

**Special Town Meeting
December 10, 2018**

Moderator Richard Tracy called the meeting to order at 7:30 PM. A quorum was present.

ARTICLE 1: To see if the Town will vote to amend the Town of Westhampton Zoning Bylaws as follows, or take any action in relation thereto.

1. Amend SECTION 5.11 TEMPORARY MORATORIUM ON MARIJUANA ESTABLISHMENTS, sub-section 5-112 Temporary Moratorium to extend the moratorium through June 30, 2019 as seen emboldened & underlined.

5.112 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 Marijuana Establishments and other uses related to recreational marijuana. The moratorium **shall be extended to take effect through June 30, 2019**; or until such time as the Town adopts Zoning Bylaw amendments that regulate Marijuana Establishments, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of marijuana in Westhampton, consider the Cannabis Control Commission Regulations regarding marijuana establishments, including marijuana retailers and related uses, determine whether the Town shall restrict any or all licenses for such marijuana establishments and marijuana retailers, and consider such other and further matters as set forth in G.L. c 94G, § 3 and G.L. c. 64N, § 3.

Discussion opened; a motion was made to delete the words **to take effect** from the proposed amendment.

A motion was made and seconded to modify the amendment as proposed; the motion passed unanimously.

Motion was made and seconded to amend the bylaw as proposed. The motion to amend SECTION 5.11, sub-section 5.12 to extend the temporary moratorium on marijuana establishments through June 30, 2019 passed unanimously.

ARTICLE 2: To see if the Town will vote to authorize the Selectboard to negotiate and enter into an agreement for “payment in lieu of taxes” (or “PILOT”) pursuant to G.L. c. 59, § 38H(b), or any other enabling legislation, for real and personal property taxes with the owner/lessee/operator of a Large Ground-Mounted Solar Facility to be installed on land at the location set forth below, for a term of up to 20 years on such terms and conditions as the Selectboard deems in the best interest of the Town, and to take any actions and execute any other documents necessary or convenient for the implementation and administration of the such agreement:

1. 0 Montague Road, Westhampton, MA 01027 Map 16 and Parcel 36

Discussion opened; a motion was made to table the article until more information is available. At that time a Special Town Meeting will be convened and the motion revised.

Motion made and seconded to pass over the article – Motion carried unanimously.

Motion was made, seconded and unanimously approved to dissolve the Special Town Meeting at 8:15 PM

Respectfully Submitted,

Susan Bronstein, Town Clerk