

Erik Neyland

12/11/19

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PLANNING BOARD MINUTES

Wednesday, October 23, 2019 at 7:30 p.m.

Town Hall – Board of Selectmen's Room

663 Main Street

Members Present: Erik Neyland (Chair), Danielle Spicer, Mark Sprague, Michael Gorr, and Peter Driscoll, James Barr (Associate)

Members Absent: Danielle Spicer

Also Present: Erica Uriarte (Town Planner)

PUBLIC HEARINGS

- None.

BUSINESS

Peter Bradley, Houghton Farm Subdivision

- The Planting Plan for Houghton Farm subdivision was revised based on Planning Board deliberations from October 9th. The plan was modified to eliminate the trees at the subdivision entrance as well as reduce the number of street trees from every 40 ft. to every 80 feet off center. According to a Planning Board Decision relating to the Planting Plan dated 07/28/10, the Conservation Commission and Tree Warden will need to weigh in. A formal amended decision will be drafted.

Integrative Health Products, LLC (IHP)

- Adam Terry from IHP met informally with the Planning Board to discuss submittal of a Special Permit application to operate a recreational marijuana manufacturing facility at 58 Main Street (old "Cobham" building). IHP does not seek to grow or sell marijuana at this location. Marijuana will be delivered to the site in its dry harvested form. The operation will require a licensing from the CCC.
- Integrative Health Products, LLC is a sister company to Temescal Wellness. Bolton will be its 10th municipality in which it's the first marijuana facility to be permitted in the community. IHP is anticipated to have 10 employees (one shift) in its first year. At full occupancy, there will be 75 employees distributed between manufacturing operations and administrative services.
- The lower building at 58 Main Street will house the hemp CBD only operations (refer to the "farm" bill). IHP intends to conduct this use immediately upon the Board's approval. CBD products can be sold outside of the State. No extraction is needed; IHP will purchase hemp CBD in its final form from a licensed lab.
- The upper building (larger building) will house the TCH operations regulated by the CCC.

- IHP will manufacture a host of products (edibles, oils, lotions, sprays, etc.) that will then be distributed to dispensaries throughout MA. A final product warehouse will be secured on site with a two (2) authentication process and no walls (big cage inside).
- Extraction of the THC will require the use of solvents in a closed loop system. Solvents include hydrocarbons (propane/butane), ethanol 200 proof, and carbon dioxide. The facility will hold approximately gallons of solvents (in order of magnitude).
- Residual levels of the solvents will release into the air (5% max) with hood/fan.
- It is anticipated that 100 lbs. of cannabis material will be processed a month.
- There is no expected increase in water usage. Water usage is on par with an office use.
- No processed water will be discharged into the private septic system. Discharge will include dishwater, cafeteria water, toilets, etc.
- The applicant was advised to meet with the Nashoba Associated Boards of Health to discuss the wastewater discharge. The lab may require a tight tank or require a variance from DEP to allow industrial wastewater to discharge to their septic system.
- Odor will be controlled through carbon filters in the HVAC system prior to release of any air to the outdoors.
- Noise is not anticipated since a large multi cooling system is not required. Air compressors will run during the day.
- All property lighting will need to be down lit. The applicant will need to submit a lighting schedule as part of the special permit application.
- The applicant will need to conduct a traffic assessment. It is anticipated that vans will be used to transport material/products. It is anticipated that one (1) or two (2) trips per week will be needed. Freight truck will be used for equipment deliveries.
- All spent marijuana material (waste) will be mixed with soil at a ratio of 5:1 to make it unrecognizable and receptacles will be pad locked.
- The applicant met with Bolton Police and Fire. An American alarm system is to be installed (gold package). The cameras monitoring the site will have night vision.
- The Planning Board will not require design review by the Design Review Board since the buildings are existing and the applicant does not anticipate modifying the buildings.
- The applicant will be conducting a pest control study as part of their due diligence of purchasing the property.

Planning Board to Consider Letter of Support for MVP Grant

- The Planning Board considered endorsing a letter of support for Bolton's application for grant funding to complete a vulnerability assessment and resiliency plan. The Board reviewed a draft letter.
- The Municipal Vulnerability Preparedness grant program (MVP) provides support for cities and towns in Massachusetts to begin the process of planning for climate change resiliency and implementing priority projects. Communities who complete the MVP program become certified as an MVP community and are eligible for grant funding.
- **Mark Sprague moved to submit the letter of support for the MVP grant application. 2nd by Mike Gorr. All in favor 4/0/0.**

ADMINISTRATION

- The Planning Board will hold off on all potential articles relating to housing until after the Housing Production Plan is completed. The Board will investigate Design Review Board guidelines on Major Residential Planned Developments, bed & breakfasts and short-term rentals as well as correct Limited Business, Business and Industrial zoning lines to property lines. And fee in lieu for affordable payment.
- Approval of meeting minutes.
 - **Mark Sprague motioned to approve meeting minutes for October 9, 2019. 2nd by Michal Gorr. All in favor 4/0/0.**

Mark Sprague motioned to adjourn the meeting at 8:25 p.m. 2nd by Michael Gorr. All in favor 4/0/0.

