



PUBLIC HEARING MEETING MINUTES
215 Shrewsbury Street
Construct Greenhouses for Marijuana Cultivation and Product Manufacturing
June 12, 2019

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

Members Absent: None

Others Present: See Attached Sign-In Sheet

All documents referenced in these Minutes are stored and available for public inspection in the Planning Board Office located at 140 Worcester Street.

The Chair opened the Public Hearing at 8:12 p.m. Mr. Vignaly read the notice into record. Abutter notification green cards were received as well as the tear sheets from the Telegram & Gazette.

Patrick Healy (Thompson-Liston Associates) and Robert Lockhart (Humboldt Masters, LLC) were present. The property is owned by the Daniels Nominee Trust; there are multiple tenants in the building; it is a 22,400± square foot existing building. They propose to add greenhouses on the east side (rear) of the existing building (approximately 10,550 square feet). There will be a small interior connection for access from inside the building. It will have a state-of-the-art odor control system which is installed on the ventilation system. They propose water connection for irrigation to the greenhouse from the building service. The heating system for the greenhouses has not been determined yet. There is a fence around the perimeter. Security will be mounted on the greenhouse and the existing building to have full view of the perimeter. Additional lighting will be added to the parking lot. There is no retail use of the facility. They propose to restripe three spaces within the lot to create two handicap accessible spaces. Two additional fire egress doors will be added. The loading dock is inside the building; they expect one vehicle incoming and two leaving the site per day. There will be 15-20 employees maximum. Two infiltration basins are proposed on each side of the building; they are sized to provide appropriate offset to groundwater and meet DEP stormwater standards. They received a Positive Determination from the Conservation Commission and will be submitting a Notice of Intent application after the Planning Board review. They have met with Police Department and Building Inspector. They are concerned with public safety and firefighter safety and need more detailed information for compliance. A list of waivers was included. They are asking for compliance only for the new improvements. They received the technical review from VHB. Mr. Healy would like to meet with Mr. Amico to review those items before responding. He received a supplemental information letter from the Building Inspector. They will be occupying all but 1,600 square feet of the building which the owner will retain. The number of parking spaces required is 28; they propose 33 parking spaces (possibly 30). Mr. Frieden mentioned the ANR plan that was submitted at the last meeting; the board denied it for lack of information. Mr. Healy said it was submitted (1) in the event the zoning changed at town meeting; and (2) there is a sewer easement line that needs to be removed; he will resubmit it.

Mr. Vignaly asked if there is equipment the town could purchase to measure the air for odor control and asked Mr. Healy to provide what equipment was used. Mr. Frieden asked if the applicant would consider buying it for the town; Mr. Healy will check. Peter Iannacchino (17 Emily Drive) asked if there would be a unit built in to prevent odor and was told yes. Mr. Vignaly explained that what they are proposing will not have an odor; the board's concern is that if the neighbors notice an odor, we want to have a way to evaluate it. Phil Mallet (8 Emily Drive) asked if he could see where the central components of the odor control system are, where the vents will be and where the ducts will run on the floor plan; he would also like engineered specifications of the odor control system. Mr. Vignaly said the board has a package that shows a third-party study has been done on the system they propose to use. Mr. Healy explained that the system is mounted on the ventilation fans on the vents of the greenhouses and showed it on the site plan; there is no central component. Mr. Vignaly commented that they are asking for a waiver from drainage on the existing parking lot. Is there any evidence of drainage problems that are causing issues; Mr. Healy did not see any issues. Mike Raymond (15 Emily Drive) asked if the greenhouses are glass; Mr. Healy said the top of the greenhouse is clear; the sides are translucent; no plants are visible from the site's perimeter and it is compliant with the CCC Regulations. Mr. Raymond asked about pesticides. Mr. Lockhart said the CCC is very restrictive of what pesticides can be used. It will be a very controlled environment. If they did use pesticides, they would be organic; there will be no contact with stormwater. Dwayne Henry (83 Angell Brook), asked about vehicles; Mr. Lockhart said box trucks, mostly sprinter vans, will be used; the depth of the indoor loading dock is 48'-49'. Tom Dillon (6 Emily Drive) said the owner is reserving a section; what is happening in the open part; Mr. Healy said that is part of the applicant's lease and they can expand in the future for warehouse storage. Mr. Dillon asked if the lights will be on at night. Mr. Lockhart explained the plant cycle process; the board will want to see the light deprivation note and assurance that there will be no light visible outside the building in excess of the limits in the zoning. Regarding the waiver for landscape parking plan, Mr. Healy said the intent is to leave it as is. David Femia asked if the greenhouse roof will withstand New England winters. Mr. Healy did speak with the Building Inspector; it will meet the state codes.

Mr. Amico provided a comment letter June 10th; he will meet with Mr. Healy to review, but did not have many concerns. Ms. Miles made a motion to continue the public hearing to July 10, 2019 at 7:15 pm.; Mr. Frieden second; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich