

Minutes of the Select Board Meeting, July 11, 2017

Howard Bronstein, Leslie Rule, and Winton Pitcoff were present. The meeting was called to order at 7:00 p.m. The minutes of June 27, 2017 were accepted as submitted.

Concerts at 7 Parking

The Board met with Susan Pearson in regard to parking for the Concerts at 7 concert series. The police chief has agreed to provide temporary “no parking signs” to keep roadways and intersections open for emergency vehicles and traffic. Winton suggested asking HCDC if the senior van might be available to shuttle concert goers to and from other parking areas.

MLP Update

Brian Hawthorne noted the pole survey commenced this morning. The process is estimated to take 33 working days.

Tree Warden

In his role as tree warden, Winton has been working with an Eversource arborist concerning the removal of dead or dying trees having the potential to cause power outages and other damage. Even though scheduled work was done in Plainfield last year, Eversource has agreed to additional tree removal this year due to complaints.

Mass Medi-Spa Medicinal Marijuana

Chris Roos and Christopher Roos, 27 Broom Street owners, and Eric Williams, engineer, met with the Board concerning Mass Medi-Spa, Inc’s proposed medical marijuana facility and the request for a non-binding letter of non-opposition, a part of their application to the state. Plans include the conversion of the riding stable to a growing facility for medical marijuana, the possibility of a greenhouse for expansion, and the use of the existing house for security purposes and the manufacture of products. Hemp for CBD, a non-psycho active product hemp seed oil extrusion, was also mentioned. The company is not considering solar at this time.

The request for a letter of non-opposition is in support of the permitting process for the grow facility. Eric Williams stated the stable roof will be retro-fitted to

accommodate black-out lighting. The company is not considering sales from the 27 Broom Street location. The property is to remain in the hands of the 27 Broom Street, LLC, a for-profit organization.

Planning Board Chair Brian Hawthorne asked about the division of lots to which Christopher Roos stated, "There is no viable way to divide." Discussion of zoning concerns of residential and stand-alone business ensued. Brian noted the easiest way to address zoning is to split the property. Eric Williams stated by not splitting the house would be for business for security employees, etc., not residential use. Christopher Roos reiterated after exploring all options, "The piece of property is not conducive to dividing."

(ZBA Chair Peg Keller disclosed the presence of a ZBA quorum and noted no action would be taken by the ZBA at this meeting. Ann Irvine stated her attendance was as the Town Crier.)

The growing process from seed to sapling, harvesting, and drying was described. Plant oils can be extracted from trimmings. Sales of medicinal marijuana are planned from the Norwell and Nantucket locations. There may be some noise from fans and filters.

The issuance of a non-opposition letter in no way overrides Conservation Commission, ZBA, or Planning Board processes or decisions. It merely verifies the Town has no laws in place prohibiting the proposed medical marijuana facility. Plans are to process "only what is grown here." The group is in possession of a "provisional certificate" allowing investment of time and resources before approaching the ZBA, Planning Board, and Conservation Commission.

Judy Williams, Conservation Commission Chair, questioned security at the proposed facility. State regulations must be followed.

The current proposal is for growing medical marijuana; Recreational marijuana would require another permitting process.

Winton moved to submit the letter of non-opposition per request. Leslie recused herself from discussion on the motion and vote. The motion, seconded by Howard, was approved two votes.

The police chief will be informed about security and transportation. All vehicles will be tracked by GPS with an alarm system that is activated should a driver deviate from the route; Firearms are not allowed in transport vehicles. There are plans to process "candy" here which will be tracked and sold at the other facilities. It was noted no cash will be on the premises.

Daily water use was discussed. Additional wells will be needed.

Plans include 20-30 employees.

Subsequent to financing and engineering processes, Mass Medi-Spa, Inc. hopes to begin the local permitting process by the end of July.

Peg Keller asked to be included in future permitting discussions.

The Board will review the Community Host Agreement provided by Mass Medi-Spa, Inc.

Organization of the Board and FY'18 Appointments

The Board was organized for FY'18 as follows: Howard, chair, Leslie, clerk, and Winton, procurement officer.

Winton moved to appoint officials for FY'18 per the Town Clerk's list. The motion, seconded by Leslie, was unanimously approved.

Brian Hawthorne's e-mail suggesting a group training session at the Public Safety Building for Conflict of Interest, Public Meeting Law, and Public Records Law was reviewed. Arrangements will be made with Fire Chief Dennis Thatcher.

Other Business

Winton has been in contact with the USDA loan officer concerning the Waryjasz property. The mortgage is in arrears; USDA can foreclose or walk away. The property is uninsured. (There is no state USDA Director at this time.) Winton is also in contact with MDAR. The Town can foreclose through the Tax Title process or by eminent domain. Tax Title foreclosure would be the least expensive. Demolition materials from the barn are most likely located on the property.

The Board received a Notice of Intent from Attorney Richard Evans for the sale of parcel 2 on Alden Lane currently filed under Chapter 61. Leslie moved not to exercise the Town's right-of -first-refusal for parcel 2 on Alden Lane. The motion was seconded by Winton and was unanimously approved.

Winton suggested becoming a member of the Small Town Administrators of Massachusetts and is willing to participate. Dues will be paid.

There was further discussion of the Vocational Educational Advisory Committee's suggestion of having proposed regional agreement change reviewed by Town Counsel, expenses to be shared with Charlemont. Leslie will bring the matter before the next MTRSD School Committee Meeting.

Payment of KP Law invoice #112601 for the amount of \$682.50 was approved.

MBI's proposed invoice to Axia for utilities reimbursement for the Point of Interconnection at 315 Main Street in the amount of \$1,114.91 was reviewed. Paula will notify Cornell Robinson to submit the invoice on behalf of Plainfield.

Correspondence

The Savoy ZBA has granted a Special Permit to CG Savoy Energy Development, LLC for a solar array on Windsor Road in Savoy.

Eversource has submitted a revised rate proposal to the DPU.

The Board received notice of Municipal ADA Training scheduled for July 25th in Boston.

Notice of the Last Mile Infrastructure Grant award of \$650,000.00 was received from the Baker Administration.

An article discussing the cost of under-funded PILOT programs for state-owned-land was published in the recorder on June 30th.

Miscellaneous mail was reviewed.

Warrants were signed,

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Paula J. King
Administrative Secretary