

CITY OF GARDNER

DEVELOPMENT REVIEW COMMITTEE

MINUTES

April 14, 2022 – 9:30 a.m.

Members present: Trevor Beauregard-DCDP, Katie Guertin-Conservation, Greg LaGoy-Fire Chief, Rob Oliva-Engineering, Robert J. Swartz-PB Rep., Dane Arnold-DPW.

Members absent: *Lauren Saunders-Health Dept. Raymond LaFond-ZBA, and Roland Jean-Building Dept.*

Others Present: Kyle Higgins-Jolly Green, Inc., Justin LeClair-McCarty Engineering, Jessica DeRoy-Economic Development Coordinator, and Christine Fucile-DCDP.

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

Approve Minutes of August 31, 2021.

Motion to approve minutes as presented.

D. Arnold/R. Swartz.

Vote – All in favor.

1. New Business:

Jolly Green, Inc. - Definitive Site Plan located at 246 Suffolk Lane, Summit Industrial Park:

Justin LeClair of McCarty Engineering presented for Jolly Green, Inc., and introduced Kyle Higgins of Jolly Green, Inc.

Pointed out existing building on plan displayed which is in Summit Industrial Park on Suffolk Lane and explained the owner would like to convert the existing building into a marijuana cultivation facility. Most of the work will be done inside the building. The plan shows 13 existing parking spaces with enough parking to meet the zoning parking requirements. In addition, will show seven (7) striped parking spaces, as well as some excess parking (*pointed out on plan*). Proposing two enclosed dumpster pads. Water and sewer to be updated.

R. Swartz:

Is aware the Chief of Police approved the security plan, however, did not see any reference of a fence around the building, and wondered if this is part of the security plan as well. Mr. LeClair replied no fencing proposed, but there will be security inside the building with cameras and alarms. T. Beauregard stated fencing is not required by the State. Mr. LeClair added the intent of this building is not to showcase this is a marijuana cultivation facility and will be discreet and no signs.

Asked what vertical agriculture hydroponic growing is that they are going to be using. Mr. Higgins said it is tiered shelving and is cleaner and more efficient which will be stationary.

G. LaGoy:

On the application it stated cultivation and manufacturing and questioned if there will be any type of processing involved. Mr. Higgins stated there will be in the future, maybe a few years down the road. G. LaGoy explained depending on the type of manufacturing this does change with fire prevention awareness, about hazardous processes since there are different types of

extraction or product which gets detailed, and there may be upgrades required. In addition, for permitting as well for hazardous materials. T. Beauregard asked what this will trigger in the future. Mr. Higgins said it is a whole other license at State level. G. LaGoy noted it does say manufacturing in the application provided.

D. Arnold:

Stated as far as a cultivation facility, believes there will be internal sprinkler fed system which will have backflows and will need to be inspected by the city bi-annually. Mr. LeClair said the idea for the water system is to reuse water as much as possible, as well as looking at potential rain-catching systems to limit the water use coming from the city.

R. Oliva:

Spoke of sewer discharge and what are the discharges like. Mr. Higgins stated they will be recycling 100% of the water except for the bathrooms. Mr. LeClair said if anything does have to be discharged out to the sewer, it may have to be treated.

K. Guertin:

Has no comments since there is no groundwork, no drainage, as well as no wetlands. Mr. LeClair added there is no proposed paving, however, there may be some milling and topcoat repair in the existing area.

J. DeRoy:

Asked about the number of jobs that will be available. Mr. LeClair replied the plan is to have 12 full time staff. For seasonal help, during the harvest season, there will be up to 30 employees. Hours will be 7 days per week / 24 hours a day.

Mr. LeClair noted truck traffic is not high intensity, maybe three or four a week total. There will be discreet vans moving the product in and out. In addition, there is an existing loading dock and occasionally one tractor truck.

T. Beauregard:

Questioned whether the dumpster pad, as well as the loading dock, need to be in a secured area. Mr. Higgins said the dumpster pad will be secured with fencing and mentioned there is a whole code of what type of materials that can and cannot be used. Also asked about the loading and unloading area security. Mr. Higgins explained everything needs to be escorted in and out and is a very secure process by State protocol.

Asked about signage and how the delivery people will know where to go. Mr. Higgins answered there is a number on the building for the truck drivers. T. Beauregard stated it would be a good idea to have the location of the signage on the plan.

Inquired where the seasonal harvest time employees will be parking. Mr. Higgins said there is plenty of parking in front as well as out back. T. Beauregard added there should be no parking on the street.

Suggested showing the painted parking spots on the plan.

Asked Mr. Higgins to explain the odor control plan. Mr. Higgins explained this is mainly in an enclosed environment and will not be ventilating outside, but if needed, will be using an ozone device and carbon base filter system, so anything leaving the building will be hit by the ozone

machine which will change the molecular structure of the smell and then picked up by a carbon filter. T. Beauregard asked if there is any documentation they can submit to the Planning Board. Mr. Higgins said this can be provided and asked when this is needed. T. Beauregard said there will be a Special Permit Public Hearing on May 24th, therefore should be submitted two weeks before this meeting with any additional edits as well to the Site Plan.

Asked about lighting. The reply was there will be wall packs on the building, however, may have to do some upgrades to LED lighting as well as other State requirements, for example, bushes for privacy.

T. Beauregard requested a photometric plan be provided as well.

2. Other Business.

None currently.

Motion to adjourn.

G. LaGoy/R. Swartz.

Vote - All in Favor.

Meeting ended at 10:51 a.m.