



**Town of West Boylston**  
140 Worcester Street, West Boylston, Massachusetts 01583

## **Conservation Commission Meeting Minutes**

<b>Date / Time / Location of Meeting</b>	<b>Monday, 3/1/2021/6:00p.m./ <u>MEETING TOOK PLACE AT WEST BOYLSTON SENIOR CENTER, 120 PRESCOTT ST., WEST BOYLSTON, MA; FACE COVERINGS WERE REQUIRED AND SOCIAL DISTANCING TOOK PLACE.</u></b>
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<b>Members Present</b>	<b>William Chase (Chair), John Hadley (Vice-Chair), David Mercurio (Vice-Chair), Emily Eaton, Carl Haarmann and Clerk Toby Goldstein.</b>
<b>Members NOT Present</b>	<b>N/A</b>
<b>Invited Guests</b>	<b>N/A</b>

**Welcome – Call to Order**

**Time: 6:00 p.m.**

**Approval of Previous Minutes**

**2/8/2021**

**Motion Originator Ms. Eaton**

**Motion Seconded Mr. Chase**

**Treasurer – Financial Report**

**Mr. Chase reviewed the report prior to the meeting.**

**Motion to Accept N/A**

**Seconded N/A**

At 6:00 pm, Mr. Mercurio made a motion to open the meeting. Ms. Eaton seconded the motion. All in favor.

**Public Hearing, Evergreen Strategies, LLC, Notice of Intent, Hartwell Street (across from 159 Hartwell St. - The American Legion):**

(Representatives were Patrick Healy and Anthony Parriello). (Mr. Chase read aloud the public hearing notice). Mr. Healy noted that the address for the proposed project was now 166 Hartwell Street, pointing it out on the map of the site. He described the location of the property in relation to the former Shell Oil, discussed the proposed two-story headhouse for all processing, and explained that marijuana will be grown in several greenhouses. He explained that a long tunnel will connect from the greenhouses to where the marijuana is processed and packaged and then shipped out. Mr. Parriello added that administrative offices will also be located

in the headhouse building. Mr. Healy pointed out the 100-foot buffer on the map, and noted that, as far as what would be under Concomm's jurisdiction, he said that the majority of the work in the buffer zone will be grading and lawn area, and noted that an outlet pipe will run from a small detention basin (which he pointed out), there will be more grading and trees and a small amount of parking; he asserted that little work is proposed on the site within the 100-foot zone. In response to Mr. Mercurio, Mr. Healy replied that sewer ends where the Harmony cannabis (on Shrewsbury St.) driveway comes out onto Hartwell Street, so they are proposing a pump station adjacent to the loading dock and they will run a force main down the shoulder of Hartwell Street, hang it off the side of the bridge then come back and continue down all along Hartwell St. to tie into a manhole (he pointed this out) and said that work would also be within the buffer zone. In response to Mr. Mercurio, Mr. Healy replied that each address needs its own force main back to the sewer manhole (and he pointed out the pump station). He replied to Mr. Hadley that there will be two-inch pipe. In response to Mr. Hadley, Mr. Healy replied that the land is not developed on either side of the property, explaining that DCR negotiated purchase of land for watershed protection. Mr. Healy added that, to the south, it is within the Watershed Protection Act primary zone, and added that railroad tracks and LFR property are there also. In response to Mr. Mercurio, Mr. Healy replied that there is ledge in part of the area that has been cleared. He explained that there used to be massive oil tanks there when Shell owned the property, he showed Mr. Mercurio where the tanks had been, and described that the ledge was cut down at a 2:1 slope, the material crushed on site, and it was used at the base of buildings. He replied to Ms. Eaton that the tanks were above-ground and have been removed. Mr. Chase noted that poplar trees were planted there. Mr. Healy added that Shell still sends out someone to monitor the property twice a year, and noted that reports such as regarding stormwater have improved. Mr. Chase asked Mr. Healy if a Phase 4 was done there? Mr. Healy replied that it was done, and noted that poplar trees planted on the front side were part of that. Mr. Healy reiterated that there will be limited work in the buffer zone and noted that the sewer work will be contained to a three-foot wide trench (he pointed this out to the board). He showed Mr. Mercurio where the force main for American Legion is located at the bridge. He replied to Mr. Chase that there will be a sleeve and it will be insulated. He replied to Ms. Eaton that 16 feet of curb will remain that she asked about. Mr. Healy then replied to Mr. Mercurio that the bridge has a 50,000-lbs. rating. He noted that he had positive comments from Town officials.

Mr. Parriello then commented that he was excited to be in West Boylston, and briefly explained his background. He said that the trade name of Evergreen Strategies will be "Clear Sky Cannabis" and noted that he had quite a bit of experience in the industry. He said that he reached out to Jonathan Fitch of the West Boylston Municipal Lighting Plant, who suggested to him that he needed two conduits and one transformer and he commented that Mr. Fitch was very helpful to him. Mr. Parriello commented that the Town Administrator had been "awesome" to work with and that West Boylston has been very helpful to them whereas they had difficulties in some towns; he praised the Board of Selectmen as well. Mr. Hadley commented that taxes from cannabis cannot be used for anything else in the Town. Mr. Mercurio asked if this proposed business will be similar to the one further down on Shrewsbury Street (the aforementioned Harmony cannabis)? Mr. Healy responded that this business also has cultivation only so there are no customers, and whereas the other business sits in a renovated old building, the proposal on Hartwell St. will be a state-of-the-art facility building; Mr. Parriello added that this facility will have indoor and outdoor facilities with the greenhouses and will be vertically integrated. He explained that they will grow their own product, sell to their dispensaries, and sell wholesale to those that do not have a cultivation facility; he believed that Campfire could buy wholesale from them. Mr. Healy also commented that West Boylston has been very good to them, and Mr. Mercurio commented that they are working with good contractors also.

Ms. Eaton then asked about neighbors' concerns. Mr. Parriello responded that there is distance between them and American Legion and they will have sealed greenhouses; they will also have odor mitigation technology and asserted that there will not be any noxious fumes. Mr. Healy added that the construction will be surrounded on three sides by significant vegetation. Mr. Parriello also added that they had an outreach meeting with the community and asserted that the community was very supportive.

In response to Mr. Mercurio, Mr. Parriello and Mr. Healy replied that the greenhouses will vary in size but each structure will be approximately 30' x 120', or 3,600 square feet,  $\frac{3}{4}$  of the size of Harmony. In response to Ms. Eaton, Mr. Parriello explained that they do not want everything in one greenhouse in case they lose a crop so they thought it would be better to have several greenhouses, and added that it will also be easier for temperature control and controlling the environment. In response to a question from Mr. Chase regarding insects, Mr. Parriello

replied that between each harvest they will clean for insects and noted that there are also beneficial insects. In response to Mr. Mercurio, Mr. Parriello replied that, for heat, they will use geothermal and gas heating. Mr. Healy noted that geothermal had been done for residential use before and asserted that it worked well; he discussed an example that he was familiar with. He replied to Mr. Haarmann that the temperature in a greenhouse will be kept at 78 degrees at the top of the canopy, with the humidity in the low 50's depending on the stage of growth.

With no further questions or comments, Mr. Hadley made a motion to close the public hearing. Mr. Mercurio seconded. All in favor. Mr. Hadley then made a motion to grant the order of conditions, according to the plan dated 1/13/2021, "Site Plan/Special Permit Approval Documents". Mr. Mercurio seconded. All in favor. (Mr. Healy then added that Planning Board received a letter from VHB for peer review, which had minor suggestions that required minor fixing of the plans, after which they will return to Planning Board; he opined that it would take one or two more meetings with Planning Board to complete work with that board).

**Other Business:**

**Minutes of February 8, 2021 Meeting:**

After review of the draft minutes by the board prior to the meeting, Ms. Eaton made a motion to accept the minutes as written. Mr. Chase seconded. All in favor.

**Treasurer's/Financial Report:** Mr. Chase reviewed the report and discussed main points with the board.

**NEXT SCHEDULED MEETING – APRIL 5, 2021, LOCATION TO BE DETERMINED.**

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With no further questions or comments, Mr. Haarmann made a motion to adjourn the meeting at 6:22 p.m. Ms. Eaton seconded. All in favor.

**Submitted by:** \_\_\_\_\_

**Reviewed by:** \_\_\_\_\_

**Date submitted:** \_\_\_\_\_

