



**CITY OF GLOUCESTER  
PLANNING BOARD  
September 14, 2017  
6:00 P.M.**

**City Hall 1<sup>st</sup> Floor Conference Room  
9 Dale Ave, Gloucester  
Richard Noonan, Chair**

Members Present: Rick Noonan (Chair), Joseph Orlando, Jonathan Pratt, Doug Cook, Henry McCarl, Shawn Henry, Ken Hecht

Staff Present: Gregg Cademartori, Planning Director, Matt Coogan, Senior Planner, Paul Keane, City Engineer

Mr. Noonan opened the meeting at 6:00

**II. CONTINUED MAJOR PROJECT SPECIAL PERMIT REVIEW**

In accordance to the City of Gloucester Zoning Ordinance, Sections 5.27 and 5.7.4, Gloucester Planning Board to review the following applications:

Happy Valley Ventures MA, Inc. for a Major Project Special Permit to construct a Medical Marijuana Treatment Center and Cultivation Facility at **38 Great Republic Drive** (Assessors Map 263, Lot 64). *Also being reviewed by Planning Board under Section 5.8, Site Plan Review. Continued from September 7th meeting.*

**Motion to recommend to the City Council the issuance of a Major Project Special Permit to Happy Valley Ventures MA, Inc. for a Medical Marijuana Treatment Center and Medical Marijuana Cultivation Facility 38 Great Republic Drive (Assessor's Map 263, Lot 64) with the inclusion of conditions as drafted by Attorney Favazza in his letter dated September 13, 2017, with modifications of a condition as it relates to the potential future use of the property as follows: "Any proposed change in use of the facility to dispense non-medical marijuana products shall require the modification of the City Council Mayor Prospect Special Permit and the Planning Board's Site Plan Approval", to be reviewed by the City Solicitor prior to inclusion in any decision of the City Council was made by Mr. Hecht, seconded by Mr. McCarl, and unanimously approved.**

**Motion to approve Site Plan Review for Happy Valley Ventures MA, Inc. for a Major Project Special Permit and Site Plan Review to construct a Medical Marijuana Treatment Center and Cultivation Facility at Great Republic Drive (Assessor's Map 263, Lot 64) with the inclusion of conditions as drafted by Attorney Favazza in his letter dated September 13, 2017, with modifications of a condition as it relates to the potential future use of the property as follows: "Any proposed change in use of the facility to dispense non-medical marijuana products shall require the modification of the City Council Mayor Project Special Permit and the Planning Board's Site Plan Approval", to be reviewed by the City Solicitor prior to inclusion in any decision of the City Council was made by Mr. Hecht, seconded by Mr. McCarl, and unanimously approved.**

**Motion to adjourn was made by Mr. McCarl, seconded by Mr. Orlando and unanimously approved.**