

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

129 Grant St. Plainfield MA. is a proposed Outdoor Cannabis Cultivation Business. The driveway to the proposed Cannabis field has been given the address of 147 Grant St. for EMS purposes. 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. BTE Inc. received the Provisional License CCC for a Tier 11 outdoor cannabis cultivation from the Cannabis Control Commission as of April 2022.

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. This seasonal project includes potable water by way of a well for irrigation purposes only, with a 500-gallon water tank and no septic. A security fence with a security system and security protocols compliant with the CCC regulations, 2- 8'X 53' portable, impermanent/temporary containers to be used as drying rooms, 2- 12 X 24 storage sheds, sitting on 4 in. crushed stone pads measuring 14 X 26, with all building permit regulations to be met, to be used for storage and the security area. Eversource power lines from Grant St. to the field, a back-up propane generator, a 20 ft. gravel access road with both a fire access turn around area and an additional bypass area, a gravel 30 X 50 employee parking area, large enough to accommodate 5 parking spaces, with additional non gravel parking space in the parking lot area. No exterior lighting, existing or proposed for cultivation/horticultural purposes, with the only lighting proposed on the 2 sheds, no signage, a compost area for refuse, a Sani can for restroom facilities. The project is for wholesale cannabis only, no retail space.

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.