

Zoning Board of Appeals – Minutes

September 29, 2020

Location: Town Hall Annex Conference Room

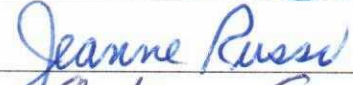
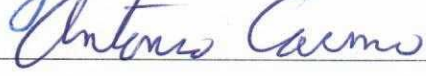
Time: 7:00 to 8:00pm

**Board Member Attendees:** Marcus Baptiste Chairman, Jeanne Russo Alt Member, & Tony Carmo Alt Member

**Board Member Out:** James King Member- **The board had a quorum.**

**Attendees:** Robert Forbes- Zenith Consulting Engineers, LLC, Robert Verroneau, & Michael Mizrihi- Berkley Botanicals

| Topic          | Discussion:                                                                                                                                                                                                                                                                                                                                                                                                         |
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| Mail & Minutes | <p><b>7:02pm-</b> M. Baptiste Chairman opened the meeting by introducing the Board and himself.</p> <p><b>Meeting Minutes-</b> The meeting minutes from 9/15/20 were reviewed by the Board. T. Carmo made a motion to approve the minutes as read. J. Russo seconded.</p> <p><b>Bills:</b> None</p> <p><b>Correspondence:</b> None</p> <p><b>No other New Business came in front of the board at this time.</b></p> |

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| 42-44 County Street<br>LLC<br>44 County Street<br>Map 20 Lot 92<br>40A Public Hearing | <p><b>7:05pm-</b> The Chairman, Marcus Baptiste opened the Hearing for 42-44 County Street LLC 44 County St. Map 20 Lot 92 for a parking variance request. The ad ran twice in the Taunton Daily Gazette 9/12/20 &amp; 9/19/20. All certified mailings were mailed out to the abutters.</p> <p>Robert Forbes from Zenith Consulting Engineers, LLC introduced himself to the Board. He passed out plans to each Board member. He told the Board Berkley Botanicals is exploring the development of the property of 44 County St. as a Marijuana retail sales and grow facility. The proposed building is 24,000 sq. ft. with parking and utilities. The building will include a retail area of about 2,000 sq. ft. or less and the remaining 22,000 sq. ft. will be used to grow, warehouse, and distribute product. The facility is expected to employ a total of 40 employees in two shifts. There will be 20 employees per shift. The retail part of the facility requires 14 parking spaces in accordance with the Berkley By-Laws based on a calculation of one space required for every 250 sq. ft. of retail area plus 1 space per each employee. Therefore, the facility will need about 34 parking spaces upon opening. He told the Board he has spoken to the Building Inspector and no category falls under a marijuana plant in the Berkley Zoning By-Laws, so it will have to go under the "other retail services". It is between 2 By-Laws. Under this category the required parking for non-retail portion of the proposed bldg. is calculated to be 117 parking spaces. They are proposing 60 paved parking spaces and 25 gravel parking spaces for a total of 85 parking spaces. Due to the unique shape of the lot and the existing Riverfront Protection Zone located on the west part of the property, it is impossible to construct 131 parking spaces on the site with the proposed bldg. He told the Board, construction of numerous spaces that will never be used will result in unnecessary increase of impervious area and storm water runoff. These reasons are for the proposal of the 85 parking spaces. The operator of Berkley Botanicals Michael Mizrahi introduced himself to the Board. M. Baptiste asked Mr. Mizrahi if he had any other buildings to compare this building to. Mr. Mizrahi told the Board that he wants to be a good tenant and a good neighbor. He wants parking available to everyone, but if there is an issue with traffic and filled parking spaces he will then have pick-ups by appointment only. Mr. Forbes told the Board they have already been in front of the Planning Board, he did tell them they will be going in front of the ZBA for the parking situation and they were all fine with it. The Board all further discussed, and they all agreed once more facilities like this one opens there will not be as much traffic. T. Carmo asked if there would be any commercial vehicles for the business. Mr. Mizrahi said they have two commercial vans that may go out about twice a week. Mr. Forbes showed the Board on the plans and explained that there is a small loading area. There were no abutters present to open up questions. Robert Verroneau the owner of the property introduced himself to the Board. T. Carmo made a motion to close the Hearing. J. Russo seconded.</p> <p>The Board all further discussed and reviewed what was presented. They all agreed there were no issues with the parking variance being requested.</p> <p>T. Carmo made a motion to approve the application as submitted. J. Russo seconded.</p> <p>All in Favor.</p> |
|                                                                                       | <p>All Motioned the next meeting date will be determined.</p> <p>Motion to Adjourn was made by J. Russo @ 7:20pm.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Signatures                                                                            | <p>1. </p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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