

West Plymouth Steering Committee
Airport Conference Room
January 18, 2023

Meeting called to order at 7:06 pm

In attendance were Judy Barber, Michelle Arnold, Brian Collins, Tina Raposa

Minutes of June 22, 2022

Motion by Brian Collins to approve. Tina Raposa seconded the motion. Approved 4-0

Minutes of August 31, 2022

Motion by Brian Collins to approve. Tina Raposa seconded the motion. Approved 4-0

Minutes of December 12, 2022

Motion by Tina Raposa to approve. Brian Collins Seconded the motion. Approved 4-0

New Business:

Proposed marijuana cultivation and manufacturing plant at 19 Richards Road. Jennifer Giampociaro, Office Manager for A&G Industrial Services and A&G Realty and Associate Partner for Healing Gardens, was presenting on behalf of Peter Krukiel, President of A&G Industrial Services.

Judy said that we already have two active dispensaries in Plymouth.

There will be no retail at this facility. They are 8th in line for cultivation approval and 9th in line for extracting. They purchased this building, which is at the end of a cul-de-sac, in 2019. Building is 22,000 sq ft and was built in 1982 (printing company previously occupied building). They will occupy 70% of the building with ample room. Remaining area are their offices for this facility and their other business, A&G Industrial Services.

Their goal is to do hydroponics. They will have 4-5 self-contained Conex boxes that recirculate 10 gallons of water which will not be a drain on the PWS. Judy asked if there are any restrictions on Town water because this is an existing building. Jennifer recently received letter from Sheila Sgarzi **Assistant DPW Director** addressing this. She also stated that since water is being recirculated, it will not be going into the sewer. No discharge is beneficial as they are in zone 2 of the aquifer protection area.

This is a brand-new venture but they have experts in the field working for them. There will be 20-25 employees once they are established. It takes 48 weeks from seed to sale (until picked) and ready to be wholesaled. They will have pickers, sniffers, etc when they get to that point. Eventually, there will be two shifts. When after hours, there will be fully staffed security on site. They have strict guidelines for employees which restricts employees from using their products.

Building was originally on sewer, then in '95 septic was added. They are no longer tied into the septic and are 100% on sewer.

Building is zoned for light industrial. There will be no traffic impact. T L Edwards abuts this property on the other side of fence and wooded area. There will be two access gates with alarms that will sound if penetrated. Currently, there is a fence around majority of building of which will be added to for complete enclosure.

Although they own this building, on paperwork it appears as Healing Gardens is leasing building from A&G Realty.

Tina wants doors labeled for security reasons. She said the alarm panel and intrusion detection system (IDS) panel should both be in the security room. She suggests more panic alarms as well.

Jennifer said cameras will be motion activated and on a continuous loop. All alarms and card readers will have a battery backup. There will be multiple doors in the receiving system at the loading dock. Tina recommends zoning the door alarms.

Due to global delays, they will not be breaking ground until the 2nd or 3rd quarter of the year.

Motion by Tina Raposa to approve with request for further security considerations. Michelle Arnold seconded the motion. Approved 4-0

Annual Report Judy has sent in WPSC annual report for 2022.

Old Business:

Carver Road Sidewalks

Tina needs list of homeowners as it will be too difficult to contact people without it. Additionally, we need plot plans for the corridor from Commerce Way to Charlotte Drive or Esta Road. Town may already own easements so we will reach out to Assessors. Easements will drive the decision for which side of the street to construct sidewalks. Robin Carver **Town Planner** will be asked to authorize Assessors Office to provide information to us.

We will also need to determine feasibility and cooperation of neighbors.

Garden Beautification

Judy and Brian met with Lee Hartmann **Director of Planning and Development** and Robin Carver **Town Planner** last week. The DPW may be interested in doing gardens for us. We would reimburse them for materials and overtime. This would allow us to do all 3 areas for under \$25,000.

Nick Faiella **Parks Superintendent** will be doing prep work pruning trees and cleaning areas whether they do the gardens or a private contractor. Judy said they discovered a culvert at

Federal Furnace Elementary. Our improvements may improve drainage there. Gardens will be behind the left side fence at this location and on the right side.

Brian met with Christine Renaud, **Director of Facilities** for the School Department. She is not concerned with Town employees or a private contractor working on these specified sites.

Progress on West Plymouth Fire renovations is slow so we most likely will not do garden at abutting intersection until next spring.

Brian prepared **Request for Quotes** to provide to interested vendors. Since project is under \$50,000, we will need minimum of 3 bids (up to 6).

Our next step is to get confirmation from the DPW that they will do this project and what the timeline will be. Judy will approach Sheila Sgarzi **Assistant DPW Director** on this matter.

Route 80 Sidewalks

DPW is reactivating and following up on state funding requests. Communication from Jonathan Beder **DPW Director** indicated that he was hopeful that with additional external funding, we could ensure that sidewalks would be installed along the **entire** corridor. We are at a 25% approval level. Project is scheduled to commence this summer.

Next meeting is scheduled for Wednesday February 15th at 7:00 pm in the Airport Conference Room. Judy will try to obtain contact number for evening Airport employee, to provide building access in the event of lock out in the future.

Motion to adjourn by Michelle Arnold at 8:13 pm. Tina Raposa seconded the motion. Approved 4-0

Minutes prepared by Michelle Arnold