

**Somerset Planning Board
Meeting Minutes
March 6, 2018**

A meeting of the Somerset Planning Board was held on Tuesday, March 6, 2018 at 6:00 PM in the hearing room at the Somerset Town Office Building. Present: Gary Simons, Timothy Turner, William Raposa. Absent: Robert Rebello.

The board entered into open session at 6:00 PM. Mr. Simons announced that the meeting was being recorded.

Correspondence: none

Planned Development: Dave Megna, Somerset Self Storage, 3129 County St. wants to expand outside storage. The lighting outside will go out at 11:00 PM. The outside will be cleaned up. 30' X 150' lot of parking because of the size of the building. Outside vehicles are to be no higher than 12'. Fire department needs to consult with the plans for specifics. The board voted to issue a positive recommendation contingent on fire department approval. Turner makes the motion and Raposa seconds. All in favor.

Planned Development: Fairfield Commons Hotel represented by DePrete Engineering with Peter Salino and Brandon Carr making the presentation. A four building development anchored by a 111 room hotel, two restaurants and a commercial/business building. Located across from Home Depot on GAR Hgwy. The hotel will be 4 stories, 111 rooms and 400 parking spaces. Water is available from rt. 6 and sewer will be accessed via an easement from Lepes Rd. The property will have access at the intersection it will share with Home Depot and a right in and right out heading west on rt. 6. The Conservation Commission will hold a hearing on the topic on March 26, 2018. The fire department has not seen the plan yet. The board voted to issue a positive recommendation to proceed to the Zoning Board contingent on fire department approval of plans. Turner makes the motion and Raposa seconds. All in favor.

Form A: 2435 Riverside Ave. Atty. Thomas Killoran representing Jeffrey Shaker to subdivide portion of the previously mentioned lot to a lot on 48 Meribah. Raposa motions to accept, Turner seconds. All in favor.

Preliminary Plan: Atty. Thomas Killoran representing Tim Cabral along with Shawn Ainsworth of Insite Engineering returned with plans that were presented in January in response comments made by Fuss & O'neil. After minor discussion with the board, the plans reflected that Russell St. was shown on plans among other comments that can be seen from the memo sent by Fuss & O'neil.

Recreation Marijuana By-Law: Clem Brown representing the town states that the Zoning Board has had medical marijuana in it's zoning bylaw for four years. In November of 2016, the voters of Mass. passed the legal and regulated recreational marijuana law. On April 1, 2018 the state will start taking applications for recreational marijuana retail distribution and on July 1, 2018 they will be able to open to

the public legally. The town of Somerset does not have a recreational marijuana bylaw and if it doesn't have one by July 1, 2018 state regulations will apply which may or may not be agreeable to town citizens. The town of Somerset has made two attempts to include recreational marijuana to the by-law and has failed twice. This amendment to the by-law would allow recreational marijuana sales in the same locations as medical marijuana. All the rules that apply would be the same and the Zoning Board will be the Special Permit Granting Authority. Some added provisions discussed were that the solid waste area remained locked, employees are background checked, the police department is notified at same time zoning board receives the application. The draft license is not to be transferable. Rich Fenstermaker expressed concern that all safeguards are in place to keep away from school kids etc. The proposed zoning map will be available to view at the town meeting. Turner motions to send a positive recommendation to town meeting and Raposa seconds. All in favor.

1400 Brayton Pt. Rd.: Atty. Thomas Killoran representing Ronald and Linda Rapoza regarding the re-zoning of above mentioned property. It is currently zoned commercial and the owners are seeking to re-zone it to industrial. The property has been previously zoned industrial and for years a number of different business have located there. The building has 66,000 s/f and only 20% is being used. Community Connections and two sports related business are the tenants. The owners are seeking to bring a marijuana grow and distribution center to the location and can only do so if the property is zoned back to industrial. The new tenants are planning on spending \$7,000,000.00 on upgrades and is negotiating an agreement with the town for host fees. All real estate taxes will be paid as normal, approximately 24 new jobs will be created preferably for local residents paying about \$20.00 per hour. Gary Simons read a letter of concerns high points: Community Connections is a national leader in individual handicapped care. The author's wife works for Community Connections and handles a number of clients. They have a difficult adopting to change or locating elsewhere and there is also ample room for the mini vans and buses. Atty. Killoran says that the owners are sensitive to the tenants but the reality of the matter is that only 20% of the building is being used. They are looking for maximum use of the building. Turner states that the building is pretty much out of sight, it isn't near any schools, churches, and meets all the setbacks allowed in the current medical marijuana zoning by-law. Turner motions to send a favorable recommendation to town meeting and Raposa seconds. All in favor.

Minutes: Turner motions to accept the minutes of February 13, 2018 and Raposa seconds. All in favor.

Adjourn: 7:00 PM Turner motions to adjourn and Raposa seconds. All in favor.

Respectfully submitted,

Paula Ramos
Secretary to Board