

Minutes of Heath Planning Board

September 15, 2021

Members present: Doug Mason, Bill Gran, Bob Viarengo, Peter Charow, Jo Travis

Guests: Kevin Maloney, Madar Martinez, Ann and Barry Fitzpatrick, Ryan Jundt, David Mantell

Meeting called to order at 7:12 p.m.

1. Doug has sent a letter to us via email to accompany application for special permit for AT&T cell tower. We will need to sign form to accompany application in the morning (9/16).
2. Ryan Jundt presented proposal for marijuana facility at 136 Hosmer Road.
Salient points of proposal:
 - a) Facility will have outdoor growing of plants only on 145 acres of land. Plants will be grown in pots on top of ground in organic soil. No greenhouses will be used. There will be 24/7 surveillance. They are committed not to be a nuisance to the community. Eight foot high fencing will be placed around the plants. Plant canopy is 20 acres.
 - b) Plan to be operational in 2022. Plan to hire 10 full time positions, 10 to 15 part time positions. Prefer to hire individuals in the community.
 - c) Facility will create biomass for wholesale to other entities for manufacture and retailing. Mr. Jundt is 100% shareholder in his business. Two other HCAs will work on the property, each one being a 100% shareholder in their individual entities.
 - d) Parking will be on site behind a fence. Facility will be operational from late February to late October.
 - e) Mr. Jundt's presentation will be posted on the town website.
 - f) Bill Gran noted that the Hosmer Road property is located on two zoning districts, agricultural/forestry and agricultural/residential. Planning Board will check to see if this is allowed.
 - g) Abutters expressed concern about a commercial or business property being next to them regardless of the product being produced. Another abutter requested that the plants be placed so they are not visible from neighboring land to the north of the property.
3. Mr. Jundt will have to participate in a community outreach public hearing to discuss the marijuana facility and answer questions. There is a question as to whether this can be done in conjunction with the public hearing necessary for the planning board to grant a special permit for the facility, or if there has to be two separate public hearings. Mr. Jundt will be checking with his lawyers and the CCC concerning this issue.
4. Bill Gran mentioned that version 3.2 of the zoning bylaw is missing pieces of information. It needs correction and placement on the town website. Section 7 (deals with marijuana) seems to be correct. Hilma has agreed to update version 3.2 to be accurate; Bill volunteered to help Hilma. Doug noted that The AG has approved most of the bylaw brought before the town meeting this year.

5. Secretary position: Bill Gran graciously offered to transcribe from the meeting recordings.
6. Bill moved to approve minutes of September 9 meeting. Bob seconded the motion.
Unanimously approved.
7. Doug will speak to the BOS about being able to post video on the town website; 3 boards will be able to use the service at a low cost to the town.
8. Bill made a motion to adjourn the meeting. Bob seconded. Unanimously approved. Meeting adjourned at 8:05p.m.

Respectfully submitted,
Jo Travis