

Plainfield Zoning Board of Appeals

approved 2/21/2019

Minutes

January 30, 2019

Members Present: Peg Keller, Chair, Joan Wattman, ZB permanent member and Bill Latimer, ZB Alternate, participating as a permanent member due to Ms. Irvine's absence. Also attending: Chris Roos, President and CEO of 27 Broom Street LLC, Nicholas Rosati, COO of 27 Broom Street LLC.

Chair Keller called the meeting to order at 6:05 p.m. The purpose of the meeting was to clarify several items in the Permit Approval Notice of Decision that was granted at the January 17, 2019 public hearing relative to the application of 27 Broom LLC for a marijuana cultivation facility located at 27 Broom Street, Plainfield.

Chair Keller went through a list of items in need of additional clarification. The list included the following:

- The need to reference in the final permit approval that a Waiver request for a full traffic study as required by the Zoning By-law had been granted, based on the adequacy of the information provided during the public hearing process.
- Correctly identify the town entities who had reviewed the plans. (*Conservation Commission, Police Dept., Board of Health, Building Inspector*)
- **Pre-Construction Phase** – clarify the difference between the Provisional and Final License from the Massachusetts Cannabis Control Commission relative to when construction can begin. (*Provisional*)
- Further clarify the reference to the EPA Notice of Intent and which entity is responsible for that notification. (*Contractor for the applicant*)
- Define which roads will be inspected for pre and post construction impacts. (*Broom Street*)
- Inspection Bond – requested from applicant to assist town entities with project monitoring primarily related to odor and noise. (*Applicant agreed to provide \$5,000 – not to exceed- for that purpose*)

- **Construction Phase** – Work hours were defined to be Monday thru Friday 8:00 a.m. – 6:00 p.m. to accommodate abutters children to leave for school safely and Saturdays from 9:00 a.m. to 5:00 p.m.; no work on Sundays or State holidays.
- Time to complete project construction stated as 18 months at 1/17 hearing, need to add that to permit approval
- **Post-Construction** – Further clarified on site staffing – 7:00 a.m. to 7:00 p.m. with reduced staffing after hours as needed. Confirmed that this is not a 24 hour operation.
- Confirmed that this is a 6 month a year growing operation, with a 1-2 week harvesting period. 10 day notice to be given to abutters within 1500 feet and ZB prior to harvest commencement.
- Clarified project size – 16,000 square feet of building, 90,000 square feet of actual grow area and a total of 120,000 square feet when the work area surrounding the actual grow area is included. The fencing will enclose the 120,000 square foot area.
- Noise monitoring – clarified that a plan will be developed with the Board of Health to define standards and timing for monitoring. Modeling is required, so ambient noise pre-operation commencement will be done. Applicant will inform the designated entity and the Zoning Board when the indoor facility is fully operational. Document will be publicly posted.
- Odor monitoring – clarified that a plan will be developed with the Board of Health, with assistance from Tighe and Bond to define standards, complaint process and timing for monitoring. Document will be publicly posted.

This concluded the discussion on this project.

The minutes from the January 17, 2019 meeting were approved as submitted.

Adjourn: There being no further business to discuss, the meeting concluded at 7:10 p.m.

Respectfully submitted, Peg Keller, Chair