

**Old Colony Planning Council
Minutes of the Meeting
April 25, 2018**

The five hundred and forty sixth meeting of the Old Colony Planning Council was held on Wednesday, April 25, 2018 at the Council offices located at 70 School Street, Brockton, MA

OCPC Delegates/Alternates Present

Frank Staffier	Avon
David Klein	Abington
Sandra Wright	Bridgewater
Robert Moran Jr.	Brockton
Preston Huckabee	Brockton Alternate
Robert Overholtzer	Hanson
Lee Hartmann	Plymouth
Robert Kuver	Stoughton
Forrest Lindwall	Stoughton
Eldon F. Moreira	West Bridgewater
Fred Gilmetti	Whitman
Daniel Salvucci	Whitman Alternate

Communities Not Represented

Duxbury
East Bridgewater
Easton
Halifax
Hanover
Kingston
Pembroke
Plympton
Delegate-at-Large

Others Present

Kay Doyle	MA Cannabis Control Commission
Jennifer Flanagan	MA Cannabis Control Commission
David Gagne	West Bridgewater Town Administrator
Pasquale Ciaramella	OCPC
Bruce Hughes	OCPC
Charles Kilmer	OCPC
Laurie Muncy	OCPC

- 1. CALL TO ORDER:** Council President Mr. Frank Staffier called the meeting to order at 7:00 P.M.
- 2. ROLL CALL OF MEMBERS:** OCPC Executive Director Mr. Pasquale Ciaramella read the roll call.
- 3. MINUTES OF THE MARCH 28, 2018 MEETING:** Council President Staffier asked if there were any additions or corrections to the meeting minutes as prepared. Mr. Lee Hartmann moved to accept the minutes as prepared, seconded by Mr. Robert Moran Jr. So voted.
- 4. FINANCIAL REPORTS FOR MARCH 2018:** Council Executive Director Mr. Pasquale Ciaramella presented the March 2018 Financial Report. After discussion, Mr. Eldon Moreira moved to accept the March 2018 financial report as prepared, seconded by Ms. Sandra Wright. So voted.

5. STAFF REPORT: *Economic Development:* Mr. Ciaramella said staff is working on the EDA work plan. A CEDS Committee meeting was held on April 2, 2018. The draft 2018 CEDS report has been completed. It has been reviewed and approved by CEDS Committee members. Staff submitted a final progress report and GPRA report for the 2017-2018 grant year to EDA. The next CEDS Committee meeting is scheduled for Monday, June 4, 2018 at noon. *Area Agency on Aging:* Staff is continuing work on the Area Agency on Aging (AAA) and the Ombudsman Programs for FFY 2018. Ms. Lila Burgess, OCPC Ombudsman Program Director, is now a full-time OCPC employee. *Transportation:* Staff are working on: Route 106 Traffic Study in West Bridgewater, East Bridgewater, Halifax, Plympton and Kingston; Route 53 Corridor Study in Hanover, Pembroke, Duxbury and Kingston; technical studies for BAT; and OCPC's 2018 Traffic Counting Program. Staff also continues to provide Technical Assistance to our member communities and is working on numerous projects. Staff hosted the April MPO meeting and the April JTC meeting. *Comprehensive Planning:* Staff is continuing work on the 2018 DLTA Projects. *Community Septic Management:* Staff is also working on the septic loan program. Communities in this program are Avon, Cohasset, Hanson, Kingston and Stoughton. Mr. Ciaramella said the OCPC Annual Dinner Meeting will be on Tuesday, June 5, 2018 at Barrett's Alehouse in West Bridgewater. The guest speaker will be Massachusetts State Senator Walter F. Timilty.

A list of Upcoming Meetings/Events for April, May and June 2018 was included in the meeting packet.

6. REGIONAL CLEARINGHOUSE REVIEWS:

Industrial Revenue Bond (Information only)

None

Environmental Notifications (Information only)

i. EEA #15822 – Meadow View Commons – Easton - The Applicant is proposing to construct 36 single-family homes accessed off a subdivision roadway containing three cull-de-sacs, as depicted on the Comprehensive Permit of Land. Storm water management has been designed as approved in compliance with DEP Storm Water Management standards. The project will include a shared on-site Title V septic system owned and maintained by the homeowner's association. The project will tie into other utility lines in Turnpike Street. Wetland Replication and Buffer Zone Enhancement is also proposed. The Wetland Replication Areas identified as "Wetland Creation Area A & B" on the site (15,300 sf.) on the site plans will be created by removing existing invasive vegetation, solid waste and historic fill utilizing Best Management Practices (BMPS): excavating to sub-grades; spreading a wetland soil; and planting with a diverse mixture of saplings, shrubs, and a seed mix. A 7,000 sf. Wetland Restoration will also be similarly enhanced, in addition to 15,790 sf. Buffer Zone Enhancement Area both occupied by historic fill, solid waste, and invasive species. The Wetland Replication and Buffer Zone Enhancement will provide a significant improvement over existing conditions. The 13.30 + acre project is located within Easton, immediately south of the Turnpike Street and Washington Street (Route 138) split. The site affords frontage off Turnpike Street (Route 138) to the west,

while a mix of residential and commercial development occurs to the north, south, and west across Turnpike Street. The easterly portion of site extends into West Bridgewater, abutting the United Drive Industrial Park. Open field, wet meadow, and emergent marsh habitat abut to the south/southeast. The project site itself contains a small building (former single-family dwelling), garage, former concrete foundations, and accessory storage trailers. As referenced above, the site has been continuously utilized as a contractor's yard with varying stockpiles of rock, debris, soil material, etc. Remnant pavement exists within the northwestern portion of the site associated with the former restaurant building demolished in 2012.

7. OLD BUSINESS

A. PRESENTATION - On the Final Regulations for the Adult Use of Marijuana (935 CMR 500.00) and the Role and Responsibilities of Massachusetts' Cannabis Control Commission in Implementing and Administering the Laws Enabling Access to Medical and Recreational Marijuana by July 1, 2018. Ms. Kay Doyle, and Ms. Jennifer Flanagan, Commissioners, Massachusetts Cannabis Control Commission. A power point presentation laid out in detail the current status of marijuana regulation in MA including the following:

Final Regulations, 935 CMR 500 Timeline:

- August 1, 2017: Appointment of Cannabis Advisory Board, September 1, 2017.
- Appointment of Cannabis Control Commission, December 22, 2017.
- Announcement of Draft Regulations, February 5-15, 2018, Public Hearings, February 15, 2018.
- End of Public Comment Period, March 7, 2018.
- Final Regulations Approved, April 1, 2018, Applications Scheduled to be Accepted. Draft Regulations, 935 CMR 500.

Types of Marijuana Establishments:

- Includes Marijuana Cultivator who are not allowed to do retail sales to consumers,
- Craft Marijuana Cultivator Cooperative, limited to Massachusetts residents, authorized to cultivate, obtain, manufacture, process, package and brand marijuana and marijuana products to deliver to marijuana establishments, but not to consumers,
- Marijuana Product Manufacturer, an entity authorized to obtain, manufacture, process and package marijuana and marijuana products, to deliver marijuana and marijuana products to marijuana establishments and to transfer marijuana and marijuana products to other marijuana establishments but not to consumers,
- Marijuana Retailer, an entity authorized to: purchase and deliver marijuana and marijuana products from marijuana establishments, deliver, sell or otherwise transfer marijuana and marijuana products to marijuana establishments and to consumers. A marijuana retailer that provides a retail location accessible to consumers 21 years of age or older in possession of a registration card demonstrating that the individual is a registered qualifying patient with the Medical Use of Marijuana Program, if the retail store is co-located with a medical marijuana treatment center.
- Marijuana Research Facility: An academic institution, non-profit corporation or domestic corporation or entity authorized to do business in MA. A marijuana research facility may

cultivate, purchase, or otherwise acquire marijuana for conducting research regarding marijuana or marijuana products.

- Independent Testing Laboratory: An entity that does not hold any other type of marijuana establishment license and is properly accredited to perform tests in compliance with the stringent requirements of the Department of Public Health protocols for testing marijuana and marijuana products.
- Standards Testing Laboratory: An entity that would otherwise qualify to be an independent testing lab but instead performs blind tests to verify the results of an independent testing lab at the request of the Commission.
- Marijuana Transporter .
- Third Party Transporter.
- Existing Licensee Transporter.
- Marijuana Micro Business.

Licensing Process Timeline:

- April 1). Begin Certification Applications for Priority Applicants: Registered Marijuana Dispensaries and Economic Empowerment Applicants.
- April 15). Begin Accepting Applications from certified Priority Applicants.
- May 1). Open Applications for Cultivation, Microbusiness, Craft Cooperatives, Independent Testing Labs, Transport.
- June 1). Open Applications for Retail and Product Manufacturers. Also part of the Licensing Process are the following documents: Application of Intent, Background Check and a Management and Operations Profile.

Local Control:

- Zoning bylaws or ordinances are not permitted to prevent the conversion of a RMD registered not later than July 1, 2017 that is engaged in the cultivation, manufacture or sale of marijuana or marijuana products to a marijuana establishment for adult use engaged in the same type of activity.
- A Moratorium of a Reasonable Length of Time is permitted.
- Additional Local Permits for Adult Use may be required.
- Banning or Limiting the Number of Marijuana Establishments in a Municipality. A municipality may pass a bylaw or ordinance limiting the number of marijuana retailers to 20% or more of the number of liquor licenses issued. Banning or limiting the Number of Marijuana Establishments in a Municipality: If a municipality voted NO on the initiative, then the governing body may limit or ban the number of marijuana establishments through by passing a bylaw or ordinance prior to and including December 31, 2019. If a municipality voted YES on the initiative or if it is after December 31, 2019, then the question must be posed to the people of the municipality at a regular or special election following a specific process or wording.
- Buffer Zone: Under state law, a marijuana establishment may not be located within 500 feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12.
- Signage: A Municipality may regulate signage regarding marijuana related uses.

- Transportation: Municipalities are prohibited from barring the transportation of marijuana or marijuana products. Under state law, marijuana establishments and RMDS are required to execute “host community agreements” with the municipalities in which they operate.

8. NEW BUSINESS:

- A. REVIEW AND CONSIDERATION OF THE DRAFT FFY 2019 UNIFIED PLANNING WORK PROGRAM.** Mr. Charles Kilmer, Assistant Director/Transportation Program Manager presented. Included in the packet was the Draft Work Program. After discussion, Mr. David Klein moved to approve, seconded by Mr. Eldon Moreira. So voted.
- B. REVIEW AND CONSIDERATION OF THE DRAFT FFY 2019-2023 TRANSPORTATION IMPROVEMENT PROGRAM.** Mr. Charles Kilmer, Assistant Director/Transportation Program Manager presented. Included in the packet was the Transportation Improvement Program. After discussion, Mr. Robert Moran Jr. moved to approve, seconded by Mr. Eldon Moreira. So voted.
- C. REVIEW AND CONSIDERATION OF THE CEDS ADVISORY COMMITTEE RECOMMENDATIONS PERTAINING TO THE 2018 CEDS ANNUAL REPORT.** Mr. Bruce Hughes, Economic Development/Community Planner presenting. Mr. Hughes said the 2018 CEDS Report was prepared with input from the CEDS Committee and was approved at the April 2, 2018 CEDS Committee meeting. Mr. Robert Overholtzer moved to accept the recommendation of the CEDS Committee for the Council to approve the CEDS Report, seconded by Ms. Sandra Wright. So voted.
- D. REPORT ON THE NOMINATING COMMITTEE FOR OCPC OFFICERS FOR THE YEAR 2018-2019. NOMINATING COMMITTEE MR. JOHN G. MATHER (CHAIR), Mr. ROBERT G. MORAN, JR. AND MR. ELDON MOREIRA:** In the absence of OCPC Nominating Committee, Chair Mr. John G. Mather, Mr. Eldon Moreira said the Committee had met and nominated the following officers for 2018-2019: Frank P. Staffier, Avon, for the office of President; Christine Joy, Plympton, for the office of Treasurer; and Fred L. Gilmetti, Whitman, for the office of Secretary. President Staffier asked if there were any nominations from the floor. There were none. Mr. Moreira moved that nominations be closed, seconded by Mr. David Klein. So voted.
- E. ELECTION OF OCPC OFFICERS FOR 2018-2019.** Mr. Eldon Moreira moved to cast one vote for the slate of officers as nominated, seconded by Mr. Robert Overholtzer. So voted.

9. COMMUNITY CONCERNS:

There were none.

10. OTHER BUSINESS:

A. 2020 US Census: Mr. David Klein said he had recently attended a presentation on the 2020 US Census. He asked that the Council have a speaker on the 2020 US Census at a future meeting.

11. VISITORS COMMENTS/QUESTIONS:

There were none.

12. ADJOURNMENT:

There being no further business the meeting was adjourned at 8:50 PM.

Respectfully submitted,

Fred Gilmetti
Secretary

List of Documents for April 25, 2018 OCPC Council Meeting

- Agenda for the April 25, 2018 OCPC Council Meeting
- March 28, 2018 OCPC Council Meeting Minutes
- OCPC Financial statements March, 2018
- April, May, and June 2018 Upcoming Events
- Draft FFY 2019 Unified Work Planning Program
- Draft FFY 2019-2023 Transportation Improvement Program
- 2018 CEDS Report
- Report of the Nominating Committee for OCPC and OCPC ROM Officers for the year 2018-2019
- Cannabis Control Commission Power Point Presentation
- Save the Date for OCPC Annual Dinner Meeting