

**Charlemont Planning Board**  
**Meeting Minutes**  
July 11, 2019

Members present: Bill Harker, Co-Chair; Carlene Hayden, Gisela Walker, Bob Nelson

Member absent: Robert Malone, who is also an abutter.

Also present: Peggy Sloan, Regional Planning Director, FRCOG; Marcia, Dylan and Bill Tucci, Dan Wetterwald and Erica Travis, Willy Crosby (via speakerphone); applicants, Dan and Bambi Miller and Carol Summers; abutters

The Chair called meeting to order at 6pm

Item 1: Meeting with Ms. Sloan to review draft zoning amendment for Marijuana businesses.

The Board started this process over a year ago but had not been ready for annual town meeting. Instead these amendments are now coming up for approval at a special town meeting in October. For the next hour and a half Board members and Ms. Sloan went over the latest draft Marijuana bylaw, discussing such issues as in what zoning districts which kind of marijuana related enterprises could locate: e.g. cultivation, manufacturing, retail, research and laboratories and what level of approval or permits they would require. While the Board agreed that marijuana cultivation was appropriate in the Rural Residential District, it may not be in the Scenic Corridor. Retail and manufacturing could be in the Village and possibly in East Charlemont's more commercial section. Such considerations were then integrated into the use table. The Board looks forward to receiving input from residents at the public hearing. Ms. Sloan outlined the sections of the bylaw we did not have time to review; the Board will do that in the meeting on the 7/18, provide comments back to Ms. Sloan who will then bring the final draft back to the meeting on August 8.

Given all those considerations, the Board was well 'warmed up' for the public hearing to follow on our first marijuana cultivation project, still to be permitted under the present special permit procedure.

## Item 2

The Chair opened the public hearing at 7.30pm for the Sun & Soil LLC Cannabis Cooperative Special Permit application. Marcia and Bill Tucci first went over the plans they submitted to lay out the locations of the three greenhouses and their functions, the building for the nursery and the building for drying, processing and producing salves and ointments. The total operation will fit roughly on 3+ acres of their 100 acre farm on 24 Mountain Branch Road.

The LLC is a cooperative consisting at this point of the Tuccis, Mr. Wetterward and Ms. Travis and Willy Crosby. Under the State License they will acquire the Cooperative can grow into more members and additional facilities, however, each addition will require its own local permits.

The way the State license works, the LLC needs to have the local permit in hand to apply to the State. The State permit requires additional engineering and security plans that may generate some changes to the plans submitted under this special permit application.

The Board then went over the usual details: How will the marijuana be grown (soil), water use, pesticide use (none), waste products (compost), roof run-off (collection cistern), processing of plant materials (separating tops from bottom part, drying, shipping), sales to manufacturers (Cooperatives do not sell directly to consumers), security (chainlink fence, motion sensors, under contract with security agency), ventilation (will be spelled out by State license); host agreement (with Select Board, covers financial relationship).

The product manufacturing component of the Cooperative, "The Kitchen" will generate oil out of compressing the lower parts of the plant materials and with additional ingredients such as bees wax and other base oil and herbs, produce topical ointments and salves, also not to be sold directly to consumers.

The abutters had a few minor questions but no opposition. The Board then went over the Special Permit Criteria and Conditions. Chair Harker the made a motion to grant a special permit to Sun and Soil LLC Cannabis Cooperative to operate a cannabis cultivation and topical products manufacturing at 24 Mtn. Branch Road consisting of 3

greenhouses and two outbuildings with the total footprint of all buildings not to exceed 20,000 sqft. With four Board members sitting and voting the vote in favor was unanimous.

The Chair closed the public hearing at 9.20pm.

Item 3: Administrative

Update on the Hytinnen Hollow activities with the Float and Smoke events: The police showed up at the last weekend and reported that Mrs. Hytinnen and her son were more cooperative and less noisy. The Board has invited local police, Select Board, Board of Health and the Building Inspector to join us July 18 to coordinate further controls on that situation.

Walker agreed to finalize the timeline for the bylaw amendments for town meeting in October.

Respectfully submitted by Gisela Walker

**Materials Viewed in Meeting of 7/11/2019:**

Draft marijuana bylaw submitted by Ms. Sloan.

Sun and Soil application package