

Minutes
Lee Planning Board
Town Hall 32 Main St. Land Use Office
Monday August 12, 2019

Board Members Present: Matt Carlino, Chair; Peter Bluhm; Tom Wickham; Peg Biron

Board Members Absent: Buck Donovan

Members of the Public Present: Travis Cabral; Rian Dowd; Kathy Hall; Gordon Bailey; Ellen May Dagostino; Matt O'Boyle; Erik Williams, Canna Provisions

Site Plan Review-----Rian Dowd and Travis Cabral 165 Water Street

The site plan was presented by Ms. Dowd and Mr. Cabral. Plans included dimensional drawings of the following:

- the building's first and second floors ; the building's exterior with the lighting locations;
- the proposed landscaping;
- the storage and scrap facilities;
- the parking lot
- a copy of the assessors' map.
- several photos of the site.

Each corner of the building is to have a downcast lighting fixture with a motion sensor and timer. There are a few trees in the parking lot area that will need to be removed. The storage containers will be used for supplies and waste.

Motion made by Ms. Biron with a second by Mr. Wickham to approve the site plan as put forth.

Motion by Mr. Bluhm to amend the motion adding the following conditions: 1) There will be no more than 2 storage containers as shown on the plan 2) There will be no outside storage of parts or liquids 3) That the dumpster will be enclosed.

Mr. Bluhm amends the amendment to withdraw condition 3 and have only two conditions added to the approval. Second by Mr. Wickham

VOTE: Unanimous approval of the amendment. The amendment passed unanimously.

Unanimous approval of the motion. The motion passed unanimously.

Minutes of the July 22, 2019. There was a long discussion about the minutes. **Motion by Ms. Biron to approve the minutes. No second.** The Board compared the "cleaned up" version of Mr. Bluhm with the version submitted by the recorder.

Site Plan Submittal-----Canna Provisions 160 Quarry Hill Road Erik Williams

It was noted that this was not a site plan submittal to the Planning Board as written on the agenda. The site plan submittal has been made to the Selectboard. The site plan will be presented to the Board tonight and the Board can make recommendations to the Selectboard.

Mr. Williams presented the plans. Mr. O'Boyle is the architect. This is a cultivation site which is essentially hybridized green houses. There is 20,000 feet of canopy which includes the greenhouses and support buildings. There may be a Phase II of buildings at some time.

The wetlands were delineated by Huntley Associates and approved by the Conservation Commission. This delineation showed more wetlands than was noted when the land was purchased. The location of sewer easements and the increased wetland area were complications to the siting of the facility. There

are more parking spaces on the plan than needed. The lot and the building will have downcast lighting. The sides of the building are solid; there are no windows. Blackout shades will be used on the top of the building to block out any light at night.

A generator is noted on the plan. This will be only for emergencies and for power security backup. What the fuel will be is unknown at this time. If storage for any fuel is needed, this will need to be noted on the plans for approval.

A landscaping plan is needed with the wetlands being a consideration. There are corridors in between the actual greenhouses and emissions from the buildings will be vented through these. Charcoal activated filters will be used.

There will be virtually no noise. There will be "hums" from some of the mechanical equipment but it should be contained within the facility. Large tractor trailer trucks will be bringing in the coco core shipments three times a year unless there is an emergency. Otherwise, small trucks and/or vans will be used. There will be no trucks at night.

Composting of the plant bodies after harvest will take place in the facility. The waste is not toxic. Rules are still being worked through by the CCC.

Mr. Carlino requested details on the following:

- the buildings
- parking, perhaps 25 spaces;
- enclose issues—dumpsters;
- trucking operations;
- protocol for bad smells;
- the type of fuel for the generator;
- the height of the vegetation, the sunlight interference and the number of trees to be cut;
- the height of the lighting poles and the location of these on the plan;
- the grading and its location.

Motion by Mr. Wickham with a second by Ms. Biron to continue this discussion at the August 26, 2019 meeting. Unanimous approval.

Bylaw discussion continued to the next meeting on August 16, 2019.

Minutes The Board discussed and made adjustments to the minutes.

Motion to adjourn at 8:05 PM by Mr. Wickham with a second by Mr. Bluhm. Unanimous approval.

Documents: 165 Water Street Site Plan submittal; 160 Quarry Road