a dispensary being allowed.

Currently the Bylaw considers the number of Liquor Stores in the town to compare with how many dispensaries could be allowed. At this time, Winthrop could allow 1.5

Woodard & Curran will examine all requests by the Board and include in a draft proposal of the Bylaw.

End of Presentation

Discussion

5 Fremont St. -Design Review Committee Report

This discussion is for review only. The Planning Board will continue reviewing further as they have questions on this report and requests further information from applicant prior to any final decisions/recommendations.

Motion by Gina DiMento to adjourn-8:45 PM

2nd by David Proctor

Passed Unanimously

