

CITY OF GARDNER

DEVELOPMENT REVIEW COMMITTEE

MINUTES

July 9, 2018 at 9:30 a.m.

*115 Pleasant Street, 2nd Floor Meeting Room
Gardner, Massachusetts 01440*

Members present: Trevor Beauregard-DCDP, Roland Jean-Building Dept., Chris Coughlin-Engineering Dept., Jeffrey Legros-Conservation. Jennifer Susen-Roy--Health Dept., Richard Ares-Fire Chief.

Members absent: Raymond LaFond-ZBA, Dane Arnold-DPW.

Others Present: Maribel Cruz, Christine Fucile, Rob Oliva-DPW, William Murray-Places Associates, and Representatives from Sanctuary.

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

1. Approval of Minutes:

✓ April 10, 2018

✓ May 23, 2018

Motion to approve April 10, 2018 and May 23, 2018 minutes as presented.

R. Braks/C. Coughlin.

Vote – All in favor.

2. New Business:

... Preliminary Site Plan Review:

Sanctuary Medicinals, Inc., 16 Pearson Boulevard, Gardner, MA

A brief summary was provided by William Murray of Places Associates, and Representatives of Sanctuary Medicinals, Inc. (Jason Sidman and Josh Weaver).

Mr. Murray noted they received a Special Permit from the ZBA for medicinal use at this site, and stated since adult use is now moving forward, will be seeking an application for adult use on the same site.

The existing building will be renovated, and the current yellow awning will be changed to green to match the Sanctuary ATC (Alternative Treatment Center).

The ZBA requested the parking lot be completely re-paved. Since the parking lot is now being re-paved, the work will be performed in the 100 foot buffer zone. This evening will meet with the Conservation Commission to permit the re-paving in the buffer zone. The Conservation Commission also asked that stormwater mitigation also be completed, as well as drainage basins. A dumpster will be placed on the property with a chain link fence and slats to be fully screened. The parking that is proposed on the property exceeds the requirements for retail use classification in zoning.

Fiscal impact: The project has a host community agreement with the City.

Police Chief Erickson:

Asked if there is any refuse product placed in the dumpster.

Response: Any refuse product is taken off the premises to go back to the central facility. The procedure involves an unmarked van with two people in it, one person stays outside the van at all times. In addition, there are special carrying cases for the product which is securely unlocked once inside the facility. The dumpster will only have regular trash in it.

Inquired what the requirements are to distinguish between products for medical vs. recreational.

Response: Separate check outs. The monthly limit is 5 oz. for medicinal, and the daily limit on adult/recreational use is 1 oz. or 5grams of concentrate. Also, there are specials systems in place for anti-looping which scans the identification to verify authenticity, and shows if a person is coming in and out more frequently than they are supposed to. In addition, can also loop in with other cities/towns with a similar system.

Asked what is done with ID's relative to other states.

Response: The system is designed to work across any state.

Questioned what 5 grams of concentrate consists of.

Response: Can be liquid form, edible form, capsule or salve.

Asked if the laboratory examination for medicinal is the same as recreational.

Response: Medicinal is formulation based only. Use CDX out of Salem which is one of the three licensed lab facilities in the state right now, so any label that goes on right now, whether it is medicinal or recreational product, the information comes directly from them and then the label is printed. Recreational is different. It is a 5 mg max per serving up to 20 servings per container, where medicinal can be a capsule or a tincture and the serving can be 50 mg, so there will be different products that will be distinguished exclusively for medical, and is bar-coded and put on a person's medical record.

Inquired if there are any safeguards for selling to people who are intoxicated, or high.

Response: Explained this was brought up at the ZBA meeting a few weeks ago. One option is to employ former police officials to help identify if someone is in that condition, as well as not being allowed past the vestibule in the facility, and the other option will be to call the Police.

Asked when the rehabilitation on the building will start.

Response: Just filed for a building permit and hope to get it any day now.

Anticipate to be operationally medicinally sometime in August, and asked if the Police Chief could provide a letter approving the security plan.

Questioned if only cash basis only.

Response: Approximately 60% of the business is credit/debit card with a pin number, in addition, may possibly be 100% by the end of the year. The cash is removed from the facility and will likely use an armored car service. Mentioned the bank used is Century Bank.

J. Susen-Roy:

What is required for adult/recreational use?

Response: A person would have to be over 21 years of age.

Asked about edibles and if they plan on selling edibles on site.

Response: Yes, but they do not and cannot resemble candy.

Is the entry door is locked.

Response: The front entry door is not locked, but once inside, will enter into a locked vestibule and cannot get access until they have been through the procedure for a patient.

C. Coughlin:

Asked for the calculations on the sizing, and if there is a rain garden in the back, or a detention basin.

Response: It is first flush, one inch across the paved area of the site and then it discharges to the left. Noted the calculations are on the site plan.

R. Oliva:

Said the utility line connections are existing, but wondered if there is any thought to replace the sewer line, since the pavement will be torn up and thought it would be a good time to replace now.

Response: Will “camera in” to see how the lines look, and noted there will only be one restroom.

J. Legros:

Noted there are no catch basins on the entire site under current conditions, and asked if all of the stormwater is graded to flow towards the back corner.

Response: Yes, and it has a level spreader.

Asked if there is any opportunity to mirror this design of that to the other corner of the site.

Response: Would lose pavement and snow storage. Also explained there is a stone edge for run-off/erosion problems. Noted the broken curb between the property site and Friendly’s will be repaired.

R. Braks:

Inquired if security systems have been discussed with the police department, and asked if there is educational services provided on site, and to the public.

Response: Sanctuary has a retired police chief as their consultant, and he submitted to the police chief a detailed security plan. Also, there will be a monitored camera 24/7. The product is put in a safe every night. In addition, use or consumption of product is not allowed on the site.

There is an MD on staff at the dispensaries, not full time, however will be making visits to train the ATC (*Alternative Treatment Center*) Agents.

The public are the people coming into the store and the ATC agents go through a rigorous training program, and for new patients a consult is required, so the ATC agents need to sit down with them.

Fire Chief Ares:

Asked what the plans are for fire protection.

Response: The building is only 1600 square feet, however, will install carbon monoxide and smoke detectors, as well as comply fully with code. Also noted the building is on two levels and currently has a lift which will be rehabilitated since accessibility is through the lift.

T. Beauregard:

Questioned what the state requirements are for the security plan.

Response: It is actually city/town by city/town. Stated the CCC requires panic alarms and stress alarms, as well as footage recordings kept for nine days. Also, everything is on access control, all product in vaults, and can provide access to the police department for the security cameras. The only requirement from the State for adult use is a verification form.

Stressed the open space requirement of 15%, especially with regard to the Planning Board. Noticed on the plan "required N/A" and should be changed to 15% requirement.

Pointed out how bad the sidewalks are in front of the site and if they will be repaired since re-paving work will be performed.

Response: Will take a look at it, however, they are city sidewalks.

Asked about the lighting plan and questioned if there will be new poles and light fixtures. Also inquired if there are sidewalks around the building. Pointed out encouraging people to walk within certain areas for safety reasons.

Response: New poles, new fixtures on everything, and will update this on the plan. There will be sidewalks under the awnings of the building.

Asked about the traffic flow and wondered if it is one way in/one way out. Suggested arrow markings.

Response: Yes, and there will be an enter/exit sign.

Hours of Operation:

8 am to 8 pm Monday through Saturday and 10 am to 8 pm Sunday.

T. Beauregard suggested contacting the owner of the site to clean up the overgrowth. J. Susen-Roy mentioned she could site them on this overgrowth because the grass is exceeding the State's sanitary code as well as the City's for allowance of growth.

Mr. Murray said most of the plantings will have to be removed since the State law requires that there are no plantings allowed on the site or adjacent to the building that someone can hide in, or obstruct the cameras.

Mr. Murray noted they have a landscape plan that includes low evergreens and a variety of indigenous materials. All the plantings on the island in front of the site will have to be removed, however, will be maintained with loam and seed.

T. Beauregard noted when there is a redevelopment project especially with regard to the City's sidewalks, suggests working with the City to consider fixing them.

J. Legros recommended he would like their support along with the other business owners with the clean-up, and maintenance of the litter debris.

2. Other Business.

None at this time.

Meeting adjourned at 10:15 a.m.