



PUBLIC HEARING MEETING MINUTES

65 West Boylston Street

Marijuana Retailer and Product Manufacturer – Ganesh Wellness, Inc.

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 Chair opened the public hearing at 8:07 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. Present from Ganesh Wellness were Neel Patel, Secretary; Anand Patel, President; Jaydev Patel, Team Member; Chandrakant Patel, Team Member; Meg Sanders, Team Member; Matthew O'Boyle, Phase Zero Design, Architect; and Corinne Tobias, Green International Affiliates, Inc, Project Manager.

Mr. O'Boyle said they provided a response to VHB's August 5, 2019 comment letter and provided revised plans. They are proposing a marijuana dispensary and manufacturer; no cultivation. The location is the former Il Forno Restaurant. There are minimal site changes since it already conforms to local ordinances. Mr. O'Boyle showed the parking, loading, vault and receiving areas. They did an evaluation of the existing retail strip mall and showed the parking calculations; it appears the existing use and their proposed use is sufficiently served by the parking on the site. Fourteen parking spaces are required. Turnaround time is less than fifteen minutes per person.

Corinne Tobias (Traffic Engineer) did an inventory of the existing parking and a study of how it is being utilized today. She said the vast majority of the lot is empty during peak hours and on Saturdays there is more than sufficient parking spaces. Ms. Tobias said the use of the dispensary will reduce the parking. Mr. Rajeshkumar did not think fourteen parking spaces would be sufficient. Ms. Tobias said they did look at a Saturday midday and there were seventy-five available spaces. She was asked when was the study done; she did not know the dates but said it was not done on a holiday. They feel there are more than fourteen spaces available at various times throughout the day. Mr. O'Boyle said they have a traffic mitigation plan that can be adjusted. Meg Sanders (Ganesh Wellness) said she is operating a facility that has twenty-seven dedicated parking spaces and they are never full. She said by the time this facility is opened, the saturation will not be bad. There are ninety-five parking spaces in the lot. Mr. Rajeshkumar said they do fill up. Mr. Vignaly asked what standards they used when they did the calculations for the demand of the property and was told they used the zoning standard. They also have the ITE and traffic study. Mr. Vignaly informed them that the Post Office stores vehicles in the back. Mr. Rajeshkumar believes they said during the public information night they would be using the fourteen spaces and also another location for parking (the upper lot to the south). Mr. O'Boyle said the intent is to open and follow the traffic mitigation plan (sales by appointment only) with

the existing site and if it is determined upon opening with these restrictions that parking is not sufficient, they would explore opening and expanding that lot. They were asked how will they address truck deliveries. Mr. O'Boyle said all deliveries will be done by a sprinter van that can park in a standard parking space; very quick turnaround. Mr. Vignaly asked about odors. Mr. O'Boyle said the intent is to make edibles within an existing kitchen area and use a distillate product that has no odor; they also have an activated charcoal filtrated system that has a modular setup that can be added to. Everything that comes into the facility is prepackaged and sealed; there is no growing or product use on site. There are no changes proposed for signs; photometric lighting proposed does not project further than 6-feet from the building.

Wayne Amico (VHB) did review the original application and provided a comment letter dated August 5th. He said the applicant responded and provided an updated set of site plans this week, but he did not review them or see any email. VHB did receive the traffic study, but did not have time to review it. An updated waiver list was provided and reviewed.

Mr. Frieden read the comments from the Water District, Fire Department, and Building Department. No comment was received from the Police Chief. They were asked to have the Police Chief send comments to the board. Mr. O'Boyle will ensure all codes are updated for the Fire Department. He said they addressed the Building Department's concerns with traffic and parking. Mr. Amico told the applicant of some items they should consider: handicap parking needs to be compliant with current standards, some sidewalks sections appear to be dangerous, and part of the old drive-thru is a concrete pad and broken up and could potentially be a safety issue. Mr. O'Boyle said the applicant is working with the landlord to provide maintenance around the area. Any changes should be shown on the plan prior to approval. Mr. Vignaly asked if there was a fence proposed for the pedestrian cut-thru and was told they are exploring it. Mr. Vignaly said to include it on the plan.

Susan Faford (Wachusett Estates) was concerned about security and fencing. Mr. O'Boyle said it will not be occupied 24/7, but there will be security cameras and there will be lighting (which will only project 6-feet from the building). Peter Shoreys (Wachusett Estates) thought making sales by appointment only would be a great way to monitor parking spaces. He also asked if they would they be notified should the parking lot be inadequate and is expanded to the upper parking lot. He was told that the abutters would be notified because a public hearing would have to be held. Dave Femia is concerned about the location and parking. Linda Isgro commented that the processing is a real concern for neighbors and asked if the neighbors will be protected if there is an odor problem. Mr. O'Boyle said odor issues are regulated by both the town and the state. Mr. Rajeshkumar asked about the filter system. Mr. O'Boyle said dependent on the size of the system, they would use charcoal filters. Patrick McCarty respectfully requested that the board's decision be consistent with other approvals issued (review after 45 days and if the requirement is no longer needed, remove the condition). Mr. Anderson made a motion to continue the public hearing to September 11th at 7:30 p.m.; Mr. Frieden seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich