



## **PUBLIC HEARINGS**

### Special Permit & Site Plan Review - Horizon Christian Fellowship, common driveway, 119 Alpine Rd.

Alton Stone, P.E. and Steve Duprey from Horizon Fellowship present.

Alton explained plan. Church has two building lots per recently-approved "ANR" plan, proposing access to them via Common Driveway, and access to the radio towers in the church's property. Driveway is 22 feet wide at street. Alton showed vehicle turning radius at entrance. Both parcels will be on public sewer.

Public Comment:

Ms. Orsini, 101 Alpine Rd. asked if she would still be able to use access across church's property to her house, as she has done for years. The Church will work out a right to pass agreement.

Russ Coakley, 87 Alpine Rd. has no objection to the proposal.

Sewer connection still needs to be shown on plan, and a draft common driveway access and maintenance agreement submitted.

Motion made & seconded to continue hearing to Feb. 12<sup>th</sup>. Vote in favor.

### Special Permit & Site Plan Review - The Caregiver-Patient Connection, Retail sales of Adult-Use Marijuana, 371 & 373 Lunenburg St. (continued from 12/11/18)

Hearing re-opened. Dean Landoli, Catherine Trifilo & Mike Staiti present.

Revised plan shows removal 373 Lunenburg St building & 33 parking spaces provided. Godfrey's pizza at 371 Lunenburg St. will remain and will be converted into a Marijuana Retailer (MR) facility. The retail sales portion of the building will be approximately 960 sq. ft.; the remaining space will be used for storage, receiving, security, etc.

No Dumpster on site, cleaning service will take care of rubbish.

An 8' x 12' entrance vestibule will be added. Windows in front will be frosted full height. There will be an ATM inside.

Board reviewed map with the 300-foot buffer from the facility. Several dwellings on Lunenburg St. and Pleasant St. in Lunenburg are within the buffer zone. 369 Lunenburg St. abuts the proposed MR.

Ron L'Ecuyer went over security and site lighting.

Public comment: Capt. Lemay: FPD is comfortable with what has been submitted.

Atty. Tree: City Council has approved applicant's Host Community Agreement.

Motion made & seconded to close hearing. Vote in favor.

Motion made (Mr. Fontaine) & seconded (Mr. Hurley) to Approve Special Permit with conditions:

- Submit revised plan showing angled parking in front of building, trim back landscaping in front of building for safer backing out onto the street, vinyl privacy fencing to screen residential uses at rear, repair chain link fence on east site of property.
- Site security and paid police details as determined necessary by Fitchburg Police Dept.
- Hours limited to 11:00 a.m. - 8:00 p.m., seven days a week.

Vote 7-0 in favor.

### Special Permit & Site Plan Review - Green Era, Retail sales of Adult-Use Marijuana, 371 John Fitch Hwy. (postponed from 12/11/18)

Hearing opened. Jack Carney, Green Era presented site plan, floor plan & security plan on screen.

Proposing to convert 2,900 sq. ft. vacant unit in Wallace Plaza into a retail facility. The sales area will be approx. 107' x 19' (2,033 sq. ft.). Planning on 2 registers, may increase to 4. An ATM will be inside the retail area. They'll take cash transactions, but they're working w/ GFA Credit Union for debit transfers.

They'll be a drop safe on-site & regular pickups. Visitors to the back area must sign in & wear ID badge.

Max. capacity on sales floor: 25. Hours of operation: Sun. - Thurs. 10:00 a.m. to 8:00 p.m.

Capt. Lemay, FPD recommended consistent closing times with other stores in plaza.

Discussion about security concerns on sales floor & in back rooms. Discussion of prevention of diversion of products to minors. Entire plaza has 490 parking spaces. Green Era will monitor the immediate vicinity with either own employees or a 3<sup>rd</sup> party security firm. But they can't police the entire large parking lot.

The retail unit will have frosted windows in front, they are adding a front vestibule. Board members & Capt. Lemay suggested a redesign to eliminate the possibility of sneaking in thru the back door.

Jack explained how product will be delivered to the store. Inventory cage in back room, sorting tables, no unauthorized access. No outside dumpster, trash will be stored in back office. He expects their Cannabis suppliers to be INSA, Commonwealth Cultivation and/or Eastern Heirlooms. Q: Branding of stores? Jack: Both 143 Water St. & this facility may operate as "Colonial Cannabis" -TBD. Atty. Tree (Asst. City Solicitor) stated that Green Era has negotiated a Host Community Agreement w/ the City.

Motion made & seconded to close hearing. Vote in favor.

Motion made (Mr. Fontaine) & seconded (Mr. Van Hazinga) to Approve Special Permit with conditions:

- Planning Board review & approval of redesign of entry vestibule.
- Provide Additional police details as needed on opening weeks as needed.
- Determine spaces in parking lot designated for Green Era customers.
- Monitoring of parking lot immediately proximate to the 371 JFH unit to discourage/prevent product diversion.

Vote 7-0 in favor.

Q: Estimated construction timeline? Jack: 5-6 months.

Special Permit & Site Plan Review - Stalk & Beans, LLC, Third-Party Transporter of Medical & Adult Use Marijuana, 431 Westminster St.

Hearing opened. Present: Matt Fournier, property owner, Matt Knox, Stalk & Beans, LLC, Rick Nagel, security consultant, Atty. Phil Silverman, John Caveney, Architect.

Atty. Tree: Stalk & Beans is not a retailer but acts as an Agent for the Cannabis producer, testing lab or retailer. Phil & Matt explained proposal. A small 520 s.f. portion of building will be divided off & fenced-in storage area installed for two vehicles. Drivers only get code to open lockbox in vans when they reach their intended destination. Also small office space with safe. CCC requires office safe for product storage on the rare occasion when drivers are unable to deliver product to their intended destination & they have to return. They will have two vehicles garaged overnight and three employees. Rick Nagel explained security plan. Security will be provided as if it were a dispensary. Van drivers will not be armed.

Atty. Tree stated that a Host Community Agreement has been negotiated but not yet approved by City Council.

Motion made & seconded to close hearing. Vote in favor.

Motion made (Mr. Fontaine) & seconded (Mr. Van Hazinga) to Approve Special Permit with conditions:

- Subject to further Planning Board review & approval if Stalk & Beans is licensed for Non-medical Home Deliveries.
- Subject to submittal of moral character forms and satisfactory background check.
- Keep FPD informed of makes & models of delivery vehicles & identity of drivers.

Vote 7-0 in favor.

Site Plan Review - Atlantic Medicinal Partners, expanding to cultivation/processing & sale of Adult-Use Marijuana, 774 Crawford St.

Hearing opened. Present: John Caveney, Caveney Architecture, Steve & Jeff Perkins, & Frank Cieri, A Atlantic Medicinal Partners, Atty. Jesse Alderman, Foley Hoag.

Hearing opened. Site plan approved last year reviewed, they started renovations a few months ago. Floor plan doesn't change, just seeking expansion to allow cultivation/processing of Adult Use as well. Phase I will be 43,000 sq. ft. Estimated maximum of 15 employees per shift. Parking 543 spaces on site, 15 spaces are designated for retail sales.

Q: Home Delivery? Not at this time.

Capt. Lemay: Fitchburg PD is satisfied with revised entry vestibule plan.

Hours? MMM & MMD had been approved for 8:00 a.m. to 8:00 p.m. They would like to keep the same hours.

Atty. Tree: AMP's existing Host Community Agreement allows the conversion to Recreational Cannabis w/o obtaining another HCA.

Motion made & seconded to close hearing. Vote in favor.

Motion made (Mr. Fontaine) & seconded (Mr. Van Hazinga) to Approve Special Permit with conditions:

- Use FPD details upon opening of retail sales when necessary.
- Submit Moral Character forms
- Submit releases for FPD background checks
- AMP's Standard Operating Procedures shall prohibit taking product into rest rooms.
- Hours NTE 8:00 a.m. to 8:00 p.m. 7 days
- Notify FPD of makes & plates of Cannabis delivery vehicles.
- Medical Cannabis customers under 21 must be accompanied by a caregiver.
- Show additional temporary parking on right side of 774 Crawford St. bldg.
- Show additional temporary parking available at 750 Crawford St. bldg. (same ownership).

Vote 7-0 in favor.

Timeline: Est. 5½ months from start of construction to being ready to start growing.

### **OTHER BUSINESS**

Informal - re-application of six-unit condo project - Donell, Old Princeton Road (Special Permit #2004-6)  
Applicant's engineer had asked to postpone to next meeting. Motion made & seconded to postpone item to Feb. 12<sup>th</sup>. Vote in favor

### Possible Zoning amendment - "Medical Office" by Special Permit in CBD

Brief discussion about further defining medical uses, especially in the downtown, to be able to have controls on substance abuse clinics, methadone clinics, supervised injection sites, etc.

Motion made (Mr. Fontaine) & seconded (Mr. Hurley) to initiate Zoning Ordinance amendment to further define medical & medical clinics. Vote in favor.

### Meeting Minutes

Minutes of December 11<sup>th</sup> meeting approved w/ some corrections.

Motion made & seconded to adjourn. Vote in favor.

Meeting adjourned:

Next meeting: Jan. 24, 2018 (CDBG public hearing)

Next regular meeting: February 12, 2018