

ZBA Minutes Feb 4, 2021

In attendance were Pat Leaming, Kevin Moore, Jon Fagerstrom, Paul Vandal, Jeff Fitzgerald, Deb Fagerstrom, clerk and Suzanne Collins, BOS liaison for ZBA.

Meeting was called to order at 5:38, by Pat and seconded by Kevin.

Reading of Dec 3, 2020 minutes. Pat motioned to amend the minutes to strike last line only and that we have the funds in the budget for a printer and he wants clerk to continue searching for one that prints 11x17 in color. Kevin seconded. All in favor.

Board members began reviewing and discussing responses from Webber Road, LLC to ZBA questions regarding their intent to open a marijuana dispensary at 275 Sturbridge Rd.

1. Response to question ONE was rejected. The board still wants a letter from CCC stating that WRO, LLC have completed all necessary steps to move forward. Motion by Pat, seconded by Jon. All in favor.
2. Response to question TWO was rejected. The board wants to see the detailed specs of the specific technology that will be used. Charcoal, HEPA etc. The board understands what HEPA and charcoal do, however, they are asking which HVAC (model number and specs) system will be installed. Motion by Pat. Seconded by Jon. All in favor.
3. Response to question THREE was rejected. The board wants to see the professional plans that have been drawn up for the landscaping. Have they chosen a contractor that will be doing the landscaping for the property? Has a plan been submitted by that contractor? Does this detail the dimensions of the landscaping plans? Motion made by Kevin, seconded by Pat. All in favor.
4. Response to question FOUR was rejected. Screen shot picture unacceptable. The board has asked for a letter from MassDOT and still wants that. WRO indicated that the permit process should be completed by Jan 15. Has this been completed, and can they send along the documentation for it? Motion made by Pat, seconded by Jon. All in favor.
5. Response to question FIVE has been accepted. - Motion made by Pat and seconded by Kevin. All in favor.
6. Response to question SIX has been accepted. Please make note that compliance with the Building Inspector's requirements regarding handicapped parking will need to be met. - Motion made by Pat and seconded by Kevin. All in favor.
7. Response to question SEVEN has been accepted with condition. WRO must be following the 2018 International Energy Conservation Code for all of their energy usage. Motion made by Pat. Seconded by Kevin. All in favor.
8. Response to question EIGHT has been accepted with caveat: Please make note that WRO's voluntary contributions of \$2500 and \$25,000 to the Board of Selectmen will become mandatory by agreeing with the Zoning Board of Appeals conditions. Motion made by Pat, seconded by Kevin. All in favor.

Clerk to write to WRO explaining what is still needed.

Discussion took place regarding the sign by-law. Pat -Should this be a zoning by-law or a general by-law? It needs to be written in a way that makes it reasonably enforceable. The board also reviewed suggestions from Zoning Officer.

Estate Lot – Jon said he didn't feel too much needed to be changed from the one we had written up before. It's a matter of offering public Q&A open meetings to explain the details of the bill. The board will meet again March 11 to discuss this more.

Meeting adjourned at 6:34 pm.

Respectfully submitted,

Debra Fagerstrom, Clerk