



CITY OF GLOUCESTER  
**PLANNING BOARD**  
September 5, 2019  
6:00 P.M.  
Kyrouz Auditorium - 9 Dale Ave, Gloucester  
Richard Noonan, Chair

**Present Members:** Rick Noonan (Chair), Henry McCarl, Jane Remsen, Beverly Bookin, Shawn Henry

**Absent Members:** Doug Cook, Jonathan Pratt

**Staff:** Gregg Cademartori (City Planning Director), Greg Jones (City Staff Planner)

**Others Present:** Erik Schoumaker (McKenzie Engineering Group), Andrew Schwartz (Ocean Breeze Cultivators, LLC Owner/Executive), Sam Schwartz (Ocean Breeze Cultivators, LLC-Owner/Head of Security), Mark Rochette (Rochette Consulting Services, LLC), Jon Napoli (CannAssist, LLC), Brad McKenzie (McKenzie Engineering Group), Mike Terrizzi (Platinum Protection Systems), Pedro Almeida (BKA Architects), John D. McNiff, Jr. (The McNiff Company, LLC/Cape Anne Forge Trust)

**I. BUSINESS**

- 1. Call to Order** – Chair Noonan called the September 5, 2019 meeting of the Gloucester Planning Board to Order at 6:30 PM.
- 2. Planning Board and Staff introduction** – Chair Noonan introduced present Planning Board members and City Planning Staff.
- 3. Public Comment** – There was no Public Comment.

**II. PUBLIC MEETING**

**1. Application for Site Plan Review**

Ocean Breeze Cultivators, LLC – Application to retrofit a portion of the existing building located at 11 Dory Road (Assessors Map 262, Lot 16) for a Marijuana Cultivation and Manufacturing business.

M. Rochette (Rochette Consulting Services, LLC) approached the Board to make a formal introduction of the project's implementation team, and provide an overview of the vision for the portion of the property associated with this proposal. Mr. Rochette indicated that the proposal will include cultivation and manufacturing; which includes the processing of concentrated product as well as edible product(s).

E. Schoumaker (McKenzie Engineering Group) approached the Board to provide an overview of the current engineering plans submitted with the Definitive Subdivision Application. Mr. Schoumaker provided the Board with a presentation describing the

proposal's trenching and excavation procedures, intended parking layout (addition of 18 spaces), lighting/security plan and management operations, as well as intended security programming in collaboration with the Gloucester Police Department and Emergency Services via key card access.

Mr. Schoumaker indicated that there will be approximately 80 security cameras installed with the project, and explained that the proposed business would be utilizing a reverse-osmosis reclamation system for watering operations. Mr. Shoumaker stated that there will be no shared entrances with other entities within the building, and there will be thirty five (35) employees.

G. Cademartori inquired as to the project's intentions are for the waste stream that will be generated from this operation, and informed the Project's management team that the Gloucester Health Department will conduct a bi-annual Retail Food Establishment inspection of recreational marijuana edible products to enforce Good Manufacturing Standards for Food. Retail marijuana establishments must comply with all provisions of 935 CMR 500 pertaining to waste storage and disposal. Additionally, all waste must be kept secure and locked at all times.

G. Jones stated that the application is missing a "Transportation Plan" pursuant to GZO 5.31.5(b), and noted that the applicant has provided an updated existing conditions plan. E. Schoumaker stated that McKenzie Engineering will provide a Transportation/Circulation plan for the Board to provide information on turning movements within the site once operations commence. G. Jones indicated that the Gloucester Fire Department has passed along the most recent directive from the City with regard 527 CMR 1.00 and MGL 148, and also to informed the applicant of a requirement for extensive CO<sub>2</sub> monitoring if CO<sub>2</sub> is used. These monitors must be tied into the facility's alarm system, and the levels for internal and central station monitored alarms must be provided and/or approved by the City Fire Inspector. He explained that the City can provide details on what levels are acceptable, and there may be some additional code requirements that are applicable. The City may also require the monitors have a display outside each grow room, and proper signage regarding CO<sub>2</sub> use in the room(s). In addition, if other hazardous processing or materials are used/stored, compliance with all regulations associated with these uses are required as well.

B. McKenzie, (McKenzie Engineering Group) approached the Board to introduce himself to the City and clarify what the City will need of this project's team. G. Jones reiterated, that the City will need a Transportation Plan pursuant to GZO 5.31.5(b), a formal breakdown of construction costs pursuant to GZO 5.8.5.2, and some minor updates to the architectural plans with regard to parking that do not match the Site plan drawings.

G. Cademartori stated that, in-light of the additional application requirements, and inter-departmental review that is still needed for this proposal, the plan is not complete, and must be continued to a date certain.

**J. Remsen made a motion to continue the application to the Planning Board meeting of September 19, 2019. B. Bookin seconded the motion, which passed unanimously with a vote of five (5) in favor to zero (0) against.**

### **III. OTHER BUSINESS**

#### **1. Form M – Release of Covenant**

Anchorworks Subdivision – Request for Partial Release of Covenant Not to Build 43 & 45 Riverside Avenue (Assessor’s Map 21, Lot 11).

John D. McNiff, Jr. (The McNiff Company, LLC/Cape Anne Forge Trust) approached the Board with a Form M application for a partial release of a Covenant Not to Build for #43 & #45 Riverside Avenue (plan entitled Anchorworks Definitive Subdivision Plan, 52 Whittemore Street). Mr. McNiff explained that the request is being made in order to release the aforementioned parcels as he believes the portion of the property to be substantially complete. Mr. McNiff informed the Board that aggregate piers are complete, roadway construction is at the binder stage, landscaping and curbing have been installed, erosion controls are in-place and functional, and the owner is actively working with the Massachusetts Bay Transportation Authority (MBTA) and Homeowners Association to move the project further while continuing to accommodating the needs of the MBTA.

**S. Henry made a motion to approve the Form M application for a partial release of Covenant Not to Build for 43 & 45 Riverside Avenue (Assessor’s Map 21, Lot 11). B. Bookin seconded the motion with passed unanimously with a vote of five (5), to zero (0).**

### **IV. OTHER BUSINESS**

#### **1. Meeting Minutes of August 22, 2019**

Upon review, minor amendments were made to the meeting minutes as submitted.

**J. Remsen made a motion to approve the meeting minutes of August 22, 2019 as amended. B. Booking seconded the motion which passed with a unanimous vote of five (5) in favor to zero (0) against.**

### **V. ADJOURNMENT**

**J. Remsen made a motion to adjourn the September 5, 2019 City of Gloucester Planning Board meeting at 7:45 PM. The motion was seconded by H. McCarl which passed unanimously with a vote of five (5) in favor to zero (0) against.**