



Williamsburg Planning Board

141 Main Street, P.O. Box 447

Haydenville, Massachusetts 01039-0447

Phone: (413) 268-8400

Fax: (413) 268-8409

Minutes for meeting on **March 7, 2022**

Member	Present	Not Present	Member	Present	Not Present
Tariq Abu-Jaber	X [R]		Jean O'Neil	X	
Amy Bisbee	X		Eric Schmitt	X [R]	
Chris Flory	X		Steve Smith	X	
Holly Hendricks	X				
Other attendees: [R] = remote Ryan F [journalist, Reminder]					

At 7:06 pm Chair Smith called the meeting to order.

1. Brief review of prior meeting minutes
2. Discussion of Zoning for Marijuana establishments. Touched on outcomes, Craft Marijuana Cooperatives

Precedent noted in Buckland bylaw for limiting grow building size to smaller than state Tier 1 definition of 5,000 square feet of canopy. Excerpt from Buckland use table follows:

Small Scale Marijuana Cultivator not complying with Section 4-7 (see also Section XV) up to 2,000 square feet of enclosed floor area on a tract of land, defined as a lot or several contiguous lots in single ownership (see also Section XV)
Marijuana Cultivator in new or existing building(s) greater than 2,000 square feet up to 5,000 square feet of enclosed floor area in the Commercial & Historic Industrial Districts and up to 8,000 square feet of enclosed floor area in the Industrial District on a tract of land, defined as a lot or several contiguous lots in single ownership (see Section XV)

Discussion and tentative agreement that any rural cultivation should be limited to indoors. Discussion of size limits, setbacks; water usage and restrictions, including watershed overlay district.



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Discussion of comment about the comment to reduce 500' school setback buffer.
General agreement that reducing this makes sense.

Discussion of Registered Marijuana Dispensaries vs. Adult Use bylaw language, and opportunity to harmonize the two different sections.

Discussion of employee count and FTEs; Discussion of product manufacturing.

3. Determined followup marijuana establishment bylaw homework
 - a. Craft Marijuana Cooperatives – definition; loopholes?; Hendricks and Schmitt
 - b. Water quality
 - i. What might can/we regulate (including runoff, pesticide, existing watershed overlay) - Bisbee
 - ii. Consumption (aquifer drawdown) – O'Neil
 - c. Marijuana treatment centers (RMDs) – can we consolidate into one bylaw update vs. two sections currently? – Flory
 - d. Research setbacks – any precedents or guideposts - Abu-Jaber
 - e. Model bylaw, reference PVPC - Chair Smith
4. Discussion of next Planning Board meetings and objectives.
 - a. March 21st: review Marijuana Establishment homework; identify volunteers to draft bylaw language
 - b. April 4th: review first draft of marijuana bylaw language.
 - c. April 11th: review second draft of marijuana bylaw language.
 - d. April 25th: target date for public hearing.
5. Economic self-assessment. UMASS Donahue helping the town with a SWOT (strengths, weaknesses, opportunities, strengths) analysis from March to May. O'Neil offers to support.
6. List of large ground-mount solar arrays. Schmitt to draft.
7. Possibility of additional bylaw changes – clarifications and errors. Smith to follow up.
8. Possibility of meeting new building inspector at future meeting discussed.
9. Upcoming Open Space meeting and plan; Chair Smith to contact Sally Loomis regarding possible Planning Board review.

At 8:45 pm the meeting adjourned.



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Respectfully submitted,

Eric Schmitt