

PLANNING BOARD PUBLIC HEARING MEETING MINUTES
RE: SPECIAL PERMIT for JOLLY GREEN, INC.
MAY 24, 2022 - 7:00 p.m.

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

Members absent: Stephen Cormier.

Also present: Rob Oliva-Engineering, Christine Fucile-DCDP, Justin LeClair-McCarty Engineering, Inc., and Kyle Higgins-Jolly Green, Inc.

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 Hearing to order at 7:00 p.m.
Mr. Schafron read aloud the Public Hearing Meeting Notice for Jolly Green, Inc.

T. Beauregard noted the proponents were in front of the Development Review Committee on April 14, 2022 and have since submitted the Definitive Plans.

Justin LeClair of McCarty Engineering gave presentation on behalf of the Applicant, Kyle Higgins of Jolly Green, Inc. Mr. LeClair pointed out the location of 246 Suffolk Lane on the cul-de-sac on Suffolk Lane, which is the last building on the left, and commented the Applicant is proposing to convert the existing 13,000 square foot, currently unoccupied building into a marijuana cultivation facility with the intent of wholesale distribution to other licensed cannabis businesses within the state of Massachusetts. In addition, the existing building has associated parking and pavement areas. Mr. McCarty pointed out the parking areas on the plan and noted where they will be re-striping the parking lot. Additionally, proposing concrete dumpster pads, a sign located in front of the facility, as well as lighting in the parking area along with upgrading wall packs on the existing building with the standard LED type lights as well as additional wall pack in the back of the building. Further, any utility upgrades will occur inside the building to include carbon filters to maintain the odor control. Anticipating 10-12 full time employees, as well as 30 seasonal workers that will be spread across the three shifts, working 24 hours/7 days a week. Also, any cannabis product cultivated will sent out will be transported through security through the loading dock to sprinter vans or similar type vehicles. Mr. LeClair asked if the Board has any additional questions.

Mr. Schafron asked if the parking is adequate for the seasonal staff. Mr. LeClair replied yes and noted the total count on the plan is 38 parking spaces, and said between the 10-12 full time, and the 30 seasonal spread across three shifts, will be 15-20 per shift, therefore, will have a little bit

of overlap when shifts are tagging off to the next shift, but during the time of the designated shift, will have adequate parking.

Mr. Schafron asked if the City Engineer has reviewed the lighting plan. R. Oliva stated he did look at the photometric plan submitted and said the light spillover is minimal to zero and has no problem with it.

Mr. Schafron noted the Police department has signed off on the security plan.

Mr. Swartz asked if Mr. LeClair could go over the lighting plan. Mr. LeClair explained the lighting plan was sent out to their third-party consultant and pointed out where they are proposing light fixtures as well as the wall packs. Further, there will be coverage across the site, even though there are less foot candles as you get closer to Suffolk Lane, but there is a street pole right there in front, so there will be coverage on Suffolk Lane all the way through the parking area and also around the building, and as R. Oliva stated, as you get to the property line, they do get down to that 0.0 foot candle, so there won't be any spillage off the property. T. Beauregard commented the original lighting plan had one light out in the rear parking area and recommended they add a couple lights, with one near the entrance as well as another one near the grass strip near the building entrance to give more light. T. Beauregard noted Mr. LeClair is correct saying the street light will add lighting to the entrance/front area of the building, as well as the wall pack in the rear of the building.

Mr. Schafron asked Mr. LeClair to point out the dumpster area. Mr. LeClair added the dumpster is out of the way of any vehicles entering and exiting and is a straight shot for the waste removal company. In addition, the dumpsters will be enclosed with some sort of privacy fence per CCC (Cannabis Control Commission).

Mr. Swartz asked the process for eliminating odors that might be emitting from the building. Mr. LeClair asked that Mr. Higgins of Jolly Green, Inc. explain the odor eliminating process. Mr. Higgins explained the building, or where all the floaters are emitted will be put into a negative pressure, therefore, nothing will be pushed out of the building, and anything that is vented out of the building on purpose, will have a carbon-based hepa filter system along with an ozone machine that will pretty much eliminate any odor coming out of the building. There are some storage areas that will be in a positive pressure, but that is more or less internally in the building, and it is designed to keep mold or anything else from getting into those areas where the cannabis is stored. Mr. Swartz asked if these devices will be near doorways. Mr. Higgins replied they are essentially fans, and further explained they are going to have an intake fan bringing fresh air in all the time, as well as a larger exhaust fan that is going to be exhausting air out of the building and those exhaust fans will have filtration, carbon filter, and ozone machine placed in line, so everything going out will be treated.

T. Beauregard noted to Mr. LeClair even though this is an existing site and not doing any drainage per se, could he explain the current drainage system on the site and how it works and if there are any catch basins in the parking area, and where the actual drainage system releases to eventually. Mr. LeClair stated he does not believe there are any catch basins on site, and asked Mr. Higgins if he is correct. Mr. Higgins replied there are two, one right near the mailbox, and one on the very far left corner across where the dumpster is going to go. Mr. LeClair thought since there is a system already underground it ends up back in the municipal system, and everything else sheet flows off into the vegetated swale, so it would get treatment prior to discharging at its final destination. Further, not increasing any impervious on the site and are not altering anything outside other than a utility trench just to power the lights.

T. Beauregard asked what the required parking and proposed parking numbers. Mr. LeClair answered the total spaces required are 15. There is approximately 3,000 square feet of office, so one space per 300 gives ten, and then for an industrial site, it is one space per 2,000 which is an additional five.

Mr. Swartz asked if there is enough electrical power needs for the power going into the building now. Mr. Higgins is in the process of working with an electrical engineer. Mr. Higgins said he is in the process of getting the plans and is looking into probably increasing up to 1200 amps, as well as adding a full power generator which will be located next to the existing transformer.

Mr. Schafron called thrice if there is anyone else who would like to speak in favor of this project.

Mr. Schafron called thrice if there is anyone else who would like to speak against this project.

No one spoke in favor or against this project, therefore, Mr. Schafron declared the Public Hearing closed.

The Public Hearing closed at 7:15 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.
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