



PUBLIC HEARING MEETING MINUTES
215 Shrewsbury Street
Construct Greenhouses for Marijuana Cultivation and Product Manufacturing
August 21, 2019

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

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 continued Public Hearing was opened at 7:05 p.m.

Patrick Healy (Thompson-Liston) and Robert Lockhart (Humboldt Masters) were present. Mr. Healy said they have addressed the remaining VHB items and submitted revised plans tonight. Changes to the notes include the pervious pavement lots now specify slope tolerances and the sign is being moved back onto the property. Because there was a conflict with truck turning on the north end parking lot, four parking spaces have been moved closer to the building and the trash storage is being moved inside. Mr. Healy said these changes improve the security and odor control that was a concern at the public hearing. With regard to the south end parking lot which is currently on town land, the town was willing to work with the applicant to provide an easement, but because of a deed restriction on the property, it can only be used for municipal uses. The parking spaces were moved back off the property and they left a 10-foot buffer along the south property line. Parking space calculations were changed. Mr. Healy said given the interior of the plan shown at the last meeting, their calculations did not reflect those revisions, so they incorporated them; he said 21 parking spaces are required; 22 parking spaces are proposed. Mr. Healy showed the locations of the three exhaust fans and noted that they are on the plan.

Wayne Amico (VHB) agreed that their comments from August 5th have been addressed. Mr. Vignaly commented that on the original proposal Mr. Healy said zoning required 28 spaces. Mr. Vignaly did not see any changes in the building and asked how did the change occurred that they now only need 21 parking spaces when the original zoning required 28 parking spaces. Mr. Healy said the interior space is smaller and the remaining warehouse space is larger; the calculations on the plan and floor plan match the site plan. Mr. Vignaly said parking calculations requirements are determined by the square footage of the building. How is the owner being held to that square footage? He hasn't seen where parking is reduced based on the specific uses on the plan. The board is acting on this application for future uses as well. Mr. Healy said they are providing enough parking for the use they are applying for today. According to Mr. Lockhart, they expect to have 20 employees on site and this would meet the long-term parking. Mr. Vignaly asked what spaces shown on the plan have walls to limit use. Mr. Healy said the office spaces, break rooms and restrooms are enclosed while the loading and warehouse areas are open. Mr. Healy explained the locations of the exhaust fans; the front part of the building will have an air filtration system which has not yet been designed; the interior fan has not yet been designed.

Mr. Vignaly asked what standard will be used for odor control. Mr. Lockhart said there is an electronic nose they could purchase. The board would like to see something written that is agreed upon for odor control (in the event there is an odor problem) and include on the plan.

Mr. Frieden said both the Fire Department and the Water Department commented about the fire system in the building. Mr. Healy said the fire suppression system is not yet designed; there is nothing there currently. One will be installed and they will work with the Fire Chief and Water Department Superintendent. Mr. Vignaly asked if there was shared parking with the neighbor. Mr. Healy said they have shifted the parking spaces away from the property line so they do not have any parking spaces within ten feet of the property line. Mr. Vignaly asked if they will be paving within 10 feet of the property line; Mr. Healy said existing paving and curb at the property line. Mr. Vignaly asked if it was going to be removed; Mr. Healy said it will not be removed; it is necessary for the truck turns; it is not an actual parking space. There is one handicap parking space.

Mr. Vignaly commented that regarding stormwater control, a standard condition is that the catch basins have hoods and sumps. Mr. Healy said in the existing site conditions there are no catch basins; runoff goes off to a swale. They are proposing the greenhouse roof runoff goes to new stormwater infiltration system. It is a gable greenhouse; it will have to be piped through the building; there is a gutter system proposed on the greenhouse. The infiltration system is sized for the ten-year storm and uses the new rainfall depth numbers.

The list of requested waivers was reviewed; the board had no issues. Mr. Amico commented whether many of the waivers were required.

The plan merely shows a line drawn on the pavement south of the building to limit parking on town property. There was discussion about removing the pavement that is within the setback area and on town property. Mr. Healy feels the tenant should not have to make that improvement. Mr. Frieden said the applicant acts on behalf of the owner. There needs to be an agreement or note on the plan to remove the pavement. Mr. Healy does not think the parties can reach an agreement before a Certificate of Occupancy is issued. The Municipal Light Department was willing to give them an easement before finding out that the only use for that land is for municipal use; therefore, agreement for removal of the pavement seems reasonable to expect. Different scenarios and costs were discussed for the removal of the pavement. The board wants it noted on the plan that it will be removed prior to a Certificate of Occupancy. Regarding hours of operation, Mr. Healy suggested deleting that particular condition because the tenant does need 24-hour access to the facility. He recommended using the host agreement language “proposed operation may have employees on site 24 hours a day, manufacturing and transportation hours will go from 8AM to 8PM”.

Mr. Rajeshkumar made a motion to continue the public hearing to September 11, 2019 at 7:05 p.m. Mr. Frieden seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____

Vincent Vignaly, Clerk

Submitted by: _____

Melanie Rich