TOWN OF PLYMPTON, MASSACHUSETTS

**PLANNING BOARD**

Plympton Planning Board - Minutes – 12/7/2021

Members present: A. Sobolewski, J. Cohen, J. Schmid

Meeting opened 6:30 PM

1. Call to Order/Agenda
2. New Business

Mr. Rizzo appeared to speak about a draft proposal for a cannabis cultivation plant. The proposed business would be located at 77 Spring St., there would be no public facing interaction. In response to a question from Mr. Cohen, Mr. Rizzo informed the Board the MA Cannabis Control Board is responsible for oversight. Proposal is a 25,000 sq. ft. greenhouse with 5 bays. 1 bay is to be used for drying and offices. There are some wetlands along one border but there is a buffer of 100 feet, the other side has a 200 ft. buffer. Applicant was planning on appearing at the Conservation Committee meeting later that evening. The site is currently vacant, relatively flat and was previously cleared. Mr. Schmid asked about water usage. There would be water for the plants, a septic system would be installed for staff use. The runoff would be stores in tanks. There would be 3-4 harvests per year. An organic sanitizer for the runoff is required by state regulations. There are very strict regulations for dealing with organic waste which would be store internally. A 8 foot chain link fence would be installed around the entire perimeter for security according to state requirements. There would also be security cameras and plantings. Ms. Sobolewski explained to the applicant where to find the proper procedure and paperwork for this project. She told him to ask for waivers for anything he needed. Mr. Schmid asked that the list of waivers be included somewhere on the plan for easy viewing. The applicant was reminded to make sure the plan was complete. All plans for lighting, signage, parking etc. should be included. Ms. Sobolewski told applicant other departments would be consulted and the town’s engineer would be reviewing the plans. Escrow is $5,000 and any monies not used would be refunded. Ms. Sobolewski suggested the applicant consult the fire chief to have the plan and site reviewed for adequate access. Mr. Rizzo stated he was working with an attorney to make sure the application was completed properly. He had already reached out to the fire chief. Mr. Rizzo explained state licensure is required. He had submitted his paperwork and it’s a 90 day turnaround. He asked if he had provisional licensure; expected at the end of January; could he start to work through this process at the same time. Ms. Sobolewski said she did not see it as a problem but that he should make sure he noted it in the paperwork. Mr. Schmid asked about the building materials. It should look like a standard steel building. There is a glass roof planned in order to capture the sunlight. There will be additional supplemental lighting. There will be windows in the offices and a waiver will be requested for additional windows. Applicant stated he is interested in making the property “beautiful.” Mr. Schmid asked if there would be a peaked roof. Yes, and they hope to be collecting and using the rainwater. They have not yet looked into a purification system but they are aware it can be costly. They have not yet tested the soils but it is on the list of things to do. Mr. Cohen asked about the number of employees proposed. 6-10. The parking lot is currently large on the proposed plan because of town regs. Applicant was informed the Planning Board can reduce the number but he needed to note it on the plan and request waiver. Applicant was advised not to mail any plans. Plans will only be accepted at a meeting.

1. Minutes

Movement: Ms. Sobolewski to approve the minutes of 11/23/21 as written.

2nd: Mr. Schmid

Approved Unanimously

Meeting adjourned at 7:30 pm