

**Special Town Meeting  
Minutes  
December 14, 2016 7:00 p.m.  
Middle/Senior High School Auditorium**

A meeting in which the inhabitants of the Town qualified to vote in elections and Town affairs were notified by warrant issued by the Board of Selectmen and posted by Constable Bruce L. Holmquist on November 30, 2016. The Special Town Meeting was opened at 7:06 PM by Moderator James Benson with 99 qualified voters and 15 guests. The meeting proceeded as follows:

Article 1: To see if the Town will vote to approve a PILOT (Payment in Lieu of Taxes) agreement negotiated by the Board of Selectmen and the Board of Assessors with Ajax Solar, LLC, 1360 Garrison Avenue, Bronx, New York, 10474, for the purposes of a solar array, or to take any other action relative thereto.

**MOVE: That the Town approve a PILOT (Payment in Lieu of Taxes) agreement negotiated by the Board of Selectmen and the Board of Assessors with Ajax Solar, LLC, 1360 Garrison Avenue, Bronx, New York, 10474, for the purposes of a solar array as printed on the document provided at the Town Meeting registration table.**

Eldon Moreira made the motion and it was seconded. Eldon spoke to the motion.

Finance Committee 6 members present recommended unanimously.

Board of Selectmen recommended unanimously.

Several people spoke to the motion.

Anthony Kinahan called to move the question and it was seconded. The Moderator declared passed by majority vote.

Moderator James Benson called for vote on the Article. The Moderator declares it passed by majority vote. The vote was challenged by at least 6 or more voters and seconded; a vote was taken to revote the motion on the Article; the vote was taken by standing. The Moderator declares that vote failed by majority. The vote was challenged by at least 6 or more voters and seconded; Tellers were sworn in by Town Clerk, Anne Iannitelli.

Tellers: Warren Turner, Jonathan Kream, John Hughes and Arthur Cabral. A hand count was taken. The motion to revote the motion to revote the Article was defeated. 53 no to 36 yes.

**The original motion to approve Article 1 passed by Majority Vote.**

Article 2: To see if the Town will vote to amend the Town's Zoning Bylaws by adding the following new section:

“10.0 TEMPORARYMORATORIA.” and further to amend the Table of Contents to add Section 10.0. “Temporary Moratoria” and the ensuing parts as proposed herein.

“10.1. Temporary Moratorium on the Sale and Distribution of Recreational Marijuana

10.1.1 Purpose: By vote at the State election on November 8, 2016, the voters of the Commonwealth approved a law regulating the cultivation, distribution, possession and use of marijuana for recreational purposes. The law provides that it is effective on December 15, 2016 and the Cannabis Advisory Board is required to issue regulations regarding implementation by September 15, 2017.

Currently under the Zoning Bylaw, Recreational Marijuana Establishments and Marijuana Retailers are not a permitted use in the Town and any regulations promulgated by the State Cannabis Advisory Board are expected to provide guidance to the Town in regulating Recreational Marijuana Establishments and Marijuana Retailers. Further, the ballot measure establishes two important provisions that require ballot action by the Town prior to the adoption of zoning. First, the Town must, by ballot, determine whether it will issue licenses for Recreational Marijuana Establishments and Marijuana Retailers and second, by ballot that cannot occur prior to November 6, 2018, the next biennial state election, on whether to allow on-site consumption of marijuana products should the Town decide to allow licenses for such facilities.

The regulation of Recreational Marijuana Establishments and Marijuana Retailers raise novel and complex legal, planning, and public safety issues and the Town needs time to study and consider the regulation of Recreational Marijuana Establishments and Marijuana Retailers and address such novel and complex issues, as well as to address the potential impact of the State regulations on local zoning and to undertake a planning process to consider amending the Zoning Bylaw regarding regulation of Recreational Marijuana Establishments and Marijuana Retailers and other uses related to the regulation of recreational marijuana. The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for Recreational Marijuana Establishments and Marijuana Retailers so as to allow the Town sufficient time to engage in a planning process to address the effects of such structures and uses in the Town and to adopt provisions of the Zoning Bylaw in a manner consistent with sound land use planning goals and objectives.

10.1.2 Definitions

"Manufacture", to compound, blend, extract, infuse or otherwise make or prepare a marijuana product.

"Marijuana accessories", equipment, products, devices or materials of any kind that are intended or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing,

processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, ingesting, inhaling or otherwise introducing marijuana into the human body.

"Marijuana cultivator", an entity licensed to cultivate, process and package marijuana, to deliver marijuana to marijuana establishments and to transfer marijuana to other marijuana establishments, but not to consumers.

"Marijuana establishment", a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business. (k) "Marijuana product manufacturer", an entity licensed 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 products", products that have been manufactured and contain marijuana or an extract from marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for use or consumption, including edible products, beverages, topical products, ointments, oils and tinctures.

"Marijuana testing facility", an entity licensed to test marijuana and marijuana products, including certification for potency and the presence of contaminants.

"Marijuana retailer", an entity licensed to purchase and deliver marijuana and marijuana products from marijuana establishments and to deliver, sell or otherwise transfer marijuana and marijuana products to marijuana establishments and to consumers.

### 10.1.3 Temporary Moratorium.

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for Recreational Marijuana Establishments and Marijuana Retailers. The moratorium shall be in effect through June 30, 2018. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of recreational marijuana in the Town, consider the Cannabis Advisory Board regulations regarding Recreational Marijuana Establishments and Marijuana Retailers and related uses, determine whether the town shall restrict any, or all, licenses for Recreational Marijuana Establishments and Marijuana Retailers, determine whether the town will prohibit on-site consumption at Recreational Marijuana Establishments and Marijuana Retailers and shall consider adopting new provisions of the Zoning Bylaw to address the impact and operation of Recreational Marijuana Establishments and Marijuana Retailers and related uses.

10.1.5. Severability. The provisions of this by-law are severable. If any provision, paragraph, sentence, or clause of this By-law or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this bylaw.

or take any action relative thereto.

**MOVE: To amend the Town's Zoning ByLaws by adding a new section entitled "10.0 TEMPORARY MORATORIA" and further to amend the Table of Contents as printed on the Warrant.**

Hugh Hurley made the motion and it was seconded. Hugh spoke to the motion.  
Finance Committee 6 members present recommended unanimously.  
Board of Selectmen recommended unanimously.  
Several people spoke.

**Passed by declared 2/3 vote.**

Motion to dissolved meeting was made and seconded.

**PASSED UNANIMOUSLY  
MEETING WAS DISSOLVED AT 8:26 PM.**

A true copy, Attest:



Anne G. Iannitelli, Town Clerk