



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
140 Worcester Street ** West Boylston MA 01583 ** Phone 774-261-4073

PUBLIC HEARING MEETING MINUTES
Evergreen Strategies (Marijuana Grow and Cultivation Facility)
166 Hartwell Street, West Boylston
April 14, 2021

Members Remote: Paul Anderson (Chair), Marc Frieden, Vincent Vignaly, Sarah Miles, Barur Rajeshkumar

Members Absent: None

Attendees Remote: Wayne Amico (VHB), Patrick Dunford (VH), Patrick McCarty (McCarty Engineering), Anthony Parrinello, Mark Vlachos, Attorney Mark Donahue (Fletcher & Tilton), Dave Femia

The Chair opened the continued public hearing at 7:35 p.m. Mr. Vignaly recused himself from the matter. In attendance were Patrick McCarty and Justin LeClair (McCarty Engineering), Anthony Parrinello (Evergreen Strategies), Mark Vlachos, and Attorney Mark Donohue (Fletcher & Tilton).

VHB issued a second comment letter dated April 13th; there were some outstanding comments. TEPP (Transportation Engineering Planning and Policy) addressed the traffic location, flow, volume, and timing patterns. Mr. McCarty does not think a full traffic study is needed and has requested a waiver to that. The Water District said the existing water line is an 8" AC water line. The applicant agreed to address all Water District comments in their February 26, 2021 letter post-approval. Regarding the interior landscape requirement, there seemed to be a difference in opinion between VHB and the applicant on how to calculate the percentage; they believe they meet the requirement and feel they are adequately screened from Hartwell Street. Chief Minnich provided an email saying he was good with the security plan presented. Attorney Donahue said copies of final marijuana licenses will be provided to the board. The stormwater comment has been addressed; drainage calculations need to be provided. Mr. McCarty discussed the turning movement; clarification is needed; the maneuvering pattern could be clearer. He said there will be two large trailer trucks making deliveries to them. What they manufacture in the building will be leaving in the sprinter van. Regarding the comment related to DCR's Watershed Protection Act and the variance, Mr. McCarty said they are in the process of getting the variance. He was hoping that a condition of approval would be to provide a copy of the variance. If the full variance is not granted, they would handle any change as a modification of an approved site plan. Regarding the provisional license, Mr. Parrinello explained that it is a phased project and how it will work. Mr. Amico said the board would need a phasing plan to be clear what is being built; Mr. McCarty said they will put a phasing plan together. Phase one will be the headhouse, office area, and five of the large greenhouses. Attorney Donahue said the board will have a running record of how the buildings are being expanded. Mr. McCarty explained the sewer pump calculations and details of the force main across the bridge. They need to clarify their design of the internal workings of the pump station. Regarding the need for a fence at the top of the retaining wall, VHB understands that a fence is needed when a drop is 30" in height; Mr. McCarty was of the opinion it is 48" in height. Mr. Tignor said 30" is for decks, but he will check the code for the wall protection.

With the sewer pump being very close to the truck entrance, Mr. Frieden asked if the structure would be ok if the truck was on it. Mr. McCarty said yes that the structure and access cover are rated for truck traffic. Mr. Anderson asked if there were outstanding issues about the shrubs, etc. Mr. Amico thought the intent was every 10 or so parking spaces the board wanted an interior island and wanted landscape on it. He was not questioning Mr. McCarty's percentage of the landscaping overall; it was the placement of the landscaping. Mr. McCarty asked the board if they felt it was adequately landscaped. The board felt it was adequate.

Traffic was discussed. Institute Traffic Engineers guidance was used for trip generation. The bridge is 16' wide; based on the number of trips from this site, they are of the opinion that it is adequate to serve Hartwell Street and their driveway. Mr. Frieden asked if there was any research as to the owner of the bridge. Mr. McCarty could not find out but said it is within the public way and has been since they replaced the wooden bridge. Attorney Donahue said they have not found anything yet that would suggest an ongoing obligation of the railroad. It is within the right of way and the obligation to repair and maintain the bridge falls to the town. Mr. Dunford (VHB) briefly commented on the traffic memo. There was a disconnect between the peak hour trips and parking spaces; he would like to see the numbers documented differently. He would also like to see a rating for the bridge. Mr. McCarty heard it was a 50-ton bridge; he is trying to track down that information. With the proper signage, striping and more research on the weight rating, the bridge should be workable. Mr. Rajeshkumar asked if they had taken into consideration traffic from the American Legion during functions. Mr. McCarty said they did not. Attorney Donahue said it is difficult with the sporadic use and since those events tend to be short periods of time. Mr. Parrinello said the American Legion met with them and did not express any concerns.

Mr. Amico said West Boylston has approximately eight bridges on the MassDOT National Bridge Inventory list; two are listed as "other" with no description or location. He will pursue it to see if it is a bridge that MassDOT has on their inventory which will have the weight rating. Mr. Rajeshkumar commented that the ZBA may have some information from a previous filing. Dave Femia asked if they had gone before the Conservation Commission and was told yes and that an Order of Conditions was issued. Mr. Femia asked about the hours of operations. Mr. Vlachos explained the staggered shifts. Mr. Amico found out later in the meeting that the bridge is not on the list.

Mr. Frieden asked about the possibility of any odors escaping the grounds/building and affecting the neighbors. He noted that a previous operation purchased a sniffer machine that can be used to detect the levels. Mr. Vlachos said the greenhouses are sealed; air is not exhausted out from the greenhouses. A bipolar ionization system is also added into all the air handling units.

Mr. Anderson asked for public comment; there was none. He asked the board if they were ready to close the public hearing. Mr. Parrinello will work with the Water District to address their February 26, 2021 comment letter. Mr. Amico will work with Mr. McCarty on the remaining technical issues. They will be asking for waivers to the full traffic study and the plan scale. Mr. Rajeshkumar thought the hearing should be kept open. The applicant requested it be closed. After further discussion, Mr. Frieden made a motion to close the public hearing for Evergreen Strategies at 166 Hartwell Street; Ms. Miles seconded; roll call vote: Rajeshkumar-no; Miles-yes; Frieden-yes; Anderson-yes; motion approved (Vignaly recused himself from the matter).

Date Accepted: _____

By: _____

Submitted by: _____

Melanie Rich

Vincent Vignaly, Clerk