

DEVELOPMENT REVIEW COMMITTEE

MINUTES

June 10, 2021 @9:30 a.m.

VIA ZOOM

Members present: Trevor Beauregard-*DCDP*, Roland Jean-*Building Dept.*, Lyndsy Butler-*Conservation*, Raymond LaFond-*ZBA*, Robert Swartz-*PB Rep*, Lauren Saunders-*Health Dept.*, and Dane Arnold-*DPW*.

Members absent: G. LaGoy-*Fire Chief*, C. Coughlin-*Engineering*, J. Trifiro-*Police Dept.*, and R. Braks-*Police Chief*.

Others present: Jon Allard-*Fuss & O'Neill*, Tim St. Germain-*Releaf*, Dan Turgeon-*Releaf*, Peter Martin-*Releaf*, Alex Cloutier-*Releaf*, Rafaella Cardoso-*Releaf*, C. Osowski-*Fire*, Kurt Smith-*Fuss & O'Neill*, Danny Turgeon-*Fuss & O'Neill*, Steve Rockwood-*Resident*, Jessica DeRoy-*Economic Development Coordinator*, and Christine Fucile-*DCDP*.

T. Beauregard opened the meeting at 9:30 a.m.

1. Minutes of May 7, 2021.

Motion to approve minutes as presented.

R. Swartz/R. LaFond.

Vote – All in favor.

2. New Business:

Project: Releaf Cannabis

Mr. Allard of Fuss & O'Neill explained the site plans for the proposed Releaf grow facility to be built at 120 Suffolk Lane, on Lots 3A and 3B in Summit Industrial Park off Route 140. The site is currently undeveloped, tree covered land and will need to be cleared for the 16,800 square foot facility to be built. The proposal is to build the 70x240 square foot cannabis cultivation indoor grow facility with the possibility of expanding in the future to three identical buildings in three phases. The preliminary site plans were displayed showing an aerial image of the development of the land to include an access road, parking, dumpsters, three potential buildings, and the existing retaining basin expansion. The land will be lowered to flatten the area to accommodate the proposed two additional buildings in a future expansion. Site grading is currently 30 feet, so levelling will be necessary to accommodate the phase one and future phase plans. There are two retention basins on the property, one in the east and one in the rear. A small drainage ditch carrying drainage from neighboring parcels empties into the rear retention basin. Due to the addition of impervious pavement, the rear retention basin will be expanded to account for the drainage increase. The plan proposes a sediment forebay for pretreatment before draining into the basin and turning the existing drainage ditch into a swale. Proposing work within the 60 foot no build, which requires a meeting with the Conservation Commission. There is an existing small utility access road along the right of the site. The initial plan includes ten parking spaces along the left side of the facility, two of them being ADA parking. In future expansions, additional spaces will be added as needed along the left side and rear of the buildings. Parking will be utilized by office and facility employees and the

occasional visitor. A roadway will be built around the building for emergency vehicle access. Waste disposal dumpsters for solids, liquids, and cannabis will be placed in the rear left of the parking lot. All site lighting will be cast off the building. It is anticipated that pole lighting will not be necessary. A fire and sprinkler system will be installed. Will connect the buildings to the Suffolk Lane sanitary system and utility poles. Propane tanks will be needed as gas is not available in the park. Ornamental landscaping will be installed around the front of the building.

Questions/Comments/Concerns

R. Swartz:

The site plan for future expansion requires the site to be levelled. Asked if the trees would be cleared to build the proposed buildings. Mr. Allard stated testing is being conducted to see if the site can be levelled. There is a possibility of boulders being under the site which could impact the possibility of three buildings. Trees will need to be cleared from the site.

Asked Mr. Allard how many employees Releaf will have. Mr. Allard stated during phase one, there will be five full time employees. However, during harvest, every three months, an additional fifteen part time employees will be needed.

Asked how the cannabis will be distributed from the facility to the retailers. Mr. Martin said the Cannabis Control Commission (CCC) requires them to distribute the product in unmarked vehicles similar to a Brink's-type truck about the size of a large SUV.

Asked how the waste disposal would be removed. Mr. Martin stated the CCC regulates the disposal and provides a specified list of vendors, as well as disposal locations for the solid, liquid, and cannabis waste. Ms. Cardoso added they will follow all protocols and regulations set by the CCC. Any waste that is placed in the dumpsters has been deemed unusable and will be properly locked up.

Asked about the security of the building. Mr. Martin stated American Alarms will provide 24/7 surveillance. All doors will be locked and require key card access. Local logs are required to be kept for 90 days and door control logs for 60 days. Local law enforcement will have access at any time.

Asked about the plans for snow removal and storage. Mr. Martin said plans will need to be determined.

Asked if solar panels are being considered for the roofs of the buildings. Mr. Martin stated solar is certainly being considered, but not at the start. Releaf hopes to be 100 percent renewable after a few years. Ms. Cardoso stated in the meantime LED lights will be used to reduce electricity consumption as it consumes 60 percent less energy on average versus other lighting. About 110 large lights will be utilized to start. The LED lights do not emit as much heat as a standard light bulb which will save on cooling.

R. Jean:

Without any building plans it is difficult to comment. Parking is adequate for zoning requirements, however, concerned whether it will be sufficient during harvest, but planning board will be able to assist.

D. Arnold:

The City Engineer requests the drainage reports be sent to the DPW office. When sewer and water will be connected, will need the proposed flows. Sewer requires a six inch line connected to the sewer line itself. What will the maintenance of the site be once the trees are cleared? Mr. Martin

stated the trees will remain along the outskirts of the site. Will contract a landscaper to maintain the property. Landscaping will be added as an action item for future planning.

R. Lafond:

Requested additional proposed parking plans for phases two and three. Mr. Allard said they would provide the plans.

C. Osowski:

The 15 foot turning radius may not be wide enough for the largest fire trucks and other emergency vehicles. The corners shown on the plans also appear sharp. Mr. Allard stated the turning radius will be run again to ensure the emergency vehicles can make the turning radius. Mr. Osowski will send the measurements of the largest vehicles.

Asked if there are any plans for backup power. Mr. Allard stated the facility will have a generator to meet CCC requirements.

L. Saunders:

In the future will need an odor control plan. Stated the site borders a residential road, and asked how the odor will be controlled from the start. Mr. Martin stated a plan has been submitted to the state, so he will send over a copy of the plan to Mr. Beauregard. Ms. Cardoso stated the facility will have air purifiers and scrubbers to control the odor.

L. Butler:

No questions. They will be filing with conservation.

J. DeRoy:

No questions or comments at this time.

T. Beauregard:

Asked Mr. Allard what materials will be used on the outside of the building? Mr. Allard stated that the building would be a fully double sided steel structure with a flat rubber roof. He said the Summit Industrial Park has a covenant with requirements for the exterior architecture of the buildings for continuity. He will email the covenant to Mr. Allard.

Additional Comments:

T. Beauregard requested a parking plan. Mr. Allard stated he will provide a zoning table. T. Beauregard suggested having a photometric plan for site lighting. Dumpsters will need to be on a cement pad enclosed on all sides. Everything west of the utility roadway will remain Gardner Redevelopment Authority property. Mr. Allard asked if the drainage easement will be shown on the ANR. The easement may need to be relocated as it goes through the phase three area plans. Surveyor will be utilized to update the ANR. Mr. Beauregard stated the propane tanks need to be added to the plans. Mr. Osowski stated the majority of propane tanks are above ground in Summit Industrial Park. Asked how big the propane tank will be. Mr. Allard stated he is unsure at this time, but will let him know as the details progress. T. Beauregard brought attention to the need for a snow removal plan, as snow cannot be stored on the landscaped areas of the site.

Mr. Allard asked if all questions will be sent to him. T. Beauregard stated that a memo will be sent in the next week or so.

3. Other Business

None at this time.

Motion to adjourn.

L. Saunders/R. Swartz.

Vote-All in Favor.

Meeting adjourned at 10:18 a.m.