



# Franklin Regional Council of Governments

## Franklin Regional Planning Board— *MINUTES*

Date & Time:	Thursday, June 22, 2017 / 6:00 – 8:00 p.m.
Location:	JW Olver Transit Center, 12 Olive Street, Greenfield, MA – First Floor Conference Room
Facilitator:	Jerry Lund, Chair

### FRPB MEMBERS

- Jerry Lund**, Chair, Leyden, At-Large, FRPB Executive Committee
- Sam Lovejoy**, Clerk, Montague, At-Large, FRPB Executive Committee, FRCOG Executive Committee
- Joan Rockwell**, 1<sup>st</sup> Vice Chair, Colrain, At-Large
- James Basford**, Orange, At-Large, FRPB Executive Committee
- Julia Blyth**, Northfield Select Board
- Ted Cady**, Warwick Planning Board, FRPB Executive Committee
- Wayne Hachey**, New Salem Select Board
- Thomas Hutcheson**, Conway Select Board, FRPB Executive Committee
- Jonathan Lagrèze**, Colrain Select Board
- Charles Olchowski**, At-Large, FRPB Executive Committee, Greenfield
- Micki Paddock**, At-Large, Shutesbury
- Mike Shaffer**, Erving Planning Board
- Greg Snedeker**, Gill Select Board
- Joseph Strzegowski**, Conway Planning Board
- David Travers**, Heath Select Board
- Gisela Walker**, Charlemont Planning Board, FRPB Executive Committee
- Chuck Washer**, Shelburne Select Board

### FRCOG STAFF

**Jessica Atwood**, Economic Development Program Manager; **Mary Chicoine**, Senior Land Use & Natural Resources Planner; **Pat Smith**, Senior Land Use Planner; **Liz Jacobson-Carroll**, Administrative Services Assistant

<b>1. Introductions</b>	Jerry Lund, FRPB Members
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J. Lund convened the meeting at 6:00 p.m. A round of introductions followed.

<b>2. Review and Approval of May 25, 2017 FRPB Minutes</b>	Joan Rockwell
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**J. Lund moved to adopt the 5/25/17 minutes, T. Hutcheson seconded the motion, and the motion passed with 3 abstentions.**

<b>3. Presentation &amp; Vote on Comprehensive Economic Development Strategy Annual Report</b>	J. Atwood, Economic Development Program Manager
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J. Atwood reviewed the 2<sup>nd</sup> update of the 2015 CEDS plan, noting that it had been reviewed and approved by the CEDS Committee and the EDD Governing Board. Her presentation highlighted changes

made to the draft presented at the previous FRPB meeting in May. These included: the addition of a statement on the importance of economic development planning; a description of the impact of State initiatives on key industries and clusters in the region; articulation of a goal to improve the literacy level of the workforce; inclusion of the Last Mile Program grants announcement; additional statements pertaining to the tourism cluster; mention of the future Creative Economy Summits; corrections to the numbers of jobs created; updates to Greenfield and Montague project listings in the appendix; and a few minor editorial adjustments. Discussion touched on the lack of permanency of some jobs created by economic development initiatives.

J. Atwood described changes in region, such as those taking place on the former Northfield Mt. Hermon campus, and at the former Sweetheart Restaurant property in Shelburne, among others. She mentioned initiatives such as the summer jobs programs at Mahar and Turners Falls high schools, adult basic education efforts, and the Pioneer Valley workforce blueprint. The FCCDC is leveraging nearly \$4 million. Greenfield is pursuing projects at the Industrial Park, First National Bank building, and the Abercrombie building, as well as improving downtown infrastructure. Montague projects include canal district revitalization, an industrial park on Turnpike Road, and a Native American Cultural Heritage Center.

**T. Hutcheson moved to accept the 2017 CEDS Annual Report, T. Cady seconded the motion, and the motion was approved unanimously, with no abstentions.**

J. Atwood went on to inform the group of recent changes to the Commonwealth’s Economic Development Incentive Program. The changes include: prospective projects no longer need to fit existing categories; there is no cap on tax credits for individual projects; Town Meeting or Town Council approval is no longer required; only projects that would not occur but for the funding will be considered; the Special Tax Assessment schedule has been changed. She emphasized that the process will be more competitive than in the past and noted that incentives are not guaranteed. Potential applicants should promptly contact the MOBD Western Region Office.

J. Lund’s expression of thanks was followed by a round of applause.

<p><b>4. Presentation on Green Infrastructure: Street Tree Inventories and LID Stormwater Projects in Franklin County Towns</b></p>	<p>M. Chicoine, Senior Land Use &amp; Natural Resources Planner</p>
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M. Chicoine began her presentation on public tree projects and inventories in Greenfield (2014), Turners Falls (2015), and Deerfield (2016) with information regarding the social, emotional and environmental benefits, to individuals and communities, of tree-rich landscapes. Her work involved communicating these benefits to municipal officials as some are prone to think of trees as liabilities, especially when budgets are tight. She went on to summarize the methods and findings of the past projects, showing the areas where tree belts were inventoried and describing the type of data – genus, species, height, spread, age, condition, etc. -- collected and used in each town.

In Greenfield, the significant die-off anticipated by the tree committee (due to the age and condition) is taking place currently, and the invasive Norway Maples are being replaced with a mix of native species. The Greenfield DCR received \$5,000 for its work with trees and social equity: the low density of trees in the downtown social/environmental justice area—which translates to lower property values, higher

cooling costs, and other disadvantages—is considered with each development project. The committee’s outreach resulted in involvement of resident children in the Oak Courts planting project as well as new committee members who are envisioning a community garden on Hope Street. The 10-member committee, whose education efforts have included posters and social media, has notable professional qualifications, M. Chicoine said.

The work and staffing of the DPW, as well as its preference for fewer trees in the green belt to reduce maintenance costs, was discussed at some length. Inviting a representative of the DPW to join the committee was suggested. M. Chicoine agreed to address collaboration with DPW in her final report and recommendations. Members expressed concern regarding the positive and negative economic repercussions of tree selection, including the impact on solar panel efficiency and property tax revenue; M. Chicoine shared estimates comparing the value of various species. Further, she reported that the Franklin County Technical School received a grant to develop a tree nursery. Students will work with Greenfield and Turners Falls Tree Committees and will sell to the DPWs. Sales will sustain the program, and students will gain career-oriented experience, she explained.

The Turners Falls inventory showed better tree health and a greater variety of tree species and ages. M. Chicoine estimated that in the quarter of a square mile studied, the trees provide \$46,800 in benefits annually. The work of the tree committee is supported by District Local Technical Assistance funds. Like its Greenfield counterparts, the Turners Falls committee aimed to use and build on the baseline inventory, maintain and plant more public trees, and educate and involve the public.

Inventories in Old Deerfield and South Deerfield evidenced many large healthy trees with significant canopies yielding \$58,300 in annual benefits. To increase diversity of age, size and species, the town is considering planting small trees between them. A new project, with 50% funding from the DCR, is underway to expand the inventory, analyze the value of the trees to the community, develop a street tree management and planting plan, train professional staff, and conduct a high-profile volunteer tree planting project.

In response to questions from members, M. Chicoine said that FRCOG has been working on developing sample regulations regarding tree requirements in municipal parking lots, as well as commercial buildings and parking lots.

J. Lund’s expression of thanks was followed by a round of applause.

<b>5. Update on FERC Relicensing of the Northfield Mountain Pumped Storage Facility</b>	T. Miner, CRSEC Chair & FRPB Executive Committee
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Tom Miner was not able to attend the meeting. J. Atwood reported that there were no updates regarding the FERC relicensing process. A Settlement Meeting was held in Gloucester on June 21st and June 22nd. FRCOG staff participated via conference call. The topic discussed was the flows needed for the life cycles and habitat of fish, mussels, beetles and other rare and endangered animals and plants downstream of the Turners Falls dam.

<b>6. Planning Updates (Recreational Marijuana &amp; Zoning Reform 2017)</b>	P. Smith, Senior Land Use
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P. Smith provided a brief update on ongoing efforts, now in their 4<sup>th</sup> decade, toward zoning reform in the Commonwealth. Last year's bill, which was more about housing than zoning, did not go anywhere, and is being reviewed again. A 2<sup>nd</sup> bill filed by a group of realtors will not likely proceed. A 3<sup>rd</sup>, H2420 from Stephen Kulik, more closely resembles zoning advocacy, and may be passed. It includes open space developments, form-based zoning, a statutory component for site plan review, minor subdivisions, and it simplifies voting requirements for zoning bylaw amendments and special permits.

P. Smith explained that the House continues to consider active regulations pertaining to recreational marijuana, and that daily changes at the state level make the development of local bylaws more challenging. That said, she provided a preliminary draft of FRCOG's "Recreational Marijuana Zoning Bylaw Development/Questions for Municipalities to Consider," and a copy of the Mass Municipal Association's 6/14/17 letter to House members regarding their support for H3751. Touching on the controversy related to the initial referendum, she stressed the challenge of finding balance: recreational marijuana taxes need to bring in enough money to support the administration of the program and educational efforts, but not be so high that they promote the continuation of a black market. She noted that House bill 3776 and Senate bill 2090 were to have been debated that day; regardless of what passes, work will remain to bring them together.

P. Smith referred members to FRCOG's draft document and a timeline, developed by the Central MA Regional Planning Commission, which overlays the state and municipal processes. Indicating that the Cannabis Control Commission is on track to adopt final regulations by July 1, 2018, she mentioned that the difficulty of reaching consensus between the House and the Senate may cause a delay. She will share Shelburne's temporary moratorium document with interested members from other towns.

The FRCOG Planning staff members created the draft document after confirming that the cultivation of recreational marijuana is typically considered an industrial use, as it involves substantial use of electricity and water, extensive lighting and security systems. Concerns include the potential for noise pollution from HVAC systems, unwanted odors, an increase in traffic due to deliveries, and the need for additional enforcement to protect the facilities as well as impacts on public health and safety. While these issues are addressed in zoning for light industrial areas already, towns considering cultivation facilities in residential and other areas would likely want bylaws to regulate siting. D. Travers suggested that large, old mills located in industrial zones will attract growers, making such bylaws unnecessary. J. Basford suggested the consideration of both the pros *and* cons of such development to our towns, and the addition of positive community impacts to the FRCOG document.

Because towns cannot develop bylaws based on legislation that has not yet been passed, many are adopting one year moratoria and, in some instances, extending those to eighteen months, P. Smith said, adding that the Attorney General's Office has been mindful of the timeline, and flexible. Offering assistance in drafting moratoria, she suggested that interested towns aim to pass them by Fall 2017.

Also controversial is the proposal to move the oversight of the larger medical marijuana operations from DPH to the Cannabis Control Association. P. Smith noted that state legislators are now considering adding back in some provisions related to agricultural concerns such as the use of pesticides and the certification of workers. The manufacturing of edibles, sales at retail outlets such as bakeries, and on-site consumption at cafés must also be considered. The FRCOG document lists several

conditions/restrictions on cannabis-related businesses for towns to consider, including clustering, overlay districts, minimum setbacks, civil penalties, etc. The presentation ended with slides of businesses currently operating in other areas; P. Smith pointed to the use of industrial fencing, greenhouses of 50,000 square feet or more that resemble large office buildings, and extensive indoor lighting. P. Smith will keep FRPB members informed on the progress of state legislation.

J. Lund’s expression of thanks was followed by a round of applause.

<b>7. FRPB Annual Elections (please see attached Slate of Nominations) – Nominations &amp; Vote</b>	FRPB Nominating Committee: T. Hutcheson; T. Cady; and J. Rockwell
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J. Rockwell read aloud the Slate of Nominations document. See attached.

**T. Cady made a motion to elect all those nominated, C. Olchowski seconded the motion, and the motion passed unanimously, with no abstentions.**

<b>9. Other Topics Not Reasonably Anticipated 48 Hours in Advance of the Meeting/Adjourn/Public Comment</b>	J. Lund, Chair - FRPB
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**W. Hachey moved to adjourn the meeting, T. Cady seconded the motion, and the meeting was adjourned at 7:50 PM.**

Documents Distributed / Presentations Viewed:

- Agenda
- FRPB Minutes, May 25, 2017 – DRAFT
- Franklin Regional Planning Board Nominations 2017-2018
- Comprehensive Economic Development Strategy report
- Green Infrastructure: Street Tree Inventories and LID Stormwater Projects in Franklin County Towns
- Massachusetts Municipal Association letter to MA House Representatives, June 14, 2017
- An Act to Ensure the Public Health and Safety of Patient and Consumer Access to Medical and Adult Use of Marijuana in the Commonwealth
- Recreational Marijuana Zoning Bylaw Development Questions for Municipalities to Consider – Preliminary Draft 5-8-17

The next meeting will be held on September 28, 2017. Copies of all documents are available. Please contact Liz Jacobson-Carroll at [ljc@frcog.org](mailto:ljc@frcog.org) or 413-774-3167 x101.

Respectfully submitted,

Sam Lovejoy, Clerk - FRPB