



Discussion on floor layout. The retail display area will be uniform, but there will be a barrier between the Medical (4 registers) and Recreational (6 registers) retail area. Onsite security guard. ATM on-site, outside of the vestibule. It will be a cash business with daily cash drops.

Matt submitted affidavits re: Moral Character from Managers & Directors of Cypress Tree to Atty. Pusateri & the Board. Even though allowed per regulations, AJO will not serve to medical marijuana customers under 21.

There will be a freestanding sign where the "Geosearch" sign was. They are requesting the same waivers of the 300-foot buffer as they previously received under their application for medical marijuana -- It's 157 feet to the nearest residential property.

Public Comment:

Ms. Chura, 269 Fifth Mass Tpk: Concerned w/ traffic at Princeton Rd. & Fifth Mass. - - dangerous intersection.

Earl Kelley, St. Martin St.: Is there a limit on the # of growers? No.

Q: What is the benefit to the city?

Atty. Pusateri: Benefits include creating jobs, the additional employees that Marijuana applicants will hire, they estimate jobs will add an additional \$1.5 mil. in payroll in the city, increase in taxable industrial R.E., improved vacant industrial spaces even after Marijuana establishments leave, income to City thru host community agreements, income from personal property tax (on equipment).

Concern with loitering outside facility? Security will address that – AJO will not jeopardize their multi-million investment.

Paul Lewis: What are negative impacts?

Atty. Pusateri: Perception of City as "Pot City", cost to train police to ID people under the influence, the need to educate youth that just because cannabis is legal, it could be harmful to youth.

Pastor, Horizon Church: The economic benefits are not enough to outweigh the negatives.

Paul Lewis argued against Board granting waiver of the buffer.

Mr. Fontaine: Site plan approval requires a simple majority, not 2/3 vote. The Board must evaluate the proposal against the site plan approval criteria.

David Streb, Highland Ave. - Is in favor of application, the proposal meets the criteria for a Waiver from the 300-foot buffer.

Discussion: Mr. DiPasquale: This is a good location due to highway access;

Mr. Van Hazinga: Although there is residential property with 300 feet, the dwellings are greater than 300 feet away, and their driveways are not on Authority Dr.

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

Motion made (Mr. Fontaine) & seconded (Mr. Van Hazinga) to grant Site Plan Approval.

Vote 7-0 in favor.

#### Special Permit & Site Plan Review - Cypress Tree Management, 431 Westminster St. cultivation & processing of Medical Marijuana

Hearing opened. Present were Matt Fournier, owner, Wes Flis, Whitman & Bingham John Carney, & Jesse Mobena, CAC architects, Victor Chang, CEO-Cypress Tree, Zach Harvey, cultivation, Rick Nagle, security.

Matt reviewed the previous approvals for this location & presented the proposed site plan.

Cypress Tree will be using 50,000 sq. ft. of the building

Changes to previously approved site plan: Eliminate two H/C ramps, loading area will be at back corner of building, improving pedestrian access, easement for stormwater discharge & shared parking is pending before City Council.

Existing businesses in bldg. (noted in Blue on site plan) have 48 employees  
Plan with 300-foot buffer reviewed by Board - - there are several residential uses, nearest is 60 feet away (452 Westminster St.), a church, and Bilotta Way on the opposite side of River & RR tracks.

Windows in building will be fixed, take plywood out of basement windows & replace w/ stucco.  
Parking lot across Westminster St. is expected to be completed by late 2019. They are working with DPW & the City to add a sidewalk on from parking lot westerly from lot to Warner Ave and a crosswalk across Westminster St.

Rich Nagle, security consultant (fmr. Mass. State Police) explained security plans.

Departmental comments reviewed by the Board.

Ms. Caron: Emergency Procedures? Victor, CEO: they will submitted to Mass DPW

Public Comment:

David Streb, Highland Ave. - Which extraction process is safest: CO2 or Butane?

Grower: He has used both. If using butane, product must test below 12 ppm.

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 of site lighting plan.
- Planning Board review of any future crosswalk on Westminster Street
- Sidewalk improvements to be completed by 12/31/19.
- Other standard conditions that have been included on other Medical Marijuana Special Permits.

Vote 7-0 in favor.

Special Permit - Seney, 22-unit Planned Unit Development, Meadowbrook Lane (cont'd from 8/14/18)

Ms. Caron stated that although she was absent at the last meeting when the public hearing was opened, she has reviewed the meeting minutes and plans and is able to participate per the Mullin Rule.

Hearing re-opened. Steve Seney and Wes Flis, Whitman & Bingham present. Wes presented plan

Public comment:

Sandra Hurtubise, 440 Canton St. raised concerns with stormwater.

Victoria Hines, 478 Canton St. expressed concern with proximity of stormwater basin near their property line, wanted info on the style of proposed dwellings

Discussion on installing landscaping/fencing for abutter Ms. Hurtubise. Rather than decide now it was decided that it's better to wait once area has been cleared and rough site work is done and see that the best method would be to provide screening to Ms. Hurtubise's satisfaction.

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

- Final grading & stormwater plans shall be subject to a third party engineering review.
- Repair & Overlay Meadowbrook Lane from site driveway down to Canton St. to Wanoosnoc Rd.
- Provide yellow stripe on Meadowbrook Lane from intersection of new street to Canton St.
- Submit petition for stop sign at Meadowbrook & Canton Sts.

Vote 6-0 in favor.

## **OTHER BUSINESS**

Special Permit #2010-6. Community Health Connections, improvements to Drepanos Drive

Jeff Angers, Facilities Mgr. at CHC present. CHC has \$50,000 set aside to make improvement to Drepanos, but they can't repair as their Special Permit condition req'd. He offered to have a shim layer fill in the low spots and then an overlay. If starting at Burbank & Drepanos, re-work the island per the 2010 plan, the \$50K isn't quite enough to finish all the way to Burbank St. If they start at Burbank & Drepanos and don't do the island per the plan, they could repave all the way to Nichols.

Agreed to continue discussion at next meeting.

*[Ms. O’Kane & Mr. Van Hazinga left the room for the following item due to a potential Conflict of Interest.]*

Fitchburg Arts Community (fmr. B.F. Brown School)

Discussion on Amendment to, parking requirements?

Planning Board had previously agreed to initiate adding this area as a sub-district within the 40R Smart Growth district. In order to determine how much of the Lowe Park parcel would need to be used for the project’s access and parking, NewVue Communities needs to know how many parking spaces the Board will require for 42 dwelling units.

Option A: 62 parking spaces

Option B: 88 parking spaces

Board agreed that Option “A” would be sufficient, but that it would be in the best interest of the area if there were more parking spaces provided beyond just those for NewVue, in order to encourage more use of Lowe Park.

*[Ms. O’Kane & Mr. Van Hazinga returned to the meeting]*

NexAmp, 239 Fisher Rd. Solar Array

Ben Axelman, NexAmp present to request Board approval of the solar array decommissioning bond, per condition of the Site Plan Approval. They had rec’d estimates from several contractors; the average estimate was \$1,000 per MW, therefore Ben is proposing to submit a decommissioning bond of \$47,000 for a 4.7 KW array.

Motion made (Mr. Fontaine) and seconded (Mr. Van Hazinga) to approve \$47,000 as the amount of the decommissioning bond. Vote in favor.

Motion made & seconded to adjourn. Vote in favor.

Meeting adjourned: 11:01 p.m.

Next meeting: September 18, 2018 (joint meeting w/ City Council)

Next regular meeting: October 9, 2018