



Members present: James Natle, Michael Hofler, Daniel Beaudette, Justin Rosienski, Alice Knittel and Elizabeth Pols (alternate for special permits)
Staff: Doug Albertson, Town Planner and Lynn Sikes, Minutes
Audience Present: Sparta Gordon, Rob Wolf and Kaily Hepburn representing Grow Space New England

7:00 pm – J. Natle, Chairman, opened the meeting, welcomed everyone and read the agenda into the record.

Grow Space New England, - Sparta Gordon, Kaily Hepburn and Rob Wolf, CEO of the company were present, introduced themselves and spoke to the Board regarding their company and what they do.

This is an informal discussion and Rob Wolf gave an overview of the company and what they offer for potential clients. A pamphlet was handed out. In summary, their company handles all development costs, including acquiring the land, building the greenhouses, handling permitting, everything except handling of any licensing with the State to grow marijuana as they themselves are not licensed for that.

Currently they are looking at a site off Franklin Street across from Pine Street owned by the Alves to construct three greenhouses, each 13200 square feet for a marijuana cultivator to lease. This is a 7-acre parcel. The design of the greenhouses was discussed.

The Board continued the conversation including asking what their company offers and what the Board would be looking for regarding the site plan applications; in particular to pay attention to: waste disposal issues, all storm water controls, the percentage of coverage, the view shed analysis from an abutting subdivision, line of site, etc. and resource loading, water, electricity, etc. After that, the special permit from the marijuana cultivator would need to be submitted.

The board thinks their model is very good along with their business concept and thanked them for their presentation.

They thanked the Board for their time and left the meeting at 8:00 pm.

ANR: – LJ Development, LLC., So. Washington Street, Map 279, Lots 12.02 and 12.05, submitted by Sherman & Frydryk, LLC., dated September 13, 2019, to reconfigure Map 279, Lot 12.05 shown as Lot 4 by combining Lot 4B and Parcel A to it leaving reconfigured Lot 1B (Assessors will assign lot numbers later), accompanied by a Form A application dated April 19, 2019. The Board reviewed and discussed the application.

The locus map shown on the plan is inaccurate. From a previous ANR submitted on these two parcels, one of the lines should show as already being eliminated which it is not. This needs to be corrected and resubmitted. The manner in which Form A has been signed (applicant and owner) is confusing. LJ Development, LLC as both applicant and owner, should sign it. A.Knittel will sign as single signature with the resubmitted corrected copies.

Bills were endorsed.

Minutes of October 8, 2019. MOTION: A.Knittel to approve the minutes of October 8, 2019 as amended to include noting that E. Pols attended. **Second:** J.Rosienski **No Discussion**
VOTE: 5-0-0.

Town Planner Report:

- The Solarize program continues. This past Saturday at Trunk or Treat on the common, we gave out information to the adults. On November 7th we will hold another "Meet the Installer". The Board briefly discussed the program.
- The Trail project continues looking for more grants. They will be submitting one to the CPA.
- I met with Louise Levy, a high school teacher and her class, and we toured the Carriage Grove and the Trail sites. The students are getting involved by imagining the redevelopment of these sites and doing some practical measurements in spots to gain perspective.

Members Reports:

- E.Pols the print out that was forwarded regarding issues with national grid and solar hook ups was a bit disturbing.
- D.Beaudette – If we have not received any update on the gravel pit operation on Allen Street, if you could check into that please. D.Albertson will phone Mr. Hayward.
 - Have we heard back from the Fire Department on 401 Mill Valley Road yet?D.Albertson, no not yet but he did go out with the building inspector and did a site visit.
 - I was not able to get to the community meeting for 55 No. Main Street. Was anyone else able to attend? At their last meeting they did not have much in the way of information. I was hoping this meeting would contain more information. Other board members had not attended.
- A.Knittel – regarding the gravel site on Allen Street. There is a sign for no trespassing, but nothing that notes, "Police take notice". Is that enough or do we want to ask him to do more? The Board discussed this. What he has in place is good.
- J.Natle – just a reminder that December 13th at 5 pm the CPA applications are due. The forms are available on the website.
 - Also, regarding the retail marijuana retail store at 125 No. Main Street. The speed bumps are not in. The asphalt plants will be closing soon. If they do not get these in prior to those closing that will delay the opening of their store. Please make sure they are aware of this.

MOTION: D.Beaudette to adjourn at 8:30 pm. **SECOND:** A.Knittel **VOTE:** 5-0-0
Meeting adjourned at 8:30 pm

James Natle



Daniel Beaudette



Michael Hofler



Justin Rosienski



Alice Knittel



OFFICE OF
PLANNING BOARD

Town Of Belchertown

P.O. Box 964

Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

Tuesday October 22, 1999

PLEASE ENTER YOUR NAME, TITLE AND ADDRESS ----
THANK YOU !

Karily Hephurn 221 E Main St, Belchertown, MA 01007
Bob Kline " " " "
Sparta Gordon ↓