

MINUTES
PLANNING BOARD--PUBLIC MEETING

Re: SANCTUARY MEDICINALS, INC. – 16 PEARSON BOULEVARD
MARCH 15, 2018 at 7:00 p.m.

115 Pleasant Street, Robert L. Hubbard Meeting Room, Gardner, Massachusetts 01440

Members present: Allen L. Gross/*Chairman*, Robert J. Bettez, Sr. /*Vice-Chairman*, Laura Casker, Robert Swartz and Mark Schafron/*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *None.*

Also present: Chris Coughlin-Engineering, City Council President Scott Graves, City Councillor Karen Hardern, Christine Fucile-DCDP, and William Murray of Places Associates for Sanctuary Medicinals, Representatives of Sanctuary Medicinals, and Andrew Mansfield of The Gardner News.
(Signed attendance sheet on file)

Mr. Gross, Chairman called the Public Meeting to order at 7:00 p.m., and stated the following:

In accordance with Article 10 of the City of Gardner Zoning Code, Chapter 675-1020 Site Plan Review, notice is hereby given that the Planning Board will conduct a public review meeting on **Thursday, March 15, 2018 at 7:00 p.m.**, that was re-scheduled from Tuesday, March 13, 2018 due to inclement weather.

The purpose of this public review meeting is to consider a ***Definitive Site Plan*** submitted by ***Sanctuary Medicinals, Inc.*** located at 234 Taylor Street, Littleton, MA 01460, for proposed use of existing building located at 16 Pearson Boulevard for a state approved medical marijuana dispensary.

William Murray of Places Associates introduced himself and asked members of Sanctuary Medicinals, Inc. to also introduce themselves.

- Mr. Murray passed out photographs of the site, and said the building at one time was the old Singular AT&T building. Mr. Murray stated the application is for reuse of the existing building.
- Mr. Murray explained that currently the exterior awnings are yellow and will be replaced with green, in addition, will include Sanctuary's logo on the awning.

- Mr. Murray further explained presently the fluorescent lights are not working underneath the awning, therefore, will replace with LED strips to give the building localized security.
 - Mr. Murray said at the moment, Anthony's Liquors has a utility pole with lights as well, and added the side of the proposed site has high pressure sodium lights which will be replaced with lower, LED lights, compliant with zoning.
 - The vegetation will not be removed since it is not allowed under the State requirements.
 - Mr. Murray noted that some of the painted spaces will be converted to handicap accessible spaces, in addition a handicap accessible ramp will be constructed.
 - The number of employees proposed for this phase is six to eight, and the number of parking spaces according to the calculations required is seven. There are 53 spaces site wide, so there is more than ample parking, and as a result, plenty of snow storage.
 - At one time, a project was previously approved for this site by the Planning Board and Zoning Board of Approvals for a multiple use facility which had much higher traffic counts than what this project is proposing. Mr. Murray provided a copy of the traffic report. Mr. Murray further said the proposed traffic count anticipated is no more than 200 vehicle trips per day, which is minimal to no impact to traffic than previously approved.
 - Mr. Murray understood there is some minor landscaping needed, but proposing to leave the site as is. The slight changes will include the awnings, paint the building, and re-configure the interior of the building.
 - Noted there is a wetland, likewise will try and stay outside of the buffer zone, so there are no proposed changes to the impervious on the site.
 - The existing pylon sign on the front of the site will be reused by painting and cleaning it up, as well as include a new two-sided sign compliant with zoning.
 - Mr. Murray stated it is anticipated this to be phase one of a two phase project for this property, and further explained that it is necessary to obtain the medicinal marijuana facility running as soon as possible. Once adult use recreational marijuana is approved, it is the intent to revert back to the site which will require a major re-work of the entire site, including an addition to the existing building. The major re-work will require additional landscaping plan, storm water controls, and address what is needed for this re-work.
 - Mr. Murray reiterated to keep in mind this first phase will not require a great deal of improvements since the second phase will necessitate many revisions.
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- L. Casker inquired about zoning restrictions for this type of facility regarding schools, and other types of services. Mr. Murray responded the state law requires 500 or more feet, and reported an application has been made to the Zoning Board of Appeals since the Gardner Rehab Nursing Center is within 500 or more feet. Mr. Murray stated the other concern is the restaurant Yen-Yen since alcohol is served and is within 500 feet of the property line of Gardner Plaza.
- Mr. Gross asked if Mr. Murray reviewed the seven recommendations provided to him from the Development Review Committee. Mr. Murray replied yes, and accommodating to the extent that is possible.
- R. Swartz noted the pavement around the building is in bad shape, and thought something should be done. Mr. Murray said if patching is required, it will be done, but the current proposal is to leave as is, with the hope and plan to tear it all up in the near future.
- T. Beauregard suggested going over the seven recommendations, and Mr. Gross agreed.

- T. Beauregard noted he trusts all the debris in back of the property will be cleaned up.
- Inquired if a photometric plan will be provided. Mr. Murray pointed the plan out. T. Beauregard stated the plan pointed out is not sufficient, and would like a full size plan submitted including all the photometric readings showing the range and amount of lighting coverage. Mr. Murray said the plan shows two foot candles. Mr. Murray explained with a one foot candle, a dime can be seen on black pavement at nighttime, and two foot candles provide very clear vision. T. Beauregard asked if this includes the LED lighting mentioned underneath the awning. Mr. Murray replied it does include that, but only assumed it because it's hard to model with the awning, so it is expected there will be a uniform band of lighting around the awning.
- C. Coughlin noted to have the specs for LED lights be at 3,000 kelvin since this is what the City is switching to for LED.
- T. Beauregard asked if the pole lights will be eliminated. Mr. Murray said all the pole lights cannot be eliminated, and further explained that Anthony's Liquors is powered off of string lights, therefore the pole lights cannot be removed without depriving the liquor store of the flood lights needed for the front of the building. Mr. Murray pointed out the location of three new LED 15 foot pole lights they will install, along with a temporary one in front of the building to match the criteria shown. Mr. Murray added that the high pressure sodium lights on the site will be removed and will be new poles with new lights.
- T. Beauregard asked the location of the snow storage area, and Mr. Murray noted there is plenty of snow storage to the rear of the site, and added that the whole site drains to the back of the site.
- T. Beauregard brought attention to installing arrows in the parking lot to show traffic flow.
- T. Beauregard asked that the zoning relief be explained further. Mr. Murray said there are two variances requested. One variance is for relief of the closest property line to the Gardner Rehab Nursing Center, and the other variance is for the closest property line to the entire shopping center located on Pearson Boulevard (675-1080 D and 675-1080 F under the Zoning Code).

Mr. Gross, Chairman called thrice for persons wishing to testify in favor of, and in opposition of this project.

No persons presented themselves to testify, in addition, there was no attendance from the public for this meeting.

The public meeting closed at 7:20 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.