

**CITY OF GARDNER**

**DEVELOPMENT REVIEW COMMITTEE**

**M I N U T E S**

**September 24, 2019 at 9:00 a.m.**

*115 Pleasant Street, Hubbard Conference Room 203  
Gardner, Massachusetts 01440*

Members present: Trevor Beauregard-DCDP, Roland Jean-Building Dept., Jeffrey Legros-Conservation, and Richard Ares-Fire Chief,

Members absent: Lauren Saunders-Health Dept. James Trifiro-Police Dept., Raymond LaFond-ZBA, Dane Arnold-DPW, and Chris Coughlin-Engineering Dept.

Others Present: Christine Fucile-DCDP, Maribel Cruz-Economic Development Coordinator, Rob Oliva-DPW, and Nak Chung of Headyco, LLC.

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**T. Beauregard opened the meeting at 9:00 a.m.**

**1. Approval of Minutes:**

✓ July 9, 2019

*Motion to approve minutes as presented.*

**R. Ares/J. Legros.**

**Vote – All in favor.**

**2. New Business:**

■ **Preliminary Site Plan Review:**

Proposed marijuana cultivation site for Headyco, LLC

**Location:**

4 LaChance Street, Gardner, MA

Nak Chung, Civil Engineer, representing Headyco, LLC gave the presentation for the cultivation and manufacturing facility, and noted the loan for this project has been obtained from the GFA bank in Gardner. The GFA bank is the only bank in Massachusetts working with cannabis companies.

Mr. Chung said this is a small location, but expect to grow very fast. The biggest disturbance to the public roads will be with the electrical conduit run from the facility across the roadway to a new transformer that will be built by National Grid. Another small change will be to check the loads on the water lines, but for the most part will probably need one more line just to feed the new sprinkler system that will be achieved after Phase II. Mr. Chung noted he is hoping to get a temporary occupancy permit after this meeting, and before temporary occupancy is over, plan to

start constructing fire protection sprinkler system and build out the rest of the building and hopefully get permanent occupancy.

Mr. Chung pointed out the plans, and believes sewer should have no effect due to minimal draining and run-off. Mr. Chung commented the type of system he uses for cultivation is a “drip system”, and will create one or two quarts per day of waste. Most of the waste will come from the dehumidifiers which will collect the water for re-use. Mr. Chung said his plan is to really minimize the impacts on the City with regard to water, sewer, and electricity. As far as electricity, the plan is to reduce by not using traditional high intensity lamps, but instead LED lamps that have high efficiency. Further, the intention is to be conscious of the environment and the people. All the equipment will be behind the building, and plan to put some indigenous trees and shrubs to create a more aesthetic look. Lastly, everything will be built out in accordance with the Massachusetts Cannabis Control Commission.

Mr. Chung pointed out the Phase 1 drawings includes a new roof. Phase 2 will include siding and rest of work needed. The rooms will include what is called a “Bloom” room, a vegetated room, propagation, drying, trimming, security and access, and manufacturing room. The manufacturing room is treated as a completely separate business.

T. Beauregard inquired what the timeline for Phase 2 is. Mr. Chung replied as soon as the availability for National Grid to build a transformer, if needed, to add 600 more amps for a total of 1000 amps (*currently 400 amps*). Mr. Chung said for Phase 1 build out, anticipating starting about 6 to 8 months from now. Phase 2 build out would be whatever is agreed on for the temporary occupancy permit. Once the fire protection/sprinkler system is completed and approved, then hoping for permanent occupancy. Phase 1 is to complete what is needed to get started, with plans to complete before temporary occupancy ends. After that, will move on to Phase 2. The GFA bank has already approved a loan for Phase 1, and once they see revenue coming in, they will more than likely approve a loan for Phase 2.

Mr. Chung explained he is hoping to get two runs in which will be six (6) months and three (3) months to get revenue, and after that will shut down operations, or start work on building out the other side, and continue on from there. The goal is to have that all done and ready in about 12 months, but sometimes things happen which is why the request for 18 months temporary occupancy.

R. Jean explained Mr. Chung has had conversations with the fire chief, and himself for Phase I, but stressed the need for all three to meet before anything is permitted. R. Jean said they will be looking for a plan of what is going to happen before Phase 1 is started.

### **Questions/Comments/Concerns**

J. Legros:

Noted there are wetland resource areas, one being Foster Brook and considerable border wetland vegetation that runs along it, and would like these shown on the plan including buffer zones. The river front area has a 200 foot buffer zone, the border vegetated wetland area has a 100 foot buffer zone, and the local wetlands ordinance has a 30 foot and 60 foot buffer zone, a 30 foot no disturb zone, and a 60 foot no build zone. J. Legros noted he is pretty certain Mr. Chung will be okay with meeting all of these, but may have some portions of the site that might be within the 100 foot buffer zone, or the 200 foot river front area. Mr. Chung said he will add these in. J.

Legros said with the trenching work for utilities, and the exterior landscaping Mr. Chung would probably have to file a "Notice of Intent". Mr. Chung replied he is not doing any construction near the river. J. Legros said if the work is minor and is within paved areas and not disturbing any new areas, suggested doing an RDA (*Request for Determination of Applicability*) as a first step. The Conservation Commission may rule there is no negative impact, or they may find a full "Notice of Intent" will be needed.

Suggested thinking about rain gardens to infiltrate the parking lot or roof run off, not to reuse it, but just to treat it.

#### Fire Chief Ares:

Spoke of the ice water manufacturing process that Mr. Chung noted they use, and asked if this is still the same. Mr. Chung replied yes, and explained a lot of people use butane in their manufacturing process, but use more of an organic process. They freeze the product where everything gets hard and crystalized, then washed in a washing machine and it breaks down with the agitation, then filtered and put through sieves, then the powder is freeze-dried then stored for sale. The only chemicals used are rubbing alcohol and hydrogen peroxide.

Fire Chief Ares confirmed there is nothing super hazardous being used there.

#### R. Jean:

Asked how much of the rubbing alcohol will be stored on site. Mr. Chung answered only one gallon of each stored on site, which has a much higher concentration than average household. Also, if they store over one gallon, they will be charged hazardous material fees. Alcohol is only used for cleaning.

Inquired what type of ventilation system will be used in building. Mr. Chung said they will be taking out all the existing ventilation systems, and will be putting carbon filters to exit out into the roof space of the building. Mr. Chung explained anywhere they are processing plants, they will penetrate the ceiling where the carbon filters will take care of the odor, and fans will be on the other sides of the grates which will blow the additional heat out. The air will be exhausted into the attic, and fans will exhaust the attic air out into the environment. R. Jean asked if this was mechanical, and Mr. Chung responded yes, and noted that one side of each building has a big fan that will click on when it gets too hot, and will exhaust it. T. Beauregard asked if the air is being brought up to the rafters through duct work. Mr. Chung said no, they are planning on exhausting it through the entire open attic. R. Jean expressed concern with moisture and explained 70 degree air and with attic air of 15 degrees when it is zero out will create tons of moisture. Mr. Chung noted they have humidifiers all throughout and plan to keep the rooms at 50 degrees. R. Jean asked why not just duct the air outdoors, and Mr. Chung replied it was more cost effective. R. Jean stressed this will need to be addressed, along with the timeline for the sprinkler system.

#### T. Beauregard:

Emphasized odor control is going to be a priority, and suggested having everything in line before going in front of the Planning Board. Also, would be interested to hear other alternatives for this type of operation with various types of odor control used in the industry. Mr. Chung explained there are two major types of odor control. Mr. Chung prefers the carbon filter which gets rid of 80-90% of the odor. The other type of odor control is ozone which is not environmentally friendly.

Suggested submitting a maintenance plan for the carbon filter system along with the plans to give the Planning Board an idea of how it works. Also, the Planning Board may retain the services of a 3<sup>rd</sup> party review system. T. Beauregard believes it makes more sense ducting the air directly from the filters to fans/vents in the roof, or walls rather than into the entire attic space. R. Jean asked why not go through the chimney. Mr. Chung agrees but would need a big stack since they will be exchanging a lot of volume.

Asked about the dumpster location, and would prefer it on its own concrete pad with fencing around it. Also, wondered if by-products from the manufacturing process will be going into the dumpsters. Mr. Chung answered yes but anything thrown out has not even 1% of value. However, the Cannabis Control Commission requires a 6 foot tall fence to keep people out. Inquired about fencing for the site itself. Mr. Chung said the Cannabis Control Commission does not require a fence outside the building, but does require security cameras.

Questioned where the loading docks will be. Mr. Chung explained there is currently a type of garage in the existing building, and plan to remove the garage door and reframe it and will be open, to be considered a “bay”. The bay will be used for all in/out transportation, and will not be driving into the building, just the bay area. There is no dock.

Inquired about the generator and if it will be in the front of the building. Also, will there be fencing or landscaping around the generator. Mr. Chung pointed out where the generator will be placed, and said there will be no fencing. T. Beauregard suggested some plantings or vegetation to screen it. Mr. Chung added the generator is about 3 feet tall.

Asked about the roof drainage, and parking lot lighting. Mr. Chung said the plan is to leave it as is, which flows off the sides into the parking lot area, and then flows into a catch basin. Mr. Chung added they plan to add some mulch and bushes to the front island area. The parking lot lights are at the entrance ways, and will add lighting in accordance to security cameras on the building, and will check with his electrical engineer for security lighting to determine if there is enough lighting. Mr. Chung noted they will not operate at night. The hours of operation will be 9 a.m. to 7 p.m. T. Beauregard suggested sharing the security lighting plan with the police department.

#### R. Oliva:

Pointed out to be sure the dimensions are checked for parking spaces as they did not seem to scale out correctly. Mr. Chung thought they were 17 x 19. R. Oliva said 17 is incorrect, and noted it is in the zoning, along with how parking spaces required. Commented about the four spaces lined out in front of the site cannot be there since it is a right of way. Also, up against the island where there are plans to landscape and mulch, there is a parking spot that is angled, make sure there is enough aisle width.

Noted, may have to do a hydro flow test with regard to the sprinkler service. Also, do not put the generator over the utility services, and water/sewer. Mentioned may need a road opening permit. Suggested making sure the grades are all adequate for the definitive plans.

Wondered if anything out of the ordinary will be going down the drain. Mr. Chung answered no. His plan is to measure with a ppm stick before pouring into the City system, and will not allow anything less than 200 ppm. Solution to pollution is dilution.

M. Cruz:

Commented she is pleased they are using GFA as a local bank.

Inquired about the workforce, what type of employees needed, and if they are considering local hiring. Mr. Chung said they will be signing up for franchise and minority workers. In addition, plan to hire locally. Under the Cannabis Control Commission rules, they have to meet a certain percentage in order to get discounts from the Cannabis Control Commission.

Asked what type of education will the employees need and what is the wage? Mr. Chung replied it is very minimal, and prefer a “teach and “practice” training. Furthermore, the wage for most workers will be minimum wage at \$15 per hour to start.

Inquired if they will be using a local shipping company. Mr. Chung said shipping has to be through the Cannabis Control Commission requirements. In addition, the Cannabis Control Commission has no requirements for shipping in products such as soil, nutrients, etc.... but no one can enter the building. The delivery will be left outside and personnel will bring inside.

**2. Other Business.**

*None at this time.*

**Meeting adjourned at 10:12 a.m.**