

Narrative for Site Plan and Special Permit Application; Plainfield Planning Board.

129 Grant St. Plainfield MA. is a proposed Outdoor Cannabis Cultivation Business. Mary Flahive Dickson is the owner of the land and the principle/president of BTE Inc. (BTE), a proposed Marijuana Establishment. The Community Host Agreement between Plainfield and BTE was obtained September of 2021. The CCC application has been accepted, and to date BTE is waiting to be issued our Provisional License.

As an outdoor Cannabis Cultivation site, BTE will be abiding by all Massachusetts Cannabis Regulations as set forth in the Cannabis Control Commission's (CCC) regulations, 935 CMR 500. BTE is seeking a license from the CCC for Tier 11 outdoor cannabis cultivation. This seasonal project will require an installation of a well for irrigation purposes, a security fence with security protocols compliant with the CCC regulations, 2 portable, impermanent/temporary containers to be used as drying rooms, a back-up generator, power source, a gravel access road, a gravel employee parking lot large enough to accommodate 5 parking spaces, a storage shed, no outdoor lighting for cultivation/horticultural purposes and no retail...wholesale only. The hours of operations for this seasonal business are 8:30-5:30, Monday through Sunday for the growing and drying season. Anticipated number of employees is 6, with one of those employees the President, Mary Flahive Dickson, who will be parking at the house where the office will be located.

As is seen on the site plan; there is a proposed 12'X24' storage shed sitting on a 4" crushed stone pad measuring 14'X26', a proposed 500 gallon water tank, a generator, a well, a 40'X30' gravel parking lot, a gravel access road, 2 8'X53' containers with no pads needed, a regulation security fence with gates as seen on the site plan, and 3-4 Eversource power poles coming in from Grant St.

The access road is an existing logging road from Grant St. into the field of 129 Grant St. The improvements to this road consist of de-stumping and grading the access road and adding gravel (please see site plan for specifics)