

# Town of Washington

## Planning Board Summary

June 13, 2023

Attendance: Steve Ocean (Alt.), Micah Nelson (Chair), Samuel Collins, Kristie Grant (VC/S), Seth Anderson, Erick Anderson (Alt.), Will Cassis

Absent: Corey Fortin (CEO)

Public Attendees: Sarah Masters, Bette Pelletier, Philip Rash, Erik Hedberg, Peter Drum, Mitch Garnett, Phil Meunier, Tom Johnston, Matthew St. Pierre, Debbie Bocko, Zach Ballard, Lori Catts Holloway, Joyce Langley, Daniel Langley, Richard Linscott, Gloria Clement, Barbara Ludwig

Public Hearing for 179 McDowell Rd. Greenhouse project opened at 7:00 p.m.

Zach Ballard presents the plans for the proposed (~ 6000 sq ft) marijuana greenhouse. Fire Chief Phil Meunier asked the applicant about what fire suppression system they planned on using. Mr. Ballard said that he would prefer a dry system but hadn't chosen one at this time. Debbie Bocko expressed concern about potential PFAS contamination from a dry system. Whatever system and corresponding mitigation selected the plans must be approved by the Fire Marshall. Zach Ballard was unaware of potential pollutants in these systems and will take that into consideration when making his decision. Matthew St. Pierre asked which LLC owns the property and notes that neither LLC (Treble B, BZB) was currently in good standing with the State. Peter Drum told the applicant to file the Annual reports to the State to get back into good standing. Steve Ocean explains that the role of the Planning Board is to review the project and that Code Enforcement will issue the permits once the Applicant is approved and in good standing. Debbie Bocko asked about plans for security on site and who would be residing in the home that was sharing the property. Zach Ballard said that his father is the most likely who will be staying in the home, and they were working with Seacoast Security. Peter Drum informed the public that the State standard is 24-hour monitoring. Steve Ocean reviewed the Town ordinance for clarity on the matter. (1. Shall have locks and alarms, 2. Continuous video surveillance with 30 days retained, 3. Exterior spotlights covering the perimeter) Tom Johnston raised the issue of the smell and light pollution from these types of facilities that have been reported in other communities. Zach Ballard said the greenhouse would have vents with filters and blackout curtains but if needed will mitigate further. Phil Meunier points out the town ordinance that states the odor should not extend beyond property line. Micah Nelson asked about how the blackout curtains operate. Zach Ballard states that in order to control productivity the sunlight needs to be entirely blocked out and they roll out either on the interior or the exterior of the glass. Debbie Brocko asked about the impact of traffic on the neighborhood. Steve Ocean reviewed the application and 10 trips a day or less are anticipated. Zach Ballard added that during the initial construction there will be a flatbed delivery and then every four months during harvest an increase in activity but otherwise minimal impact on traffic should occur. Tom Johnston asked what the plan was for the organic waste that would be created. Mr. Ballard plans to compost the biomass on site. Deb Brocko presents a topographical map and expressed concern about any runoff from the property contaminating the wetlands and worries about the wells in the community. Micah Nelson asks the Applicant what fertilizer would be used. A mix of phosphorus and nitrogen will be used, Zach Ballard explains that it should use approximately 50-100 gallons of water a day and the plants should absorb the nutrients in the irrigation. The Applicant is willing to test the runoff and states there will be no manure used in composting. Barbara Ludwig reinforced the neighbors' apprehension and asked how to formerly report complaints in the event they need to and what actions would take place after documentation has occurred. Peter Drum advises to file a written complaint to the Code Enforcement officer and if needed

appropriate actions can be taken by officer. Steve Ocean offers the option for the citizens to start a petition to review the marijuana ordinance that was recently voted in if they determine it to be necessary. Richard Linscott questioned the anticipated timeline for construction. Zach Ballard was hoping for the fall of this year. Debbie Bocko would like to know what the process is for testing the marijuana samples, how it gets to the test facility, and are the testers 3<sup>rd</sup> party. Mr. Ballard states that there are only 2 test facilities, and they are 3<sup>rd</sup> party, samples can be sent in or dropped off. Bette Pelletier wanted to know if there were any other grow facilities in town and Peter Drum said that this proposal would be the first.

Public Hearing concluded at 7:56 p.m.  
Planning Board Meeting

Kristie Grant motions to approve May summary, Sam Collins 2<sup>nd</sup>. All in favor, none opposed, May summary is approved.

Findings of Fact, Treble B LLC :

After brief discussion the Board has agreed to review the Findings but not vote on any sections until the Applicant has made the critical decisions that will shape the mitigation systems that are crucial for approval.

Site Review;

Will Cassis opens with his concerns about the drainage at the site. The French drain did not appear to be working during an extended rainy period that has been in the area at the time of visit. Rhino had recommended the French drain, but Peter Drum is requesting the Applicant seek advice from a hydrological engineer. Micah Nelson asked about the grade of the proposed greenhouse in relation to the drainage. The proposal is to use a poured slab on grade.

Section 1. Environmental

The organic greenhouse will be using Athena nutrients and only EPA 25(b) exempt products in regard to pest control. Any runoff will meet EPA agricultural standards. Applicant agrees to provide documentation of groundwater levels on request, will not store pollutants in an unapproved retention system, provide DEP compliant stormwater control plan, and maintain setbacks and buffers to protect wetlands. Biomass will be processed as explained by DEP in creation of agricultural waste and reused as compost on site.

Section 2. Abutter Protection

Applicant agrees to abide by all Federal, State, and local regulations. Buffers will be maintained to obscure development from abutters.

Section 3. Lot Access

Applicants will comply with road frontage requirements.

Section 4. Historical and Archeological Sites

No portion of the site has been determined to be of historical or archeological significance.

Article X. Miscellaneous Standards

Applicant is not proposing any of the activities listed in Miscellaneous Standards.

#### Article XI. Site Plan Review

Traffic will be minimally affected, after initial construction estimated peak traffic would be around 10 trips per day. Applicant agrees to comply with all standards.

#### Section 3. Review and Approval

Pre-Application meeting was held on April 11, 2023

#### Section 6. Approval Standards and Criteria

Applicant will notify Code Enforcement and the Board when all the necessary details have been decided, documented, and ready to present for review.

Erick Hedberg proposal;

This project will be on the agenda for next meeting. Mr. Hedberg would like to separate the projects (apartment buildings & storage units) in order to get something moving. Peter Drum notes that in the future Mr. Hedberg could request to split the lot in 2 that could make it easier rather than applying for a change of use if he does split the projects.

Micah Nelson asks if the Selectmen feel like a review of the current ordinances on certain development projects (storage units, apartment buildings) would be helpful for the future. The possibility of limiting the number of permits for like businesses/developments within the town so as to not have a concentration of any one type dominating/changing the community.

Meeting adjourns 9:10 p.m.

Respectfully submitted,  
Kelly Hassanein

