

**MELROSE PLANNING BOARD
ZONING SUBCOMMITTEE
MEETING MINUTES**

Regular Meeting

Thursday, October 29, 2018

7:15 PM

Cassidy Conference Room, 2nd Floor, City Hall, 562 Main Street

PRESENT: Paul King, Sharon Petrillo & Greg Sampson

ABSENT: Anne DeSouza-Ward

Denise Gaffey, City Planner, Emma Schnur, Senior Planner, & Lori Massa, Planning Coordinator, were also present.

The meeting was called to order at 7:15 PM by Mr. Sampson.

Affordable Housing Incentive Program Ordinance

The Subcommittee last met to discuss the affordable housing section of the Zoning Ordinance on October 1, 2018. Staff took the feedback from that meeting, made housekeeping edits and created a revised draft dated October 25, 2018. The Subcommittee discussed the draft and made the following recommendations:

- In the Developer definition include that the entity is involved in a project to which this section applies.
- Specify in the development applicability section that the section applied to any new dwelling units.
- Research the mechanism through which to enforce affordable units in subdivisions or remove this reference.
- Set the years between development of adjoining sites at 3 years for the projects to be considered phased project.
- Remove the 99 year reference in the in perpetuity requirement.
- Add the word “resulting” to the reduction in minimum lot area incentive for clarity.
- Add more detail to the data that the Applicant should provide when seeking reduced parking requirements.

The Subcommittee was in agreement that the amendment should move forward to the full Board with these edits. Ms. Gaffey said that staff will make the changes and review the amendment with the City Solicitor and Building Commissioner. She will put the amendment on the Board’s agenda for the regular meeting on November 26, 2018.

Documents: Draft Affordable Housing Amendment dated October 25, 2018

Recreational Marijuana

The Subcommittee met to discuss a recreation marijuana zoning amendment on October 1, 2018. Staff took the feedback from that meeting and created a draft amendment dated October 25, 2018. The Subcommittee discussed the draft and made the following recommendations:

- Change the title in the use table to Marijuana Related Uses.
- Add a footnote to the use table to clarify that Registered Marijuana Dispensary is allowed in the BB district and not allowed in the BB-1 district.

- Change the wording regarding the limit to the number of Special Permits that the Planning Board can issue to read that the Board cannot issue Special Permits for Marijuana Retailers that would allow for more than two retailers to be in operation at any one time.

The Subcommittee was in agreement that the amendment should move forward to the full Board with these edits. Ms. Gaffey said that staff will make the changes and review the amendment with the City Solicitor and Building Commissioner. She will put the amendment on the Board's agenda for the regular meeting on November 26, 2018.

Documents: Draft Marijuana Establishment Amendment dated October 25, 2018
 Zoning map of the City with 250 foot and 500 foot buffer around schools
 Guidance for Municipalities from the Cannabis Control Commission

The meeting adjourned at 8:40 PM.