



EDIC Board Meeting

Tuesday, May 30th, 2017 at 7:00pm

CATA Conference Room, First Floor

3 Pond Road, Gloucester, Ma 01930

Board Members In Attendance: B. Bernie (Chair), B. Pett, R. Pino, R. Ross, B. Bramhall, M. DiLascio and Attorney J. Cunningham. Also, in attendance: Attorney Joel Favazza from Seaside Legal Solutions and Chief Engineer John Judd representing Happy Valley Ventures MA, Inc. Absent: T. Gillett.

Introduction:

- **Call to order of the Board. Meeting started at 7pm.**
- **Attendance was taken**
- **Past meeting minutes from May 17th, 2013 were approved.**
- **Remarks by Chair**

For Discussion this evening:

- **38 Great Republic Drive- Happy Valley Ventures Ma, Inc. The EDIC reviewed the revised “redesign” site plans the proposed Medical Marijuana Treatment Facility. Attorney Favazza is seeking an approval to construct a marijuana dispensary and treatment facility for his client Happy Valley Ventures Ma, Inc.**
- **Mr. Favazza’s original proposal to the Board included a plan for a dispensary and small cultivation facility. Phase 2 of the proposal would later include a larger cultivation facility. Happy Valley’s Fitchburg, Ma site would be where the bulk of the manufacturing would take place. Happy Valley ran into some issues with the Fitchburg site and now have decided to retool the plan for the Gloucester facility at 38 Great Republic Drive. The proposed redesign plans include a building and dispensary with the need for additional space. The new plans include a 40,000 square foot building for cultivation and a 5,000 square foot dispensary which is now attached to a much larger building. Attorney Favazza and Chief Engineer Judd reviewed the proposed plans with the Board.**
- **There are several restrictive covenants declared by the EDIC that affect this parcel. Attorney Favazza outlined the following variances that are being requested:**
 1. **Allowed Uses- Compliant**

2. **Approved Project- Compliant**
3. **Storm Water Management System Maintenance- Compliant**
4. **Location Structure and Intensity of Use- Variance requested.** The proposal will site a building within 100 feet of a wetland area and paved surfaces within 40 feet of a wetland area. This requires a variance from the EDIC.
5. **Road and Utilities- Variance requested.** This covenant repeats the distance-from-wetlands restriction found in #4 above. A variance is technically required here as well.
6. **Amount and Location of Parking- Variance requested.** The number of spaces provided exceeds the amount required (approx. 70) by providing 82 spaces. Several spaces are within the 10 feet of lot lines. Covenant now in place states there will be no parking in front yard. By providing 82 spaces, Happy Valley would need to provide parking in front yard.
7. **Building and Design Materials- Variance Requested.** The proposed material for this building is metal, not brick or stone, called for in Covenant 7. The building will match the large metal building directly across the street and will provide visual continuity with the other buildings in the park. The building will not have any windows or glass. The EDIC board members expressed some concern as to what the building would look like. In the past, the Board was presented with samples of building materials which aided in providing a visual for the Board to view. Attorney Favazza stated that the metal material is going to be used because of safety concerns and to provide controlled atmospheric conditions. He spoke of Happy Valley was going to build a building within a building with environmental controls so precise. This is going to be a sealed structure- no air coming in or out. John Judd, Chief Engineer stated that there is no need for windows in this operation for security issues but also because it is will be a controlled environment. The esthetics of the building: white metal, very modern, very clean looking.
8. **Loading Docks and Facilities- Compliant.** Two loading docks are only needed for this type of facility.
9. **Outside Storage/ Refuse Areas/ Trailers- Compliant**
10. **Landscaping/ Open Space- Variance requested.** The variance requested mirrors the variance that was requested in #6 related to parking spaces being within 10 feet of the property line. This will prevent a full 10 feet of vegetated border required by this covenant. EDIC Board agreed that they would need further information about what plants will be used. B. Pett expressed that he would like to see more definitive answers before making a final decision. The Board requested Attorney Favazza to obtain more information about the proposed planting list that was supplied by the contracted landscaper. Plants would accomplish the goal of “screening” the front parking lot and eliminate headlights from being seen by the road. Again, B. Pett made the point that these plans seem very preliminary and more specifics are needed about the

vegetation that will be involved. Attorney Favazza has agreed to gather more information from Happy Valley regarding this matter.

11. Signs- Compliant

12. Maintenance of Buildings and the Premises- Not applicable at this time

13. Completion of Approved Projects- Not applicable at this time

14. No Subdivision or Grant of Easements- Variance requested. The southern portion of the site is intended to be made available for continued use as an access road to Pond Road properties.

- Chairperson B. Bernie expressed a concern about the building needing to blend in with the other buildings in the industrial park. Please refer to item #7 listed above and the variance that is being requested. B. Pett stated that the EDIC has an obligation to the rest of the building owners in the industrial park to ensure the covenant that the EDIC has set up is met appropriately. The Board would like to see product samples of the building materials that will be used before giving a final sign off. In the past, the EDIC has requested building material samples to review. The proposed metal building will be a 40 x 100 foot white façade that will not be using any windows or glass material. The Board commented that perhaps Happy Valley would consider making the retail space and the main building a different color without adding any additional costs to the project. The retail building does have a pitched roof. The Board questioned what colors will be used for the roofing.
- The other variance in question is item #10 listed above concerning Landscaping which is impacted by the parking variance. Please refer to item #6 above. The proposed plan does not meet the existing EDIC covenant to include a full 10 feet of vegetated border requirement. The Board requested additional information and a planting list from the contracted landscaper.
- The Board also expressed some concern about the extent of room available to create a landscape strip. Will there be any room to create a barrier or will the building be exposed? How do we prevent from having the building be damaged from snow plows or cars damaging the building? The suggestion was made from Chief Engineer Judd that an elevated concrete curb will be needed to prevent vehicles from hitting the building and to create an adequate walkway for employee access. The EDIC Board asked for a plan for parking that would include protecting the building.
- In conclusion, the Board has objections on variances pertaining to #6, #7, and #10 until more information is provided. Attorney Favazza will come back to the Board with additional information on:
 - Color of skin of the building with any ideas as to how to break up the totally white 40 x100 façade with any suggestions on color alterations to the retail space.
 - Color of roofing to be used
 - Landscape design- how to protect the building itself to maintain the appearance and structural integrity of the building.
 - Creating a protection barrier to the building
- Meeting was adjourned at 8:10 pm.