

Planning Board Minutes

Tuesday June 14, 2022

Town Hall and Call in

7:00 PM

Phone Call Initiated 6:58pm

Board Members Present:

Don Gagnon, Chair

Rose Borgnis

Shaun Lennon

Craig Willis

Absent:

Lisa Peltier

Guests:

Kevin Kosarek – Faded Flowers

Sherif Osman – Faded Flowers – by Phone

Matt White

Kent Lew – SB

John Fish – SB

David Ellis - SB

Rachel Fish

Linda Levernoch -FC

Sara Cobb – by Phone

Brad Sokol – by Phone

Tricia Drugman – by Phone

7:00 pm – Chair Gagnon opened the meeting, .

Faded Flowers: Proposal for construction of indoor marijuana cultivation facility on property located at 158 Simmons Road.

Chair Gagnon ask Kevin Kosarek, (live) and Sherif Osman (phone) introduce the purpose and scope of their pending request for a permit to place and indoor marijuana cultivation operation in the Town of Washington.

Scope:

- Located off 158 Simmons Road on land behind the current single family residence.
- 3000 sq. ft. greenhouse, black out curtains 9pm – 8am, security cameras,
- Staffing: only the 2 owners will be on site
- 5yr lease with 3 additional 5 yr options,
- Microbusiness license
- Ownership by disabled veterans
- wholesale only – no retail sales
- Product focus will be on quality not quantity

- 500 gal of water per month
- Will maintain house and barn to use for office and garage
- Night vision cameras covering driveway house and facility
- Community impact fee/community outreach/host community
- Staffing – two persons (Sherif and Kevin)
- Traffic will be limited to business owners and product shipment truck
- Home will be maintained and service as office and residence
- Estimate 500 gallons of water needed per month
- By-prodcuts will be turned into mulch
- No composting on site.
- Interested in discussing Host Community Agreement with the Town and presenting an public informational session for the town ASAP
- Sherif and Kevin each provided their work-related biographies.

Kent Lew advised that all the members of the Selectboard were present in the audience and the SB would like to offer them the use of the Town Hall for their public information session. They would need to fill out a request for use of the Hall.

Questions arose over the driveway access and right of way needs and background on the history of Liberty Lane/Buteau Rd, which were tabled for discussion with the SB at a later date.

Faded Flowers discussion ended 7:55PM

Matt White discussion on zoning possibilities for the collection, preparation, storage, bottling and trucking of spring water across several abutting properties he owns on Lower valley Road.

Matt provided the following information on the proposed project:

- Not interested in building a bottling plant.
- Collect naturally occurring ground water from several springs
- Hydrogeologist David McLean has been engaged to assist in the development of the project.
- Dave Maclean's hydrological report states - clear data - mapped flow and where it comes from and where it goes.
- Report estimates 100,000 gallons comes out of the mountain - 5,000-10,000 gal/day
- Springhead engineered to empty into large cistern down to tank, (spring box) filter
- 1 small truck - 2-3 springs multiple trips per day
- Weight Limit on Truck needs to be checked with the Roadcrew.
- Climate controlled building concerns about the effect on wells as water would not be going back into the ground –

Sara Cobb:

As an abutter to the location they would like to have a report on the impact of on mountain water that is taken out and how it will impact the surround established wells ground water.

Matt White:

Hydro Geo report is being completed by Dave McLean.

Info from Brad and Sara:

Gravity fed wells went dry intermittently at - 300' deep Brad Sokol, 180' deep Cobb.

Tricia:

It would be good for Matt to discuss the project with the Conservation Commission.

Don:

Based on the discussion it appears that next steps will require Matt providing a copy of the Maclean report along with information from the Road Crew and the Conservation Commission.

Motion made and approved to adjourn.

8:45 - Meeting adjourned

Respectfully Submitted,

Don Gagnon - Chair