**Town of Essex Planning Board Meeting Minutes –May 6, 2020**

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of Essex’s Planning Board is being conducted via remote participation.

 **Conference Call-In telephone number for this meeting:**

**717-275-8940. Access code 8378315**

The Meeting was held at the Essex Town Hall, 30 Martin Street, Essex, MA 01929.

At 7:30 PM Vice-Chair Wes Burnham opened the conference call.

At 7:34 PM the meeting was called to order by Chair Kim Drake.

This was a joint meeting of the Planning Board and Board of Selectmen.

**Board Members present at Town Hall 2nd floor meeting room:** Westley Burnham, Michael McConnell

**Board Members participating remotely:** Kim Drake, William French, Matt Greco, S. Sturgis (Skip) Crocker

**Board Members absent:** Dexter Doane

**Administrative Assistant**: Mary Heeney (present)

**Selectmen present at town Hall 2nd floor meeting room:**  Ruth Pereen

**Selectmen participating remotely:** Peter Phippin

**Selectmen absent**: Andrew Spinney

**There were several other members of the public who remotely joined the meeting.**

**Building Inspector’s Report:**

**10 Spring Street**

The Building Inspector presented an application for an accessory structure (carport) at 10 Spring Street.

The Building Inspector informed the board that the application meets setback requirements. Wes Burnham reviewed the plan and made a motion to approve a 22x24 carport at 10 Spring Street stating that it meets all the requirements of the Town of Essex byaws.

S.Sturgis (Skip) Crocker seconded the motion.

The roll call was as follows:

Kim Drake Aye

Wes Burnham Aye

Matt Greco Aye

Michael McConnell Aye

William French Aye

S. Sturgis Crocker Aye

Dexter Doane Absent

**21 Lakeview Road**

The Building Inspector presented an application for 21 Lakeview Road to remove an existing building and re-build as shown on plan. The board discussed as to whether the current building was in fact a house. The Building Inspector checked the Town record and informed the board that it has been a dwelling for many years. Kim Drake questioned if the property is located in the Watershed Overlay District and if there was any information re: lot coverage. The Building Inspector said the site plan did not show that information. Wes Burnham said it was not clear where the wetland ends, and suggested an engineer review. Kim Drake said the board would need more information before approval.

**PUBLIC HEARING:**

Public Hearing relative to proposed zoning bylaw changes placed on the warrant to be considered at the Annual Town Meeting 6/15/2020. Amend Chapter VI section 6-3.4.2.m. of the zoning bylaws. Medical Marijuana Treatment Center/Registered Marijuana Dispensary to establish exclusion zones relative to Non-Medical Marijuana establishments.

At 7:50 Kim Drake asked for a motion to open the Public Hearing. Wes Burnham made a motion to open the Public Hearing. Michael McConnell seconded the motion. At this time Selectmen Peter Phippin remotely joined the meeting.

Kim Drake read the Preamble for a Public Hearing. Kim also informed the audience that the Selectmen were sponsoring the Public Hearing.

Brendhan Zubricki informed the audience that the proposed zoning bylaw will require a 2/3 vote at the Town Meeting.

Kim Drake asked if there were any questions. There were no questions or comments.

Wes Burnham made a motion to close the public hearing.

Michael McConnell seconded the motion

The roll call was as follows:

Michael McConnell Aye

William French Aye

S.Sturgis (Skip) Crocker Aye

Matt Greco Aye

Kim Drake Aye

Wes Burnham Aye

Dexter Doane Absent

Kim Drake declared that the Public Hearing relative to proposed zoning by law changes affecting prospective retail marijuana establishments closed.

Ruth Pereen made a motion to adjourn the Board of Selectmen meeting. Peter Phippin seconded the motion. The meeting was adjourned at 8:05 PM.

Kim Drake informed the Planning board that at the meeting of 5/20/20, the Public Hearing on the proposed mixed use zoning district bylaw in downtown Essex would be continued.

**Board review of Meeting Minutes: April 15, 2020.**

Michael McConnell made a motion to approve the minutes of April 15, 2020

William French seconded the motion

The roll call was as follows:

Kim Drake Approve

Wes Burnham Approve

Michael McConnell Approve

William French Approve

S. Sturgis (Skip) Crocker Approve

Matt Greco Approve

Dexter Doane Absent

**Adjourn:**

Michael McConnell made a motion to adjourn the meeting**.**

William French seconded the motion.

The motion was unanimously approved by the Board Members.

The chair declared the Meeting to be adjourned at 8:10 PM.

The next Meeting of the Town of Essex Planning Board will be held on May 20, 2020 at the Essex Town Hall, 2nd Floor Stage Conference Room, 30 Martin St, Essex and will commence at 7:30 PM.

If the Town Hall is still closed to the public, information for attending the meeting remotely will be on the posted agenda.