



**TOWN OF WEST BOYLSTON PLANNING BOARD** [planningboard@westboylston-ma.gov](mailto: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**  
**March 24, 2021**

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

Members Absent: None

Attendees Remote: Wayne Amico (VHB), Patrick McCarty (McCarty Engineering), Anthony Parrinello, Mark Vlachos, Attorney Mark Donahue

The Chair opened the public hearing at 7:40 p.m. The hearing notice was read into record. 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).

The project is a proposed marijuana cultivation facility to be located at 166 Hartwell Street. The site was formerly part of the Shell Oil Company depot. There is 286 feet of frontage along Hartwell Street; approximately 16.4 acres of wetlands are located on the site and bordering the site; portions of the site are subject to the Watershed Protection Act as they are within 200 and 400 feet of the tributary to a drinking water source that runs parallel to the train tracks; an existing conditions survey was prepared by Jarvis Land Survey of Shrewsbury. The proposed project includes construction of a 15,000 square foot pre-engineered metal building (headhouse) for an office area in the front where the processing and packaging of the marijuana will occur; eight 3,600 square foot greenhouses; 111 parking spaces; parking and loading will be serviced by a single curb cut. The West Boylston Municipal Light Plant would provide the power; sewer/force main would run along the shoulder of Hartwell Street; propane is being proposed; drainage has been designed to fully comply with the Massachusetts stormwater management guidelines. Buildout is proposed in phases with the head-house and initial 8 greenhouses construction starting on the northerly part of the site and then phasing in buildings as the business grows. Robust landscaping along the driveway along the edge of the parking area is proposed; adequate lighting is provided for security and safety. VHB provided an initial review letter dated February 25<sup>th</sup>; a response letter from the applicant was provided today. Three waivers will be requested. The first being that the bylaw requires 1" equals 20 scale on the plans; the plans are 1" equals 40. The two other waivers are relative to traffic. It is a dead-end street; there is only the American Legion and a single-family house just beyond the American Legion. The facility will not be open to the public, only employees. Instead of a full traffic impact study, they would be willing to have their traffic consultant provide a memo that would address items such as sight distance, trip generation, and signage at the bridge.

The project will be done in phases based on supply and demand, possibly a three-year buildout. There will construct a hammerhead style turn around for emergency vehicle access with a GrassPave area that would look like grass at the surface but has a plastic grid below it so that the load of a fire truck or an ambulance that needs to get around in the event of emergency can drive on it. Mr. Rajeshkumar asked about product delivery traffic. Mr. Parrinello said a sprinter van would be making two runs daily; there will not be much traffic, everything they make comes from the plants. Mr. Vlacos explained the two staggered shifts and said they do not expect to have a third shift. Mr. Anderson was concerned with the one lane bridge. Mr. Frieden asked if they would be willing to put up a stop light to control the traffic if it is recommended. Attorney Donahue said they would. Mr. Rajeshkumar commented that with all the traffic, should the bridge give out, who would be responsible. Attorney Donahue assumed it was a public way and said the town would be responsible. Mr. Amico asked Mr. McCarty to research the true ownership (whether it is owned by the railroad or the municipality). The board was hesitant to support the two traffic assessments waiver requests, but no decision was made.

Comment letters were received from the Water District, Police Department and Fire Department recommending approval. A comment letter from the Municipal Light Department will be required. Mr. Frieden made a motion to continue the public hearing for Evergreen Strategies to April 14, 2021 at 7:30 p.m.; Ms. Miles seconded; roll call vote: Frieden-yes; Miles-Yes; Rajeshkumar-yes; Anderson-yes; motion approved (Vignaly recused himself from the matter).

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_

Vincent Vignaly, Clerk

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

Melanie Rich