

***Hanson Board of Selectmen
Selectmen's Meeting Room, Hanson Town Hall
Tuesday, July 9, 2019
Regular Session 7:00 P.M.***

Members Present: Wesley Blauss, James Hickey , Laura FitzGerald-Kemmett, Kenny Mitchell, and Matthew Dyer

ATTENDANCE: Interim Town Administrator Meredith Marini; Town Counsel Kate Feodoroff; Ralph & Ally Greenberg, Impressed LLC; Paul Dean, ICG Design; Jim Fitzgerald, Environmental Partners; Conservation Commission Chairman Phil Clemons; Highwau Supervisor Dave Hanlon; Annette & Paul Benenato; Amanda Rubins; Bruce Young; Jim & Marguerite Colligan; Mike McLeod; Joe Campbell;

7:00 p.m. Chairman Fitzgerald-Kemmett called the meeting to order led the Pledge of Allegiance. She requested a Moment of Silence for Highway Surveyor Bob Brown, School Superintendent Executive Assistant Laura Haas, Election worker Mary Lyon and Teacher Sheila Ward. Clerk Blauss read the Public Announcements & Upcoming meetings.

II NEW BUSINESS

Discussion - Impressed, LLC regarding possible siting of Marijuana Cultivator and Marijuana Product Manufacturing facility at 15 Commercial Way, Hanson, MA, including discussion of potential Marijuana Host Agreement

Chairman FitzGerald-Kemmett read the following statement:

Ralph Greenberg is owner of Impressed LLC. His goal is to open an odor-free, clean marijuana cultivation and manufacturing facility in Hanson. He will handle the facilities, and acting as the sales manager Mr. Greenberg will deal with vendors.

Christopher Rea – Attorney for Impressed LLC. He helps with the state and local licensing processes.

Ally Greenberg – She will be cultivation manager with approximately 10 employees. She is committed to building a state of the art of facility in a discreet location.

Paul Dean – He is the ICG design engineer. He has designed 16 similar facilities.

Sharam Moghaddam – A Weymouth dentist who is helping to finance the project.

Mr. Greenberg told the Board that Impressed will hire Indian Head Water to provide water to the facility. As far as the use of chemicals, hydrogen peroxide will be used to wash down the product, and the solution will be disposed of in a separate holding tank. Disposal of plant product will be taken care of by an outside vendor, who will dispose of the by-product safely and return the container. The operation will be very strictly monitored with seed to plant to final product tracking as well as chemical tracking. They will record the amount of medium used with each plant, and no pesticides will be used. Instead, they can use remedies and ladybugs. Any

contaminated batches will be destroyed. Odor mitigation will occur through a three-pass HVAC system, which has Heppa filter.

Mr. Greenberg described the facility as very secure, a building within a building. Fire protection has discussed with the Mass. Health department and they will use a nitrogen and CO2 unit. Water would not make contact with the plant. All plants would have to be tested if a fire did occur. As far as security, 64 interior cameras will be in use at all times. The cameras will pick up anything larger than a cat. All employees will wear a badge, and are not allowed to leave the facility during their shift. Sixteen exterior cameras will be installed. Employees must enter a mantrap before entering the building. Employees cannot use the product on the premises – they would be required to be ten miles off of the property.

Mr. Greenberg said that the hours of operation will be 8:00 a.m. to 8:00 p.m., Monday through Saturday. There is a call list for emergencies as well as the fire department. A series of panic buttons will be installed within the building. All vaults will be 80-inch thick concrete and bolted to the floor. There would be six grow rooms, each measuring 1,100 square feet in size. All Impressed customers will be licensed marijuana retailers. An armed guard would weigh the product before the retailer picks it up.

Mr. Hickey asked what is done with any waste. Mr. Greenberg told him that all waste goes into a locked container. The manager meets with the vendor, weighs the product and tracks the waste. The container is within a fenced area.

Mr. Greenberg made it clear that they would not be doing extractions, strictly cultivation.

The expected profit is projected to be \$10,000,000 once the facility is up and running

Mr. Dyer asked if there would be a maintenance plan in place. Mr. Greenberg responded that he company would contract with a vendor for maintenance of the equipment, and he will act as the facilities manager. Ms. Feodoroff added that the Special Permit issued by the Board would have a list of site controls, which could require a maintenance plan of the equipment. The Board of Health would have strong statutory jurisdiction over odor and noise.

Mr. Blauss inquired whether Mr. Dean had to re-engineer any of the other sites he has worked on. Mr. Dean said that he had installed generators for one facility for back up of computers. Ms. Feodoroff told the Board that the Town has the ability to use Peer Review which is paid for by the proponent to review the proponent's designs. Mr. Dean has had a number of reviews of his designs by Town engineers. He offered that the Cannabis Control Commission ("CCC") has strict regulations regarding energy and water usage for such facilities.

A resident wanted to know if the Town has an issue with the cultivator, who would be responsible for paying the legal bills. Ms. Feodoroff explained that the Town pays its own legal fees. She added that a bond would be required in the event of closure of the facility for cleanup.

Phil Clemons asked what quantities of hydrogen peroxide would be stored. Mr. Dean couldn't give an amount of cleaning products as it would be based on volume of product. Cleaning would be done in a separate room and drawn into a holding tank similar to a mini vault.

In case of power outage, there would be a 3,000-amp diesel power auto switch over to a generator with an alarm system to notify the manager and CCC immediately.

Amanda Rubins of 304 Reed Street asked about the benefits for the Town. Ms. Feodoroff explained that the Host Community Agreement (“HCA”) insures compliance on the company’s part and that the risk is on the proponents. The community impact is 3% of total sales, bringing in an estimated \$300,000 per year. She said some towns have used the funds for police training, programs for the schools regarding drugs and alcohol, or for infrastructure. The funds would go into the General Funds and the Towns would document the costs of the unique impacts on the town.

Jim Colligan of 60 Stonebridge Drive wanted to know if the residents would have input as to whether the Board enters into an agreement. Ms. Feodoroff said the Board has the authority to enter into an agreement without Town Meeting vote.

Mr. Benenato said that the residents should have a right to review the HCA before the Board enters into an agreement. Mr. Mitchell said the Board should review the HCA first.

Ms. Feodoroff told those present that while there is no express limit on the number of cultivators the town could have, the number would be dictated by the zoning based on limits of space; however, a town meeting by-law could limit number of cultivators in Hanson.

8:25 p.m. - Brief recess

8:32 p.m. - Returned to open session

Update on Maquan/Rt. 14 Rehab – Vote Retaining Wall alternative to Boardwalk

Jim Fitzgerald of Environmental Partners explained that MassDOT rejected the Boardwalk/shared use path option along the pond which would have been 250’ in length. MassDOT considers boardwalks to be a form of bridge, which changes the design. It is a more rigorous process, which would delay the project and increase the cost over \$100,000. Once it is built, it would be assigned a bridge number and require monitoring. Environmental Partners recommends the retaining wall option which would require less maintenance. For aesthetic purposes, a railing would be installed. The 25% preliminary design estimate is anticipated by the end of August.

Mr. Dyer inquired as to where the Town will replicate the wetlands. Mr. Fitzgerald feels it maybe in the area where flooding occurs further down on Maquan Street. Mr. Dyer wanted to know whether the retaining wall would have an effect on an easement near Woodman Terrace. Highway Supervisor Dave Hanlon noted that the elevation is lower. The Conservation Commission supports the retaining wall.

MOTION by Mitchell, second by Blauss to support the retaining wall concept. ***Vote 5 – 0***

Town Administrator posting

The Board requested to see the job description. Mrs. Marini noted that the Town Administrator Act is this job description. Mr. Mitchell told the Board that the pay needs to be increased. The Board discussed hiring a search firm.

Highway Surveyor posting

There was discussion regarding the Highway Surveyor position. Ms. Marini reviewed the hiring process. The Board asked Ms. Marini to conduct a salary study for this position.

Vote to sign VNA Contract

Mrs. Marini explained the VNA Contract with the Board of Health and the Council on Aging are annual service contracts.

MOTION by Dyer, second by Hickey to authorize Ms. Marini to sign the contracts.

Voted 5 – 0

Vote to sign Gowrie Contract – Tabled this evening

Vote to sign Land Planning Contract for Plymouth County Hospital Park design

Mr. Dyer reported that the PCH Reuse Committee had another firm to draft a preliminary plan, but it didn't work out. The Conway School did a conceptual plan. The committee wants to have the plan ready for October Town Meeting. Mr. Mitchell asked why the committee is using Land Planning instead of the engineering firm with which the Town contracted. Ms. Marini explained that Land Planning has a long history with the site and a wealth of the historical data.

Mr. Blauss inquired about the 15% up charge on the page 4 of the contract. Ms. Marini said she will request it be removed from the contract.

Mr. Hickey asked if this work is for the park portion only. Mr. Dyer explained the plan will be based on the topography. Mr. Dyer indicated that passive recreation has been the top choice by the residents.

MOTION by Dyer, second by Mitchell to authorize Ms. Marini to sign the contract subject to waiver of the 15% fee. **Voted 5 – 0**

Discussion regarding Offer of Sale of 0 Maquan Street

Chairman FitzGerald-Kemmett explained the location of the property, which abuts Smitty's Bog and Camp Kiwanee at the Pembroke line. The property is in Chapter 61A status. The owners are looking to sell the property to the Town. Chairman FitzGerald-Kemmett explained the process for a 61A land transaction, which requires the owners to present the Town with a bonafide offer of sale and gives the Town the offer of first refusal to purchase the property. Mr. Clemons noted the property is off the street and not visible. It would be a retreat lot. Previously Conservation has used grants to purchase open space land. The strategy is to apply to Division of Conservation office for 60% of the cost, take \$10,000 from the Conservation Fund, then apply to CPC for \$98,000. The State will award the grant in December. The funds will not come from tax revenues. The Town Meeting article will be contingent upon getting the State grant. Wilds Land Trust will assist with grant writing for the project which is due Thursday.

Chairman FitzGerald-Kemmett pointed out that the Assessed value is \$230,670 and if it is sold for a different use they would have to pay five years of roll back taxes. The Town would still have the option of first refusal.

MOTION by Mitchell, second by Hickey to support the application of the Conservation Commission to the Department of Conservation Services for LAND grant funding for the purchase of the Maquan Street property. **Voted 5 – 0**

Phil said the Open Space Committee had a meeting and support this purchase.

Discussion regarding building maintenance

Chairman FitzGerald-Kemmett noted that Town has received complaints from residents about the condition of the Town and its buildings. She believes the Board needs to set priorities for building improvements. The Board discussed the possibly of creating a Hanson Building Committee and getting resources. Mr. Dyer feels the Town needs a facilities manager to work with the Town. Mr. Dyer would like to see a maintenance schedule for all the buildings. He suggested getting seasonal help for cutting grass and re-structuring the work. Further discussion to follow at the next meeting.

Appointments/Resignations

Highway Building Committee – Michael Means, 342 South Street

MOTION by Blauss, second by Hickey to appoint Michael Means to the Highway Building Committee with a term to expire 6/30/20. **Voted 5- 0**

Requests:

Bay Circuit Trail Committee – Request for Waiver of Fee at Camp Kiwanee

MOTION by Hickey, Mitchell to approve the waiver of Fee at Camp Kiwanee for the Bay Circuit Trail Committee meeting. **Voted 5 – 0**

III OLD BUSINESS

Vote to sign the Administrative Professional Union contract

Ms. Marini explained that the Board had previously voted to approve the Memorandum of Agreement. The contract integrates all the agreed upon changes.

MOTION by Hickey, second by Mitchell to sign the Administrative Professionals Union contract. **Vote 5 – 0**

IV TOWN ADMINISTRATOR'S REPORT

Ms. Marini reported the following:

- She received two applications for the Police Chief Executive Assistant's position.
- She posted the Executive Assistant to the Board of Selectmen's position.
- Following up on the Town of Whitman's High School capital vote, she reported that Whitman did not support the roadway repairs of which Hanson's share is \$84,000. Those funds will remain in the article until Whitman can fund the project. Otherwise the funds can be moved to the School Capital Stabilization Account.

- She, Selectmen FitzGerald-Kemmett and Mitchell along with the Police Chief, Police Lt., Fire Chief, Police Lt., Building Commissioner, Town Planner and Water Supervisor toured a marijuana grow facility in Brockton which was very informative.
- There will be Conflict of Interest/Open Meeting Law Training sessions on July 16th at 4:00 p.m. & 7:00 p.m.
- The Selectmen's Office will be closed next Thursday & Friday July 18 & 19.
- The Economic Development Report will be in by end of the July.
- She thanked all the Town Hall employees who has assisted with the Transfer Station stickers.

V APPROVE MINUTES - TABLED

May 30, 2019

June 4, 2019 – Reg

June 18, 2019 – Reg. & Executive Session

VI ONE DAY LIQUOR LICENSES – Camp Kiwanee

Lori Fitzpatrick, Plymouth, Sunday, July 14th 4:00 p.m. to 10:00 p.m. – Wedding

200th Anniversary Committee, Thursday, July 25th 6:30 p.m. to 10:00 p.m. – Fundraiser

MOTION by Mitchell, second Hickey to approve one liquors as presented and waive fee for the 200th Anniversary event. ***Voted 5 – 0***

VII COMMITTEE REPORTS

200th Anniversary Committee

Final Plymouth County Hospital Reuse Comm.

Maquan School Reuse Committee

Hanson School Repair Committee

Highway Building Committee

VIII ADJOURNMENT

MOTION by Mitchell, second by Dyer to adjourned. ***Voted 5 – 0***

9:48 p.m. Meeting Adjourned.

Respectfully submitted,

Meredith Marini,
Interim Town Administrator