

Town of Wayland - Town Clerk's Office
Notice of Meetings of Town Boards/Committees/Commissions
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Agenda

NAME OF BOARD/COMM: **Wayland Planning Board**

DATE OF MEETING: **September 27, 2018**

TIME OF MEETING: **7:30 P.M.**

PLACE OF MEETING: **Town Building, 41 Cochituate Rd**

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are fluid given unpredictable duration of individual agenda items.

7:30 P.M. **Public Comment**

LEGAL NOTICE
TOWN OF WAYLAND
PLANNING BOARD

Public Hearing RE: Zoning BY-LAW AMENDMENTS

In accordance with the provisions of MGL, Chapter 40A, Section 5, the Wayland Planning Board will hold a public hearing on Thursday, September 27, 2018 at 7:35 p.m. at Wayland Town Building, 41 Cochituate Road, Wayland, Massachusetts, 01778. The subject of this hearing will be proposed amendments to the Wayland Zoning Bylaw, which will be considered at the November 13, 2018 Wayland Special Fall Town Meeting. The text of these amendments and maps can be viewed at the Planning Department Office at the Wayland Town Building (8:30 AM to 4:00 PM during normal work days), Copies will be provided upon request. Reasonable accommodations and audio-visual aids and services will be available upon request. The proposed amendments and subject matter to the Wayland Zoning Bylaws are summarized as follows:

1. Marijuana Prohibition.

803.5.8 Consistent with G.L. c. 94G, Section 3(a)(2), all types of adult use (recreational) "Marijuana Establishments" as defined in G.L. c. 94G, §1 and 935 CMR 500.00, including marijuana cultivators, craft marijuana cooperatives, marijuana product manufacturers, marijuana retailers, independent testing laboratories, marijuana research facilities, marijuana transporters or any other type of licensed marijuana-related businesses shall be prohibited within the Town of Wayland.

2. Create a new Marijuana Establishments District

The purpose of this section is to provide for the placement of Marijuana Establishments (MEs) and Medical Marijuana Treatment Centers in suitable locations in the Town of Wayland (the "Town") in recognition of and in accordance with "The Regulation of the Use and Distribution of Marijuana Not Medically Prescribed," M.G.L. c. 94G and "Medical Use of Marijuana", M.G.L. c. 94I. The specific purpose of this section is to safeguard the built environment by permitting compliance with state law in a manner consistent with community and neighborhood concerns, while also ensuring that those entities permitted to operate a ME or Medical Marijuana Treatment Center, as defined herein, comply with the relevant provisions of Chapter 55 of the Acts of 2017, and the regulations promulgated by the Cannabis Control Commission (CCC) found at 935 CMR 500.000 and 105 CMR 725.000 et seq.

3. Amend Federal Flood Panel numbers.

Federal Flood Protection District" includes the areas shown on the FEMA maps, and is addressed in §198-302.1.2 .

The purpose of this proposed amendment to the Wayland Zoning Bylaw ("Bylaw") is to reference the updated panel numbers that are wholly or partially within the Town of Wayland for the current Federal Emergency Management Agency (FEMA) for the Federal Flood Plain District.

4. Pre-existing non-conforming use of Land with six or more dwelling units.

401.1.2.1 – Notwithstanding the provisions of Section 401.1.2, a pre-existing nonconforming use of land that consists of more than six Dwelling Units for rent on a single Lot may not be changed, extended or altered in such a manner that results in either (i) more Dwelling Units or a greater Dwelling Unit density on the parcel of land; (ii) an enlargement of any of the Dwelling Units as measured by its Gross Floor Area or its number of bedrooms or rooms; (iii) the expansion of the use onto adjacent land; or (iv) the subdivision of the Lot into more than one Lot, or the division of the title to the Lot in any manner that results in more the one person or entity

9:30 P.M. Adjourn