

2-6-14 mins.

TAUNTON PLANNING BOARD MINUTES
Meeting held at Maxham School, 141 Oak St. Taunton, Ma.
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DATE: February 6, 2014

BOARD MEMBERS: Daniel Dermody, Chrmn. Anthony Abreau
 Bob Campbell V.C. Arthur Lopes
 Manuel Spencer, Clerk Joshua Borden
 John Reardon

ADVISORS: Mark Slusarz, City Engineer
 Kevin Scanlon, City Planner

Roll Call: Borden, Campbell, Abreau, Lopes, Reardon Spencer and Dermody present. Meeting opens at 5:30 PM.

Arthur made motion to accept minutes of January 16, 2014 meeting, seconded by Josh. All in favor.

Public Meeting – Site Plan Review - 305 Myles Standish Blvd -For a 50,158 sq. ft. freezer expansion and 5,792 sq. ft. loading dock expansion with associate site improvements, and the expansion of an existing parking area on property currently servicing the adjacent lot, submitted by JRPP Realty, John Sullivan.

Clerk Spencer read dept. letters from Water Dept., City Engineer and DIRB into the record which was placed on file. Rich Riccio, P.E., Field Engineer was invited into the enclosure. They are proposing a 50,000 sq. ft. freezer addition and 5,800 sq. ft. loading addition. Also part of the project is some parking for Verizon who is revising their lease agreement. They are adding 112 parking spaces. Rich reviewed the department comments and he has prepared drainage calculations. They will add subdrain which will improve drainage at Robert Treat Paine Drive. There will be a couple of pipes needed. Bob asked if they removed the gate and he said yes per the City Engineer request. Deb Carr, 175 Partridge Circle asked where this was and Rich answers next to Verizon. It's Rich's Transportation, the opposite side of the water tower. She asked if there were houses close by and he answered no. Bob made motion to approve the Site Plan Review and include all DIRB comments & dept. comments, seconded by Arthur. All in favor.

Condition #1) That the plans dated January 12, 2014 shall govern with the following additional conditions:

Condition #2) A set of updated plans shall be submitted that conform to all of the requirements of this decision before any building permit will be issued. Two sets are required.

Condition #3) Lighting shall not illuminate any portion of abutting properties with the exception of the shared parking lot along the northerly side line.

Condition #4) The Site shall be kept clean and clear of debris.

Condition #5) Two sets of As-Builts shall be submitted upon completion of all work on site and shall include certification notes and stamps by a Design Engineer (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.

Condition #6) Remove the gate on the new curb cut.

Condition #7) The drainage plan shall be approved by the City Engineer prior to a building permit.

Condition #8) Show property ADA parking on the plans.

Condition #9) The landscape plan shall be approved prior to building permit.

Condition #10) A copy of the easements shall be provided for the file with recording information.

Condition #11) Update the Hazardous Materials Plan.

Condition #12) Fix the note to reflect the number of provided parking spaces.

Condition #13) Provide copies of the updated easements for access for both lots before building permit is issued.

Condition #14) Fix the notation on the existing 6 inch concrete berm that is being removed.

Condition #15) An underdrain shall be installed around the freezer building.

Condition #16) The low point in the northerly corner of the new parking areas shall be corrected.

Condition #17) Taunton Fire Dept. and DPW review and approval of the proposed fire line and hydrant modifications, and proper backflow protection installed per MA plumbing.

Public Meeting – Site Plan Review – 30 Mozzone Blvd., - for a Registered Medical Marijuana Dispensary in an Industrial District. Submitted by John Greene.

John Greene, 62 Cliff St., Plymouth, Ma. and Mark Lawton, 225 Grange Park, Bridgewater, Ma., Chairman of the Board and Bob Field, P.E., Field Engineering, and Atty. David Gay were invited into the enclosure.

Clerk Spencer read department letters from DIRB, City Engineer, Conservation Commission and TMLP which were received and placed on file.

Atty. Gay stated we are here tonight for two reasons, one for Site Plan Review and a recommendation to Municipal Council for a Special Permit. Atty. Gay stated they have gone to Conservation Commission and will ask to keep the Site Plan Review open just in case there are any changes per the Conservation. There is an existing building and they will modify the drainage and landscaping.

Atty. Gay stated his client was not successful in receiving a dispensary license from the State. But they are here tonight asking for approval as presented. They will try to get one in the future. They will use the dispensary space for office for now. Manny asked the Dispensary license is granted by the State and not locally. Atty. Gay stated yes you must be approved by the State for Dispensary and his client did not receive approval. They approved another site for Dispensary which is in the Liberty & Union Industrial Park.

Manny asked if they were going to withdraw Dispensary from their request and they answered no. Bob Field, Engineer gave presentation on the location. This is the same site as WeCare recycling and they will remain. They are proposing re-working the parking and site circulation by eliminating paving next to wetland line. This will reduce the impervious area and they will be putting in swales and stormwater management. They will maintain the existing curb cut on loading dock door and will be moving one curb cut to allow layout of the landscaping. The building consists of 46,000 sq. ft. with the dispensary/office in front and the cultivation center in rear. Atty. Gay stated there will be an overhead security gate for employees only. They will not interfere with the abutting business, WeCare. Arthur asked if it will drain to the sewer? John answered they will drain from inside and flush the system. By law they are required to cleanse every 1 to 3 weeks and they are required to use organic pesticide and fertilizer. They have to comply with the B.O.H. and Wastewater Treatment Plant rules. It will go thru the sewer system so they will need discharge permit. Atty. Gay stated there will be underground drains which requires an oil/water separator. The loading area will be locked at all times. Bob asked what is the purpose of the paving area? Bob Field answers there will be a fence per the approval by the Board for WE-Care.

John Greene stated they will ship the units in containers (about 55 gallons every 3 weeks) and they will flush out 3-4 weeks. They will use drip system for top feeding. Arthur stated he's aware of the agriculture part of it. John Greene stated that since they have not received a license to dispense they will be transporting to Cambridge via armored van every 1-7 days. John Reardon asked what are they asking for tonight. John Greene said they applied for processing (cultivating in Taunton and also dispensary in Taunton) but only got approval to do cultivating in Taunton. They will need to dispense in Cambridge. Atty. Gay stated when they filed this application they did apply for dispensing in Taunton and just recently found out they did not get it. John stated there were 3 applications and Taunton was part of all of 3. Brockton got cultivation and dispensing. John Reardon asked if they would sublet out and John Greene answers no. It was asked if there is an odor and John Greene answers no they have air purifiers and the smell in non-existence. John Reardon asked Atty. Gay about the security plans and how they were compiled. Atty. Gay stated they spent a lot of money and met with a security consultant and will be happy to discuss them in private. They discussed some security

pertaining to cameras, vaults and back up security John Reardon asked if they needed to get copy of security tape will they have a problem with that and John Greene said no. Manny asked Atty. Gay about the unmarked van transporting the product. There will be an armored vehicle but no guns. John Greene stated the DPH wants unmarked vehicles. Manny asked if they had the right to have armored vehicles? John says yes they will have bullet proof vehicles but the people will not be carrying weapons. Manny was concerned with the high volume of product on site. Manny asked if it would be a cash business? John Greene answers about 80-90% is cash but that is starting to change with the Bank of America allowing acceptance of funds. The use of credit cards reduces the cash on site by 60%. Manny has heard there have been a lot of robberies associated with this business. John Greene stated there is a lot of misconception of this business, it's not a crime magnet. John Greene said there has been real scientific research done and there less robberies that you think. Arthur asked if the armored vehicles will have GPS tracking device. John Greene answers yes and they will record while product is being delivered and there will always be 2 people. Josh asked what the projected contribution is to the City? John Greene stated if they received approval for dispensing they would have donated a portion of the revenue to Taunton. Josh stated he knows nothing about the value of the product and how much it costs? John Greene stated 7-9 lbs. of marijuana will service about 150 patients with a value of \$30,000. John Reardon stated with you not dispensing will people be paying top dollar for product? It was stated it's a medical grade used for medicinal benefits not recreation. John asked how the program works? Mr. Greene answers a patient has have an illness 12-18 months and then the Doctor send to State for approval. There are strict rules and no just anyone will be able to receive this kind of treatment. Manny stated he knows someone who is suffering from cancer and is in a lot of pain and he is not against this but has some concerns. He is concerned about the community. John asked how much can one person get in one month? Mr. Greene answers the maximum is 5 ounces which is about \$2,000. Public Input: Deborah Carr, 175 Partridge Circle asked what they are here tonight for? Atty. Gay answers they are here for a Site Plan Review and a recommendation to Council for Special Permit. Since this site is not permitted for dispensary why don't they go there? She also asked if they owned the building and Mr. Greene answers no. They don't have the capital to purchase building in an Industrial District of where this use is allowed by Special Permit. It was stated that Mrs. Carr will have a chance to review the project when it goes before the Council for their public hearing. Atty. Gay excused at 6:42 pm. Closed public input. Josh asked Mr. Greene if he had any idea if he would get dispensary license and Mr. Greene answers it's slim to none but its up to the Dept of Public Health. John Reardon asked if they got a dispensary license would they need to come back here. They are asking for approval as presented with includes dispensary. Bob made motion to approve the Site Plan Review as presented to included DIRB and dept. comments. Also to leave the site plan review open in the event of any modifications. Seconded by Josh. All in favor. Continued.

Special Permit - 30 Mozzone Blvd., - for a Registered Medical Marijuana Dispensary in an Industrial District. Submitted by John Greene – Need to forward recommendation to Council.

The Board went on record in favor of sending a positive recommendation to the Municipal Council for CULTIVATION Only at this location.

Bob made motion to forward a Positive Recommendation to the Municipal Council for Cultivation Only at this location, seconded by Josh. All in favor.

Cont'd. Ashleigh Estates Phase II - release of lot & completion scheduled for both phases.

Steve Perry was invited into the enclosure. He met with the City Engineer to go over the punch list. Steve asks for some time to get all the things done. Chairman Dermody asked if he had any proposal and he says no he is in agreement with the City Engineer's punchlist. Steve asks for time to get it all done and ask to be put on the September agenda.

Josh made motion to invite back in September in hopes all items are completed. Seconded by Arthur. All in favor. Continued to September 4, 2104.

Cont'd. update o n34 ½ Brigg Street -

The Board wanted an update on this but the developer was not present. Pat Schober, 34 ½ Briggs Street, Unit B and Nuno Spencer, 34 ½ Briggs St., Unit D were invited into the enclosure. Many Spencer excused.

Ms. Schober stated she bought her house in 2010 and there are 4 houses built out of 6 approved. She had problems with the detention basin, common driveway, swale and the retaining wall running along the driveway is sinking. She stated the plow guy ruined his blade. She also pointed out all the sewer pipes are exposed. She stated she has never heard or seen from the developer in a few years. She stated in 2011 they asked the Conservation Agent to go out and they put up 3 guard rails and now they need another. A propane truck almost tipped over. Mr. Spencer said his son had seizure and ambulance had trouble getting there. John took a ride down there and he didn't like what he saw.

Arthur made motion to send the City Engineer out to conduct an inspection and compile punch list and forward it to the Board for March Meeting. Also request developer, via certified mail, to be present at March meeting. Seconded by Josh. All in favor. Inform abutters of March meeting.

Communication from Big Red Properties – relative to modification of sidewalk for “Meadowland Estates” -

Clerk Spencer read letters from City Planner and City Engineer into the record which were placed on file. Mark Hampsden, Rep. Lopes was invited into the enclosure. He state they are asking for minor change to sidewalk and several Board members agreed. Josh made motion to approve change as presented, seconded by Arthur. 5 in favor, 1 opposed. Motion passes.

Changes are as follows: To allow 6’ sloped granite curb

6’ sidewalk

Remainder of R.O.W. grass strip

Meeting adjourned at 7:24 pm.