

Planning Board Minutes
July 9, 2020

MINUTES

Location: Zoom Meeting

Present: Francois Steiger, Bill Homans, Alice Livdahl (Chair), Members

Staff: Christina Sutcliffe, Administrative Assistant

Absent: John DeMalia

Additional Attendees: Jason Dubois, Marc Curtis, Boey Bertold, William Murray, Jim Talvy of Casella Organics and Damon Schmidt.

Christina read the Governor's order regarding remote meetings and noted The meeting is being broadcast live and digitally recorded."

Ms. Livdahl called the meeting to order at 6:30 PM.

Public Comments - None

Ms. Sutcliffe noted the Associate member position has been posted.

First order of Business: Ms. Livdahl informed the Board she is in receipt of a letter of resignation from Craig Boissoneau. Ms. Livdahl thanked Mr. Boissoneau for his service.

Next order of business, Reorganization

Mr. Homans made a motion to nominate Ms. Livdahl as Chair, Ms. Livdahl accepted. Mr. Steiger seconded, motion carried, roll call vote (3-0).

Ms. Livdahl made a motion to nominate Mr. Homans as Clerk, Mr. Homans accepted. Mr. Steiger seconded, motion carried, roll call vote (3-0).

Ms. Livdahl indicated she would continue as the Community Preservation Committee Member.

Mr. Steiger indicated he would like to continue as the Capital Improvement Planning Committee Member.

Mr. Homans made a motion to reappoint Ms. Livdahl and Mr. Steiger to their respective Committees. Mr. Steiger seconded, motion carried, roll call vote (3-0).

Economic Development Committee (ex-officio member) - tabled

Next order of business, Site Plan Review Submission from Marc Curtis (owner), at 36 Gardner Road.

Mr. Curtis explained the Stormwater Pollution Prevention Plan (SWPPP) and the abutters list have also been submitted with the application.

Mr. Dubois, project engineer, stated the Site plan, SWPPP and erosion control have all been submitted for review and is asking the Board for acceptance of the Site Plan submission.

Ms. Livdahl noted the Environmental and Community impact analysis and signage need to be submitted

Ms. Livdahl asked about the elevation of the buildings. Mr. Curtis stated the buildings are approximately 12 feet high, self-storage units on a concrete slab.

Mr. Murray noted the application submission is incomplete. Mr. Murray and the Board will have an initial review and inform the applicant, with a letter of what additional information needs to be submitted.

Ms. Livdahl stated the Board will accept the application.

Next order of business, Kataisto Gravel Pit Reclamation Update.

Mr. Talvy explained how COVID-19 has impacted papermill production, which has set them back significantly.

Mr. Talvy noted there is no water leaving the site and would ask for some relief on the SWPPP requirement as this was not taken into consideration. This reclamation project is not agricultural.

Ms. Livdahl asked if this was a 2 years permit. Mr. Talvy noted the permit issued by the MassDEP needs to be renewed every year.

Mr. Murray noted the Stormwater Pollution Prevention Plan (SWPPP) is mandated by Federal law, the Board does not have the ability to waive the requirement.

Mr. Steiger asked if there were anything further the Board would need to discuss. Mr. Talvy stated he did not see anything further than the SWPPP.

Mr. Talvy will reach out to MassDEP and Mr. Murray.

Next order of business, Damon Schmidt Request for Inclusion pertaining to 56 Gardner Rd (recreational marijuana retail, cultivation and manufacturing) and 69 Gardner Rd (recreational marijuana cultivation) up-coming Special Permits.

Mr. Schmidt explained that under Article 22, after entering into a HCA the applicant should reach out to the Planning Board.

Mr. Bertold explained the main points of the projects located at 56 Gardner Road as follows:

- They have obtained a Host Community Agreement (HCA).
- The Site Plan is in process.
- It is in a Commercial Zone and they are out of the 50 foot buffer.
- The retail shop will be located in the old Stove Shop, which is approximately 1800 square feet.

- There will be a greenhouse up to 50,000 square feet.
- They will start with the retail and then move onto cultivation.
- A 38,000 square foot greenhouse would have approximately a 25-30,000 foot canopy, which is growing space.
- Phases 1-4 will be first with 4 bays roughly 24x144' each, totaling approximately 14,000 square feet.

Ms. Livdahl asked how big the canopy would be for the first phase. Mr. Bertold stated approximately 10,000 square feet of growing canopy.

Mr. Steiger asked if the 11 cultivation spots were all equal size. Mr. Bertold stated yes, 24x144'. There is also a 110x30' headhouse and cultivation building. Mr. Schmidt explained a headhouse is a building that houses the boilers and machinery, no growing space.

Mr. Steiger asked about water and septic. Mr. Bertold stated there is a well and the septic has been installed.

Ms. Sutcliffe informed the Board there would be a request for a letter. Mr. Schmidt explained the Cannabis Control Commission (CCC) will send a request after their application is complete. The letter seeks information regarding zoning compliance and the HCA.

Ms. Sutcliffe noted zoning compliance would fall under the purview of the Building Commissioner.

Ms. Livdahl asked if they would be seeking a Special Permit for the retail operation then a Special Permit for the cultivation. Mr. Schmidt stated that was correct but was thinking about doing it all at once. Mr. Murray suggested they do them separately as the retail is not as involved.

Mr. Schmidt explained the main points for the project located at 69 Gardner Rd as follows:

- They have obtained a Host Community Agreement (HCA).
- There will be a 50,000 foot canopy for outdoor recreational marijuana cultivation.
- There are 2 driveways on the property, the cart road with the existing engineered bridge will be used.
- The Residential zoned portion of the property will house the dry cure building which is 100x60' and secured.

Mr. Steiger asked about the ownership of the property. Mr. Schmidt stated 69 Gardner Road was purchased in February 2020 and they have a Purchase and Sale on 56 Gardner Road with payments until November 2020.

New Business

Anonymous phone complaint against the sign on the container at Tiny Toes Little Bows. Review of screening requirements for containers associated with that Special Permit Decision.

Ms. Sutcliffe informed the caller that the Board does not accept anonymous complaints but would pass the information along to the Board.

The Board discussed the issues and determined the property/business owner should respond to the Board regarding signage and container screening or removal.

Mr. Steiger made a motion to have Ms. Sutcliffe send a letter to the Special Permit holder, Mr. Homans seconded, motion carried, roll call vote (3-0).

Next order of business, Kevin McCarthy – Earth Removal Inquiry

Ms. Sutcliffe received an email from Mr. McCarthy regarding the Marinelli gravel pits. Mr. McCarthy will touch base with the owners again and hopes to be ready to discuss his plans with the Board in August. Ms. Sutcliffe will send him the links to the zoning bylaws and the Earth Removal Regulations.

Old Business

Affordable Housing

Ms. Livdahl stated Habitat for Humanity has submitted a bid.

Tax Title

No updates

Senior Housing

Ms. Livdahl noted if they look at the Town pit and the Marinelli pit and resubmit the grant application they will look into using a portion of the property per Mr. McLane.

Last order of business: Shared calendar

The Board reviewed and discussed the calendar.

Mr. Homans made a motion to accept the tentative calendar Mr. Steiger seconded, all in favor, motion carried, roll call vote (3-0).

Mr. Steiger made a motion to adjourn, Mr. Homans seconded, all in favor, motion carried (3-0).

Adjourned: 8:25 pm