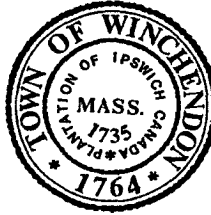


# TOWN OF WINCHENDON



## Planning Board

Telephone (978)-297-5419

### Regular Meeting/Public Hearing

June 2nd, 2020

Remotely Recorded via Zoom

**Present:** Vice-Chair Scott Robillard, Leston Goodrich Jr., Joseph Sackett  
Alison Manugian, Planning Agent

**Guests:** Justin LeClair, MEI

**Absent:** Chairman Guy Corbosiero, Arthur Amenta, Burton Gould Jr.,

**6:30PM-** Vice-Chair Scott Robillard called the Planning Board meeting to order followed by Governor Baker's order on conducting remote meetings. He explained the rules and regulations for the meeting.

**Announcements:** None.

**Public Comments:** None.

### Business:

#### **6:35PM- Continuation of public hearing for marijuana cultivation facility at 60 Franklin Street.**

Mr. Robillard reviewed the plans and mentioned they do have a permit from the CCC.

Ms. Manugian stated the applicant and engineer for the applicant were both present at the meeting.

Justin LeClair with McCarty Engineering began his presentation with a summary of the project. It is located at 60 Franklin Street and is about 1.2 acres in size. It was previously a pellet mill which turned into a dumping ground for miscellaneous companies. A few years ago, the current owner Kyle Higgins purchased the property and began cleaning it out with the intent of having a marijuana cultivation facility on site. Per recommendation from the Conservation agent, they went before the Conservation Commission and received a negative determination for restoring what is seen behind the building. To receive approval from Conservation at the May 14th meeting, it needed to be restored to the natural vegetative state. The other work proposed on the site is replacing the existing temporary fence that is located around the building with a permanent security fixture (6-8ft tall) upon approval from the planning board. Mr. Higgins has a security plan in place but does not want to share all of that information tonight online to the public, for security purposes. There is no proposed drainage, no increasing the impervious area that is

already located on the site, and no major grading being done other than removing the junk, laying down loam seed, and restoring it to its natural vegetative state.

Mr. Higgins explained their intention at 60 Franklin Street is to establish a cannabis cultivation facility. They have already received a provisional license from the Cannabis Commission. The building is broken up between the 1st and 2nd floor. Each floor consists of one flowering room and one vegetation room. The 2nd floor contains a restroom for employees, and each level has a slop sink. The bathroom and sinks are tied into the town sewer system. The irrigation is a closed loop system, all excess runoff water is captured and pumped into a holding tank for reuse and will not enter the town sewer system. The HVAC system is also closed loop to reduce the smell. The building has 2 heat recovery machines that exhaust air from the building when needed, which are equipped with carbon filtration air filters to minimize the smell. All grow lights are LED and they are looking into solar in the future. It will be a smaller facility with no more than 2 employees at the facility per day. It is not open to the public and will be monitored 24/7 by several security cameras/systems.

Ms. Manugian did not have any concerns and felt the plan and facility met all the requirements. The one suggestion she proposed was to reserve the right to bring the owner back in a year if there are any issues in the meantime. It is a very standard condition and she already created a draft for the board to approve.

Mr. Amenta motioned to close the hearing, 2nd by Mr. Sackett. The board unanimously voted aye.  
**Amenta (Y) Goodrich (Y) Sackett (Y) Robillard (Y) 4-0**

Mr. Robillard entertained a motion to accept the plans with the presented new waivers, along with the condition to reevaluate in a year if necessary, and approve the special permit. Mr. Amenta motioned, 2nd by Mr. Sackett. The board unanimously voted aye.  
**Amenta (Y) Goodrich (Y) Sackett (Y) Robillard (Y) 4-0**

Mr. Corbosiero joined the meeting.

### **Ash Street Solar Project Sign-Off**

Ms. Manugian stated she did not have any concerns with the project. John Perry with Dynamic Energy joined the meeting to discuss and answer any questions. Mr. Corbosiero asked if there were any concerns from residents, Ms. Manugian replied there have not been any. John Perry stated they plan on generating electricity as soon as possible.

Mr. Corbosiero motioned to accept the completion of the Ash Street Solar Project, 2nd by Mr. Amenta. The board unanimously voted aye.  
**Amenta (Y) Goodrich (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0**

### **Allowing of Digital Signatures Temporarily**

The state and the Governor have issued permission temporarily during COVID-19 for digital signatures. If the board is comfortable moving forward, it would need to be approved, and each member would need to individually meet with the town clerk to get your approval and have it notarized.

Mr. Robillard entertained a motion that the Winchendon Planning Board hereby recognizes and accepts the provisions of Mass General Law Chapter 110G regarding electronic signatures and that its members will henceforth execute documents either with electronic signature or with wet ink signatures and that both will carry the same legal weight effect.

Mr. Goodrich motioned to accept, 2nd by Mr. Corbosiero. The board unanimously voted aye.

**Amenta (Y) Goodrich (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0**

**Minutes:** None.

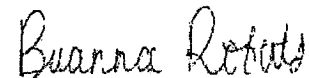
**Correspondence Summary:** None.

Mr. Amenta motioned to adjourn, 2nd by Mr. Corbosiero. The board unanimously voted aye.

**Amenta (Y) Goodrich (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0**

**Vice-Chair Scott Robillard adjourned the meeting at 7:15PM**

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

---

Guy Corbosiero, Chairman

---

Scott Robillard, Vice-Chairman

---

Arthur Amenta

---

Burton Gould

---

Joseph Sackett

---

Leston Goodrich Jr.