

**PLANNING BOARD MINUTES**  
**PUBLIC MEETING**  
**For**  
**THE HEADYCO, LLC – 4 LACHANCE STREET**  
**JANUARY 21, 2020 at 7:30 p.m.**  
**AMENDED 2-12-2020**

*115 Pleasant Street, Room 201, Hubbard Conference Room, Gardner, Massachusetts 01440*

**Members present:** Mark M. Schafron/*Chairman*, Robert Swartz/*Vice-Chairman*, Robert J. Bettez, Sr., Stephen Cormier, and Paul A. Cormier-*Members*, and Trevor Beauregard/*Director-City Planner*.

**Members absent:** *None.*

**Also present:** Chris Coughlin-Engineering, Christine Fucile-DCDP, Nak Chung-Representative for The Headyco, LLC, and Chris Pera/Resident.

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.
---

***Mr. Schafron, Chairman called the Public Meeting to order at 7:30 p.m.***

***Mr. Schafron stated this meeting is being recorded for the minutes, however, if there is anyone who wishes to record, please inform.***

***Mr. Schafron read aloud the Public Hearing and Public Informational Meeting Notice for The Headyco, LLC located at 4 LaChance Street, Gardner.***

Nak Chung thanked the Mayor for being such a wonderful host, and City departments for being very accommodating.

Mr. Chung stated the intent of this meeting is to get a Special Permit for cultivation and manufacturing of cannabis.

Mr. Chung provided illustrations of the project locus map, the current interior plan, the cross-sectional views, the exterior elevation views, the site plan, the proposed phase 1 interior plan, and the proposed phase 2 interior plan. Mr. Chung explained with regard to the site plan, they plan to do seal coating for the parking lot, paint new parking lines, plant some indigenous shrubs and trees, add a new dumpster, fenced in and gated on a 6-inch concrete pad, install a new connection to the fire line, and provide a new 800 amp line brought in. There should be no additional connections needed to utilities. Mr. Chung noted if enough capital from the first revenues is brought in, the intent is to complete all the work at once in phase 1. Once fully operational, the projected revenue is \$3.8 million per year, and with the host agreement, the City should make about \$115,000 per year with just the host agreement. There will be 4-6 full time cultivators, and 4 seasonal trimmers. The hours for the cultivators and trimmers will be 10 am to 6 pm. The office hours will be 9 am to 9 pm. The weekends will be a minimum of 4 hours for maintenance.

Mr. Schafron questioned the high odor and what the plan is to mitigate the odor.

Mr. Chung replied they will be using two enormous carbon filters which will mitigate the odor about 80-90%.

Mr. Swartz said he noted in their procedures, the filters are weighed, and once they gain one-third of their weight, they are disposed of and replaced with new filters. Questioned how many times after the filters are weighed, is considered at their capacity?

Mr. Chung answered at first they will be doing a monthly weigh until they found out where their window is. Once they find out their window, they will be weighed more frequently.

Mr. Swartz inquired if there are any plans to expand the building. Mr. Chung said not to this specific location, but do want more buildings, and eventually a retail business, hopefully in Gardner. If they do plan on doing anything, there is some space off the road, and may consider a greenhouse.

Mr. Schafron wondered how waste disposal is handled.

Mr. Chung explained the CCC (*Cannabis Control Commission*), requires everything be ground up before thrown out. Mr. Chung added that less than 1% THC is in the trash.

M. Schafron noted the Police Chief endorsed their safety and security plan, however, wondered about the exterior lighting plan.

Mr. Chung noted their electrical engineer can provide illustrations, which basically are motion sensors all along where the cameras are. T. Beauregard asked about the parking area lighting and if there is existing lighting there currently. Mr. Chung said the existing lighting is all off the building. However, there is a pole that will need to be relocated because of the transformer.

T. Beauregard asked if any lighting will be constantly on. Mr. Chung answered yes, the only motion sensing lights are at the camera locations.

Mr. Swartz asked if the property will be fenced along the perimeter of the property lines. Mr. Chung responded no, given the only requirement from the CCC (*Cannabis Control Commission*), as far as security, is just for all egresses, in and out. Mr. Chung added there is only one way to get in for deliveries to the building through the bay, and every other door will be exit only, locked accordingly.

Mr. Swartz brought attention to the plan showing the “B” building with three overhead garage-type doors, and confirmed they will be blocking out two doors and only using one door. Mr. Chung confirmed.

T. Beauregard inquired what the current status is with the CCC (*Cannabis Control Commission*) from the licensing standpoint. Mr. Chung said they just received their second approval from the CCC (*Cannabis Control Commission*), and will provide email confirming of this. Mr. Chung added they are in stage 2 of CCC (*Cannabis Control Commission*) approval which means as soon as the building is completed, and the CCC (*Cannabis Control Commission*) gives their final approval, they will be ready to go. The building will be purchased next week, and if they get all their approvals soon after, they are looking realistically at a June start date.

T. Beauregard asked if they had to file with the local Conservation Commission. Mr. Chung replied there was no need to file since they are not in any buffer zones.

---

*Mr. Schafron, Chairman called thrice for persons wishing to testify in favor of, and in opposition of this proposal.*

**The Public Meeting adjourned at 7:50 p.m.**

All documents referenced or used during the meeting are part of the official record and are available in the Department of Community Development and Planning pursuant to the Open Meeting and Public Records Law.