



TOWN OF ROCKLAND

Planning Board

Town Hall
242 Union Street
Rockland, Massachusetts 02370

Telephone: 781-871-1874 X1196
Fax: 781-871-0386
E-mail: planningboard@rockland-ma.gov

Planning Board Minutes Tuesday, February 23, 2021 at 7:00 pm Virtual/Remote Meeting Via Zoom

In attendance – Michael Corbett, Chairman; John Lucas; Charlie Williams & Randy Hoblitzelle (absent).

Call to Order: 7:00pm

The audience, participants and general public should be aware that any and all portions of this open meeting may be recorded by audio and video resources. All or some of this meeting may be rebroadcast periodically by WRPS or other outlets. Persons wanting a DVD copy of this meeting should contact WRPS. A small fee will be charged. Chairman Corbett noted the meeting is being recorded for note taking purposes. The recording will be destroyed once minutes are recorded.

New Business

Form A Endorsement Review - C.W. Garvey, 289 East Water Street & Liberty Street (Map 40, Lot 228)

Carl Garvey of C.W. Garvey representing Kenneth Folsom who lives at the property 289 East Water Street, which is shown as a lot number three on my plan house number 289. Ken Folsom at one time lived out front on East Water Street then back in 1986-85, we subdivided that property into lot one and lot two, since that time, he bought a piece of property on Liberty Street. This time we are combining the frontage on Liberty Street with a portion of that parcel, as well as, a portion of his property at 289 East Water as a retreat lot.

Chairman Corbett Charlie do you have any questions? **Charlie Williams** I do. While we are looking at it, can you tell me the house number for the Liberty Street lot of Liberty Street frontage? **Carl Garvey** responded there is no house on that it is a vacant property he's actually going to convey it to his daughter and build a house. **Charlie Williams** okay, so I'm looking at it on the map, just so I can see it so you're talking about the 68 feet that's in the area of 289? **Carl Garvey** yes. **Charlie Williams** and the plan is for one retreat lot one house? **Carl Garvey** correct. **Charlie Williams** thank you.

Chairman Corbett John do you have any questions? **John Lucas** my question is they are intending on putting two retreat lots on this piece of property is that correct? **Carl Garvey** well they are creating one new retreat lot. **John Lucas** so basically you're going to end up with a retreat lot off of his East Water Street and retreat lot off of Liberty Street? **Carl Garvey** yes. **John Lucas** okay, that answers my question Mike. **Chairman Corbett** will both lots be conforming? **Carl Garvey** yes, they both would have in excess of 65,340 square feet, one is 5.44 acres the other one is 18978. **Charlie Williams** will they be accessing one off Liberty Street and one off of East Water Street? **Carl Garvey** correct. **Charlie Williams** is there a driveway now currently on the Liberty Street lot? **Carl Garvey** there is. **Carl Garvey** there is a driveway he put that in later and it kind of circles down goes into his house, but his main access has always been East Water Street.

Chairman Corbett do you know offhand if he is going to block off that driveway just further down the road? I know it's in the same family, but is he going to block the driveway off its connecting both parcels right now. **Carl Garvey** yes, I think, where the driveway goes down that hill there now because of the limited building area that it probably would be connected, but we're not showing any type of a right of way that would allow him to go from lot four over lot three.

There's no right away or easement granted for him to come in from Liberty Street. **Chairman Corbett** right - Charlie and John any more questions? **John Lucas** no. **Charlie Williams** no.

Motion to approve Form A – Mr. Lucas

Second – Mr. Williams

John Lucas yes, Charlie Williams yes and Chairman Corbett yes

Unanimous - Voted 3-0

Site & Design Review for Gaspar Investments Inc., McKenzie Engineering Group for three buildings 0 Dyer Street (Map 34, Lots 83, 84, 87, 88, 89 & 90).

Walter B. Sullivan representing the applicant and with me is Brad McKenzie and Eric Schoumaker of McKenzie Engineering. As you indicated, this is a second design review it contains four parcels for a total of 16 residential units on these properties. The applicant proposes to improve Dyer Street to extend it out to these properties for access. We are currently before the Conservation Commission and Brad McKenzie will talk about where we currently are, what we have done and what we propose to do with respect to the parcels.

Brad McKenzie of McKenzie Engineering Group we are going before the Conservation Commission, we've yet to have a formal meeting with them, we do have a review letter from BETA for both NOI filings one would be the duplex that is on the North side of Dyer, duplex on the South side of Dyer and the other is the Multi-family project that is, on both lots on both sides of the North and South entire street 12 units total. We also have a review letter from a review from Nova. Henry Nova who's in the process of doing a stormwater review, on behalf of the Planning Board and the Conservation Commission and we have a review letter from Amory Engineers that were in the process of responding to.

Erik Schoumaker I'm a Project Engineer at McKenzie Engineering Group. We were previously in front of the board to file several Form A plans that combines these lots up here. The Northern side Assessor's Parcel 34 Lots 87, 88, 89 and a portion of Dyer Street, as well as the Southern part, which combined lot 84 in a portion of Dyer Street so just some background about the existing conditions of the site. We're currently located off Dyer Street at what exists as those combined parcels, as well as lot 83, 84 and 90. The site is currently undeveloped woodlands, and we have developed, residential properties directly adjacent to the West and to the North. Located to the East, as well as the South is vegetative wetlands and through this wetlands and woodland over here on the East, Union Street there is some commercial properties are located in the R2 zoning district. Total B1 1.83 acres and generally slope from a high point elevation 50 adjacent to Dyer Street right away to about elevation 138 and the bordering vegetated wetlands. So the limit of the wetlands were delineated by environmental consulting and restoration on September 4, 2019 and they're approved by an order of resource area delineation by the Rockland Conservation Commission on January 14th 2020.

Erik Schoumaker the proposed development consists of two duplexes in the residential R2 zoning district and two multifamily buildings in the B1 zoning district. These multifamily buildings have regular footprints but it's all one building on both of these lots. Also included will be adding an access roadway off a Dyer Street so that's concrete access roadway and some other site infrastructures such as stormwater detention basins some parking areas, landscaping etc., our land usage tables show compliance with all of the dimensional constraints of those two zoning districts, for both the duplex and multi families, respectively, and these are in allowed use in both of both of the zoning districts.

We are also in the process of addressing some review letters, one being a Peer review from Amory Engineers. We also received two review letters from the Conservation Commission and their Peer reviewer BETA Group. One of those changes that we're currently drafting include widening the roadway this is now going to be a 24foot wide roadway from South Douglas to the end of the street, as well as, removing some of the stormwater outlets that were located in the 25foot buffer to bordering vegetative wetlands and providing some additional parking.

There are currently no stormwater controls on the site and our goal was to design the drainage system that complied with all the local and state stormwater management regulations, as well as attenuate the P grade run off in the 210 25 and 100 year storms, so we analyze the watershed area of about 2.1 acres consisting of the subject lots to be developed and our design takes into account five design points. Being the wetlands, the northern property line the Southwestern property line down here this little sliver as well as the Western property line Dyer Street, so we're capturing all impervious runoff from the roadway and buildings on our site with this design and it's captured by catch basins and conveyed to the proprietary first Defense Units where achieves water quality water quality requirements, as well as remove solids before being outlasted into stormwater detention basins located on the site, portion of the duplex site, as well as multifamily similar down here the southern lot.

The storm water gets conveyed into Alec control structures which are direct to that the bordering vegetated wetlands. These outlets are moved out of the 25 foot buffer to bordering vegetative wetlands so the stormwater detention basins were designed to accommodate the peak rates are run off and the 210 25 and 100 year storms and those design points I mentioned, the Western property lines wetlands Northern property lines were reducing the flow in this design compared to the existing condition as the site is currently comprised.

Some utilities we are proposing underground electric telephone and cable utilities, as well as a sewer connection to the existing manhole located on dire street there will also be a gas main with services teach building, as well as an eight inch water main and we met with the Water Department to get their input and how they'd like to service connections made of those multifamily buildings, I also got in contact with the Fire Department, this weekend I sent them our latest design with that 24 foot roadway and did an auto turn analysis to analyze that the distance that needs to backup and there's no issues there so we're waiting to hear back from them.

Chairman Corbett John do you have any comments? **John Lucas** several. Tonight you are not looking for approval anything you're just updating us? **Walter B. Sullivan** that's correct, we still have more material to submit to the board, and obviously we're still before Conservation. **John Lucas** alright, so my understanding, maybe Pat Brennan can answer you are still working with them as far as updating your requirements. **Pat Brennan** I haven't seen any revised plans. I'm waiting at this point for the revised information and the additional information to come in. This one is a little different than most of the ones that I review for you, I talked with Henry prior to performing my review and he had already done a preliminary review for the Conservation Commission, so I really didn't look at the drainage in depth, because Henry is doing that. There are some concerns I have with the drainage that I think I'll wait until I see what the revised documents are and how they make out with Conservation moving forward. Some of my main concerns it sounds like they're addressing, which is the width of the roadway, access for emergency vehicles and some of those things, but like I said I mean I my letter I had 20 comments that I'll wait till I get everybody set of plans and then hopefully we can get those comments down to a more manageable number.

John Lucas you said you talked to the Fire Department about access, how are they going to turn around. **Erik Schoumaker** we provided fire truck access easements when being here. **John Lucas** they have the updated plan set as far as the radius and such? **Erik Schoumaker** I sent to Deputy Thomas Heaney this afternoon and I showed that widened roadway and I showed it using the T hammerhead and turning out of here with no issues.

John Lucas what about snow removal, where we put the snow? **Erik Schoumaker** our latest plans show some snow removal areas in these landscape plans or landscape areas adjacent to the roadway.

John Lucas you brought up a minute ago that you're going to do your utilities underground. How is that going to affect the existing houses there on Dyer Street? **Erik Schoumaker** I believe the only way it will affect it now is I thought the Water Department wanted those houses to have their own service off of the new main but I don't want to speak for them. **John Lucas** you got electric and gas? Are you going to work with the existing homeowners to access them to the underground, or are they still going to be working on telephone poles. **Erik Schoumaker** I think that's for the utility company to decide, we don't usually get involved with the with the electric design. **John Lucas** how about Sewer and Water, have you got a commitment from them that they will provide what you need. **Erik Schoumaker** yes, we performed a hydrant flow tests and we gave that information to the water department hands. Earlier this week I did a calculation of the wastewater flow and I called David Taylor over there at the DPW trying to get some information on the Sewer as well. John Lucas Mike right now that's pretty much what I got I'm not comfortable with an awful lot of what they're doing. Again, we've talked about that parking underneath the buildings, I did get an email from Attorney Galvin saying he thought it was okay, but I do want to clarification of that and talking to the zoning enforcement officer, he said is not legal so at some point we got to get that clarification made.

Chairman Corbett Charlie do you have any comments? **Charlie Williams** I would echo John's points that currently I'm not comfortable with the plan as its laid out. I appreciate the update, but until we hear back from Con Com and the Fire Department. I want to know what the swap half analysis looks like.

Chairman Corbett we do have some copies of comments from people I mean the Fire Department wants a minimum of 24ft and echo what Dave Taylor was saying, Zoning came back with a couple things and the thing is more for the clarification of the multifamily residences and they were concerned with the parking designs. I think some are concerned about having parking underneath the building and supposed to be commercial try to get all this clarified.

Charlie Williams can I ask another question? Eric has the Deputy seen this? Is this the most current plan, do we know.

Erik Schoumaker the one I updated earlier showing 24 feet roadway. **Charlie Williams** this one that we're looking at right here doesn't this show the current one you're saying he seen. **Erik Schoumaker** he sent review letter he requested a 20 foot by 20 foot wide roadway and then he amended his form to request the 24foot wide after.

Chairman Corbett what is the minimum width through? **Patrick Brennan** to clarify this plan still shows the 20, so this is not the most updated plan.

Chairman Corbett Pattiann you had a question? Pattiann yes I do. I live on Dyer Street if you see right here there is a ledge rock right in the center. After the base of the sewer where drains in order for them to do any work here on my property line lands about 4 or 5 maybe 8 feet over there's not that much room. That they would have to keep coming over my property line, and in order to dig they're going to have to dig a significant amount down to add line add piping, which is then going to impact and instructional design of the area because know if there is a ledge there and you can't blast this ledge because this ledge you can do some banging away at some part of it but so going to disrupt a hell of a lot of my property rights they're going in to this whole area where they plan on subletting these 16 apartments and vice versa, and then enlarging this line here and enlarging the street we're now going to have to deal with more traffic and all the other stuff that goes with it. Is that rock on my property lines because you can't get all your construction trucks over there without destroying and going over my property. I have issues with that and some real concerns about the safety and even the structure of my house around the surrounding areas, these are not high rises, this is not like it's a main street, these are all on a marshland base. I have serious issues concerning this and not only that we do have wildlife that needs to be taken into account. My concern right now is the driveway and where they're going to put this this 24foot or whatever they don't have that much room before they pass over my property. Because that rock is problematic is on the base of that rock that's where everything drained and they would have to dig a health just talking about digging gas, you know sewer connection that's a lot of construction going on over there, the only way they getting in is on my property.

Chairman Corbett thank you Patty I'm sure they'll be addressing all that when they come back with newer plans. I'm sure people like every everywhere else in town and across the country everybody's working from home so they're going to have to put up with people working from home going in and out it's a narrow street I'm sure they're well aware of that and that'll be taken into consideration. We do have comments from several people that have emailed in and will keep them on file so when they come back.

Grass Family IPad can I comment here? **Chairman Corbett** Can you say your name and address? **George Grass**, I live at 40 South Douglas which is right up against Dyer Street where she's going to be where you're widening the road into my yard. My question is South Douglas literally has about eight people that have gas is the gas even big enough to handle another 16 residents because there is no gas on Dyer Street I don't believe, and I did there's only six or eight people on South Douglas that actually have gas I don't believe the gas line will be big enough to handle another 16 units, which means they'll have to go all the way back to Rice Ave to get gas.

Chairman Corbett does Erik, Walter or Brad anybody want to answer? **Brad McKenzie** we leave that up to the private utility company. It doesn't work, the same way as say a water main in terms of capacity, but two inch gas main is probably a high pressure gas main, which means most likely there is sufficient volume to provide service to the proposed residents on our street, but again we'll leave that up to the gas company.

George Grass okay, then my other my other concern is that rock formation that Pattiann had mentioned, from what I understand 25 years ago, someone tried to do the same project and that was their big burden is they couldn't get through that rock formation, you know we all got some pumps in our neighborhood. I don't get water my basement because of all the stuff I've done to my yard. My sump pump keeps up I haven't had a water issue in several years now, I've been here 20 years it took us 15 years to get a new road, and now you want to dig them up again.

George Grass my concern and everybody's concern is water in our basements my neighbor across from me he's got a pool, if you start chiseling away at that rock formation then his pool could crack. So are our whole concern is the wetlands back there it's wetlands because there's a lot of water, putting all these runoffs in what happens if the runoff gets overflowed where does that water go? **Chairman Corbett** that'll all be addressed in the upcoming plans when they get back from Conservation and everything else.

George Grass widening Dyer Street, you know I've got a neighbor across from you they've got a fence so that means you're coming my way how wide is Dyer Street now? I'm planning on putting up a new shed this summer or the spring actually in a couple of months is this going to encroach on my property that I can't put up a new shed? **Brad McKenzie** we can't do that we can't encroach on to your property, the layout is very wide it's actually 50 feet wide and the pavement currently is only about 18.5 feet wide. **George Grass** I was told that it'd be 25 feet off the street, as it is now so if you're going to widen that another six feet I'm losing six feet of frontage I got frontage on both sides so if I want to build a shed 25 feet off the street and you're going to widen another eight feet, then my sheds going to be illegal. **Chairman Corbett** just shed has to be using setback in your property line. **George Grass** 25 feet from the street. **Chairman Corbett** give or take. **John Lucas** that would be 25 feet from your property line, not the street. **George Grass** correct so if they're going to widen doesn't that widen the property line? **John Lucas** your property line is pretty much the cast in stone there I don't think they can unless they make an agreement with you to buy your property I don't think they can do anything with it. Attorney Riley you're on am I correct on that? **Tony Riley** yes that's right they can't do anything on anyone's property. Mr. McKenzie is correct that the street in actuality is much wider than it may appear on the ground and your property lines don't move. If streets get widened, they are, based on these plans and everyone's documents on record.

Chairman Corbett do you think you'll be ready for the next our next meeting? **Brad McKenzie** which is when? **Chairman Corbett** the 23rd. **Brad McKenzie** I think so, yes I think we're probably looking at resubmitting within the next week.

Mary Lutz I'd like to add something this is Mary Lutz 32 South Douglas I would just echo what my neighbors have said regarding the concerns about the water. The ledge as well as the widening of the street into our property, we are they the ones that have the inground pool, and in fact we replaced the liner this summer, so we have pictures of the of the walls of our pool that were quite intact, then so we're concerned about the removal of the ledge and the effect on the pool, as well as the foundation of our homes and other homes in the area and also the comments that have been made by others.

Chairman Corbett thank you, maybe the developer will come by and do some videotaping prior to construction so that way, everything will be documented. If that would be acceptable to them. **Brad McKenzie** that's acceptable and if there's any removal of ledge that involves say hole ramming with a backhoe or blasting which we hope is not the case we'll have to do a pre-construction survey anyway so there's no there's no issue and looking at all the properties on our street prior to construction. **Chairman Corbett** thank you.

Chairman Corbett you think you might be ready for the meeting? **Brad McKenzie** we do. **Chairman Corbett** we'll put you on and if, for some reason that you're not going to make it just let us know and we'll push it back and push it back to the next meeting which will be April 27. **Walter B. Sullivan** thank you.

Motion to continue to March 23, 2021 – Mr. Williams
Second – Mr. Lucas
John Lucas yes, Charlie Williams yes and Chairman Corbett yes
Unanimous - Voted 3-0

Site & Design Review for CRESCO HHH, LLC, 1015 Hingham Street (Map 4, Lot 11).

Phil Silverman I'm from the law firm of the Vicente Sedarberg and I'm representing Cresco. This is a medical marijuana dispensary in adult use marijuana retail establishment project. It would be for CRESCO doing business as Sunnyside that's the name of the actual establishment and it's at 1015 Hingham Street properties in the H1 industrial park hotels zoning district, which is an appropriate district for this type of a use. Within the zoning ordinance it's not within 300 feet of schools daycares and the other types of similar uses that are set forth as buffers in the zoning ordinance.

Christian Ficara I'm Vice President of Government Affairs for CRESCO labs. We are proposing a 5000 square foot medical and adult use cannabis retail facility, it will have 23 parking spaces and it will be located at 1015 Hingham Street and that's in the Northeast corner of Commerce Road and Hingham Street. The project will create about 30 new local full time jobs and we anticipate it's going to generate roughly 1.4 million in annual tax revenue. Furthermore, we expect it to generate roughly 1.2 million in the ancillary and ancillary business and build out costs for the project itself.

Don Bracken last time we were in front of the planning Board was in July and August and we received design review and site plan approval, you know, subject to conditions, which were satisfied those conditions through these plan revisions and shown on this latest plan pretty much it's the same set of plans that we've reviewed before so I'll basically go through them and just highlight the changes from what you've already reviewed the existing conditions plan, the major change on this sheet was the location of the FEMA flood zone. On the property, since our meetings we applied to FEMA for a letter of map amendment to get the property out of the flood zone, based on the technical information that we submitted, which we were successful in doing that's reflected on this existing conditions plan, other than that it's the same as what you reviewed before. On this plan, there was some minor revisions since we were before you and we went in front of the Conservation Commission had another peer review through them for drainage and landscaping and so forth, we had some minor changes on this with grades and vegetation and that was pretty much about it, we also incorporated a condition from the DPW to provide granite curving along the existing roadway across our frontage which is not reflected on this plan. We've also updated the zoning a summary of the parking summary in the upper left hand corner, we haven't changed the parking lot configuration or the number of parking spaces it's still at 23. The original approval was for all retail, which required I believe 21 spaces at that time when, for this submission we revise the application to conform with the floor plans that have been submitted in is actually a reduction in the number of spaces required per the zoning code to 15. We also have been in front of the zoning Board of appeals and received a special permit wanted to point out one of the conditions that was on the permit was the driveway on the North side onto Hingham Street that that the condition was that there would be a right turn out only in that this use would be reevaluated by this Z BA in six months after opening. If you recall our initial submission, we did have a traffic consultant provider report we didn't feel that there should be any restrictions on access in or out at that location, given the fact that we have set of lights to the West and another set of lights to the East that would allow adequate access in and out of the site, from that point. You probably also recall those a lot of discussion at the last meetings on having a secondary access going to the abutting property to the South at 1001 Hingham Street that property has a driveway that access is a signal intersection at Hingham Street, thereby allowing people, the option to exit and go to the lights if they wanted to depend on which direction that they were going in.

Don Bracken grading utility plans, I know that Mr. Brennan has reviewed. We have added more details for the water and the sewer in order to get their approvals, which were received we made some slight changes to the drainage system that I believe Mr. Brennan approved. One comment that came off in the engineering report was to add a note at the entrance distinguishing where the granite ended and vertical granite began. The other condition that came up with the Zoning Board, which we will add to the final set of plans is they requested that a solid fence be installed along the Eastly property line so that people could not cross properties and the abutter would not have any concerns about people parking in the parking lot to come over to use this property.

Don Bracken this is the turning analysis that we submitted for the for the fire trucks to demonstrate that they can get in and out of the out of the site for access and firefighting purposes. This is another one same turning analysis showing the vehicle, coming from a different direction.

Phil Silverman we've got 23 spaces on this site and we've done a lot of review, particularly with the ZBA previously on some of the traffic and parking issues here to try to come up with something that works so we presented a traffic review letter, which shows the arrival distribution 60% of the traffic coming from East 40% from the West, and then there were some trip generation numbers that are provided really comes out of the Institute of traffic engineers showing it at peak weekday our you'd see 54 entering 55 exiting at peak Saturday 92 entering 91 exiting. This site can handle this type of traffic we've got 23 spaces those are all for customers no employee parking here that's all done off site. Basically, once every 7 to 10 minutes for purposes of this analysis I would tell you use 12 minutes then we turn them over that means each space turns over five times in an hour, so those 23 spaces can actually handle about 115 cars.

Phil Silverman to try to accommodate this we have agreed that there is only right, turn only out of the main entrance on him street and we do have access through the rear of the property out to Commerce Road and Hingham Street intersection which, which we think is going to help relieve traffic. We are going to basically try to direct traffic and explain to people, the options, they have and probably try to use access even through that Commerce Road and Hingham Street access point and try to encourage that as well. Facility, one of the things that we do when we open this facility, and in fact that's part of the special permit is we have what's called an opening day or a 30 day plan.

For opening and so we will have for the first 30 days of operation, we will have parking attendants encouraging people about which exit to use and basically helping people understand where to park at all times, we also would be opening with the police detail for a period of time, which would be somewhat at the discretion of the police chief.

Phil Silverman it was said in the peer review the only issue, relates to a suggestion, at the end of the peer review that that we should operate appointment only which I think would be a bit of a competitive disadvantage among you know being operationally difficult. **Matthew Skelly, Fuss & O'Neill** I'm a registered Civil Engineer and agreed with his take that Mr. Gillan didn't seem to find anything significant but I'm addressing specifically the appointment only, based on the volumes. I don't see any reason that this would need to operate at a by appointment only is not necessary here.

Christian Ficara our signage is going to be discreet, and that goes without saying signs are going to be complying with all the municipal codes and ordinances across the board. No signs printed materials or advertising products are going to feature logos symbols or images of cannabis. The floor layout customers are going to have access to designated portions of the facility that includes the secure entry area, the general sales floor where their point of sale terminals customer restrooms and then the exit area. There's a secure entry area and a large sales floor to ensure the facility can accommodate all of our customers and prevent any queuing outside, which is super important and it's going to also allow for comfortable social distancing. There aren't going to be any on package cannabis products in the store no consumption on the premises, we have a loitering policy and we're debit card compatible for cashless transactions as well. When product leaves the store it's sealed in packaging, just like it would be at a pharmacy.

Christian Ficara our customer pickup protocols customers have to create a profile, select a location on our website after logging in they can place their order and receive a confirmation email or text when they get to the site they'll be able to meet with a CRESCO employee, let them know they have an online order. The employee then scan all items into a POS system and places all the product into the bag they'll confirm the order, complete the transaction staple the bag shot with a receipt and they'll be on their way.

Christian Ficara some important property protocols that will be used to safely and securely maintain the facility, trash always containing cannabis product will be stored securely within our vault, waste will be picked up from the dispensary and return to our licensed cultivation facility, where it will be destroyed and that's in compliance with all regulations set forth by the CCC. Waste that doesn't contain product will be stored in the dumpster to the rear of the building and picked up by commercial trash vendor. Product deliveries are going to occur two to three times that each week in an unmarked transport van. Two agents at least two agents will staff of vehicles transporting the product one agent will remain in the vehicle at all times, the other will be accompanied by staff into the facility and through the receiving area within eight hours of the arrival sunny side away the inventory and account for all of it on video ensuring all the products have been received, and then, finally, an armored car service will pick up the monetary instruments as needed each week. We will have over 45 interior and exterior cameras on site 24 seven online access for regulators and law enforcement and all cannabis products in the store will be in a secure vault and track from the time it enters until the time it leaves here's a letter of support from the Rockland police department expressing their support for our security plan.

Chairman Corbett Pat do you have any comments? **Pat Brennan** not really many comments with the site because it's essentially the same site that you guys approve last year. The one thing is that the two waivers that you granted for the last site plan are still required for this one, one is for the use of the high density polyethylene drainage pipe and the other is for the subsurface infiltration system.

Pat Brennan question the Zoning board decision restricted to right turn out on the street is it right turn in only as well from industry.

Phil Silverman No, that was not a part of it what they specifically said let's look at that in six months that was under consideration, but they wanted to give us the opportunity to operate and see if that wouldn't be if that would be unnecessary.

Pat Brennan ok, so the site driveway demonstrate will have traffic exiting and exiting right only and then entering from each direction. **Phil Silverman** correct. **Pat Brennan**: I just wanted clarification on that. Mr. Gillan's report about the recommendation, it was just a recommendation for the appointment only.

Chairman Corbett Charlie do you have any comments? **Charlie Williams** I do. They said that their employees are going to park off site where are they parking? **Phil Silverman** right now we're looking at a couple of sites there's a possibility it'll be over there's a nearby park and ride but we're also looking at some private lots within the area, in which case we would shuttle back and forth for employees it's not going to be in the immediate area or on the street or anything like that we're going to find a preferably a private lot outside. **Charlie Williams** that doesn't sound very practical, but I guess I understand it, and also in regards to because I was a big proponent of the right turn only coming out and exiting from 1001 Hingham Street. I see the easement but we've seen no correspondence with that building owner or the management company that handles up building that says that they're going to be okay with that? I would not be in favor of it until I've seen some sort of documentation from the building owner in the management company of 1001 Hingham Street saying that they agree with the easement and that

they're okay with it. I've walked this site now several times, and it is going to be extremely tight when you have vehicles parked in 1001 Hingham Street and trying to exit from 1015 Hingham Street I mean it's going to be extremely tight in there, so I would say that I'm going to need some to see some documentation from them until for me to feel comfortable with that. **Phil Silverman** I believe, our landlord is the same landlord as next door. **Christian Ficara** that's correct, Grace Kenny? **Grace Kenny** Yes, actually a Jim Radar our landlord is on the line, right now, and can speak on behalf of the connection between 1001 and 1015 Hingham Street. **Jim Radar** yes we have a executed easement agreement. That the agreement has been recorded at the registry of deeds.

John Lucas Charlie I do have a copy of that in my office, unfortunately, for the last three four weeks I have not been in the office, but there is a copy of that, but they apparently it was not forwarded to the planning board, it was forwarded to the building department. **Charlie Williams** Okay. **Chairman Corbett** yes I do have a copy of it, it was recorded yes. **Charlie Williams** okay, and Mr. Radar as the property manager of building over there you are okay with that operation. **Jim Radar** absolutely.

Chairman Corbett do you have any other questions Charlie? **Charlie Williams** I don't I have my fingers crossed I mean considering what happened over the weekend, with our other dispensary I do have extreme traffic concerns and hopefully we'll be able to address them.

Chairman Corbett John do you have any questions? **John Lucas** I do. I'm talking about on site parking that's against the Zoning bylaws in the town of Rockland. Have you got a special permit from the ZBA for that? **Phil Silverman** Well, we don't have that at this time, but I guess if we have to come back and just disclose further how we're going to handle that I'm happy to do that. **John Lucas** I also have some very serious concerns about exiting and look at the letter from the Fire Department they are requiring you to exit back through Commerce Road. **John Lucas** all traffic to exit parking lot, by the likes of Hingham Street and Commerce Road. **Phil Silverman** yes sure. **John Lucas** we're gonna go back to the original site plan review that was one of the requirements that the planning board put in that you had to exit and that's why we insisted on the agreement from Mr. Radar. **Jim Radar** if I if I could respond to that. The original permit granted by both ZBA and the planning board has to weigh access in and out of the curb cut off to 228. There's no restriction on the original planning board approval or the ZBA special permit for the ZBA permit. **Don Bracken** that's correct. **John Lucas** Chrissy do you have the decision from the planning board on the building itself? **Christine M** not with me now. **John Lucas** okay I want to double check that because I'm certain that we made that stipulation. **Charlie Williams** that is my recollection of it as well. **John Lucas** I would prefer to see appointment only, but if your figures say that it doesn't have to be necessary, then I could probably go along with that, but those two things your site parking is going to be cleared up, from what I can see, as well as the exit on to through the traffic lights Commerce Road and Hingham Street. **Don Bracken** understood, if I could address the parking. Technically, based on the bylaw we have more parking than is required under the bylaw I think the offer to shuttle employees would just be an added benefit in to make sure that they would that all parking demands were met. I don't think there would be any requirement for any kind of special permit or variance for the parking. **John Lucas** other than it's the town by law that there's no offsite parking. I think that's probably going to come up at some point that the requirement is that there's no offsite park and unless there's a special permit for. **Phil Silverman** it's sort of a preference, I think we could park people at the site, but I think that's not the best option here. We can park employees at the site, but that's not the best option, even though it does meet zoning because we have 23 in the zone and the requirement is 15 I think we're providing a better option to you, then, then what is otherwise required. **Charlie Williams** my question would be I want to believe that's out of the kindness of your heart, but obviously it's probably because you have concerns about the traffic as well. **Phil Silverman** .I'll be honest with you, I don't have concerns about the traffic we try to do the best job we can, because we know the boards have concerns. This would be your third dispensary you may even have a possibility of a fourth in Rockland we're going to be spreading out the number of people that come to these places. I'm not particularly concerned about it, but we listen, we did understand and know that the board would be concerned and that's why we tried to sort of accommodate in this fashion, just so that there was no question whatsoever that we would have plenty of customer parking. **Charlie Williams** okay, but from a practicality, since you have employees, do you think that employees are going to want to be shuttled from wherever their parking to back and forth that becomes a logistical nightmare for you folks and it becomes a hazard or not it hasn't been a hassle for any potential employee. **Phil Silverman** well, the marijuana industry is pretty unique and there are sometimes some sacrifices, you need to make in order to accommodate. I think you will see this with rollout we're going to find out that the parking problems are really overstated and there aren't any parking problems. If we have to deal with an operational issue and shuttle people back and forth that's a business decision that we're willing to make.

Christian Ficara Charlie I just want to let you know that we actually have that shuttle program at three of our retail dispensary's already this is part of the deal, sometimes if it means a more efficient and expedited operation for our customers. **Charlie Williams** you have to understand, where we're coming we do have one dispensary up and running and they've been top notch, but we have seen the issues that we're currently discussing. We have six traffic issues we have seen traffic flow issues we have seen parking issues we've seen complaints from other abutter's saying these people are using our parking lots and, I can see it now there'll be parking in the Home Depot parking lot and they'll be walking across the Wendy's and up over the grass and then into there so that's what we're trying to prevent. **Abe Jamal** I can assure you guys to put some of this at ease when we do a lot of these things we look at it from an emergency management standpoint we take in consideration that you know the risk allocated with lines and so forth, but we truly go through it with a fine tooth comb and really streamlined our internal processes so we don't have you know access lines.

Phil Silverman retail establishments in Massachusetts by the time this one were to get open, which is probably 12 months from now, at the soonest you'll probably see twice that number about 200 retailers. You know we've got to take care and be a good neighbor make sure they're not trapping parking in the nearby lots and do the best we can, to alleviate those concerns, so we appreciate your thoughts on that.

Chairman Corbett we received the letter assuming you did to from the Fire Department that they reviewed the most recent plans. You addressed some of the stuff on there then ask the box knock box all those things. The items that you didn't are not on the current plans, yes, swept path analysis for the truck, which was approved earlier and the Deputy says that he's going to be driving through the parking lot prior to signing off on and he has another comment all traffic should exit via the lights at Hingham Street and Commerce Road, which is going through the easement and one of my questions is since everybody else has revised plans and everything like that, what is the planning board getting a set. **Phil Silverman** We will get you those plans immediately. **John Lucas** have you been able to go over the parking as far as the requirements to 300 square feet per or one space for 300 square feet I don't have any plans on that and is that what you're referring to. **Chairman Corbett** all our parking spaces were based on the size of the building. **Phil Silverman** I think we supplied, the only thing that may not be on your plans, is there's a fence that I think is supposed to be separating this from abutting. **Chairman Corbett** he last set of plans I received back in August. **Patrick Brennan** the plans that I reviewed were November 23 23rd 2020.

Chairman Corbett all Pats concerns? The Granite curbing and everything because I don't have that on my plans. **Don Bracken** we haven't updated the plans to address the special permit, which was just a fence and Pats comments generally, we would not date out plans until after this meeting, until we get all the comments and then we'll do a full revision. The official set of plans we've addressed, all the comments and conditions from the one that you referred to as the covered in August. **Patrick Brennan** curbing comment it isn't a big deal it's just to delineate between where vertical Granite curbing stops vertical Granite begins along Hingham Street and I assume along the radius coming in until you hit the property line, and then it slope granted curbing coming in from there it's just not real clear. **Phil Silverman** you know, when this meeting ends as I mentioned the fence, we'll take a look at anything else that you that you mentioned happy to update.

John Lucas on the plans you have does it have the square footage of the interior, so that we can actually do some calculating on the park and the plans, I have do not show any dimensions. **Chairman Corbett** the plans we had when we base parking on the existing sides of the building basically because they didn't have a tenant. **Phil Silverman** 5008 square feet. **Don Bracken** I saw that the PDF package, submitted to the planning board had the architectural floor plans in it. **Patrick Brennan** if you look at sheet three on the plan set the November 23 plan set right on the building it says it's 5008 square feet and then in the zoning summary in the upper left right below that there's a parking summary. They detailed how many spaces, they need and that's where they said they need to 15 spaces.

John Lucas Mr. Chairman, I'd like to make a motion that we continue this to the next meeting, to have them update everything so that we get a final set of plans. As long as we get them a couple weeks prior to the meeting we can look it over and then probably approve it, the following that the March meeting.

Motion to continue to March 23, 2021 – Mr. Lucas
Second – Mr. Williams
John Lucas yes, Charlie Williams yes and Chairman Corbett yes
Unanimous - Voted 3-0

Chairman Corbett we have a question how far away is this dispensary you're located from where the Primrose School is going? **Charlie Williams** that was my question as well. **Phil Silverman** we did a calculation of the abutters within 300 feet and no pre-existing schools showed up. **John Lucas** I don't think it's going to matter if the marijuana goes in first they have preference over if the school was there, then they'd have to take that, in consideration right. Am I right Tony Riley? **Tony Riley** Yes, that's right.

Chairman Corbett does anybody else have any comments? We have a first and a second on the motion to continue so they can get us a new set of plans with the couple things on it, and we can review it and have them back in March.

Chairman Corbett we have a first and a second we'll go through it again John?

John Lucas yes, **Charlie Williams**: yes **Chairman Corbett** yes

Administration

Motion to approve minutes from meeting January 26, 2021 - Mr. Lucas
Second – Mr. Williams
John Lucas yes, Charlie Williams yes and Chairman Mike Corbett yes
Unanimous - Voted 3-0

Motion to Pay Gillon Associates in the amount of \$1,520.00 for traffic study 1015 Hingham Street – Mr. Williams
Second – Mr. Lucas
Charlie Williams yes, John Lucas yes and Chairman Mike Corbett yes
Unanimous -Voted 3-0

Motion to Pay Amory in the amount of \$222.00 for Plan review 1015 Hingham Street – Mr. Lucas
Second – Mr. Williams
John Lucas yes, Charlie Williams yes and Chairman Mike Corbett yes
Unanimous -Voted 3-0

Motion to Pay Secretary for February 23, 2021 meeting – Mr. Lucas
Second – Mr. Williams
John Lucas yes, Charlie Williams yes and Chairman Mike Corbett yes
Unanimous – Voted 3-0

Motion to adjourn – Mr. Lucas
Second – Mr. Williams
John Lucas yes, Charlie Williams yes and Chairman Corbett yes
Unanimous -Voted 3-0

Adjourned 8:45pm

For the Planning Board:


Michael Corbett, Chairman