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**MUNICIPAL IMPACT REPORT**  
**TETRAHYDRA AGTEK, LLC**  
**509 QUARRY ROAD, BECKET, MA**

**Project Overview**

Tetrahydra Agtek, LLC is requesting a Special Permit from the Town of Becket, Massachusetts to construct a marijuana cultivation facility at 509 Quarry Road. This Municipal Impact Report is provided as supplemental data to the Special Permit application prepared by Tetrahydra Agtek, LLC. The facility will consist of a greenhouse cultivation structure, “head house”, outdoor cultivation area, and accessory and support spaces such as administrative offices, dedicated staff break rooms, dedicated areas for fertigation, cloning, and vegetation of marijuana plants, separate curing, drying, trimming, and packaging rooms, and secure marijuana storage room/vaults. No public access or retail sales are proposed.

The project will include the proposed 31,310 square foot footprint greenhouse building including a pervious pavement access driveway, parking areas, drainage, septic system, roof rain water capture, waste water holding tank, fencing, overhead power supply, generators, dumpsters, propane tank, a cultivation/domestic water supply well.

Pursuant to the Massachusetts Cannabis Regulations, 935 CMR 500, the facility will cultivate, process and package marijuana, and transfer marijuana to other licensed Marijuana Establishments, but not to consumers. Activities to occur onsite include:

- A. Propagation of Marijuana Plants
- B. Flowering of Marijuana Plants
- C. Harvesting of Marijuana Flower & Byproduct (i.e. trim for extraction)
- D. Drying & Curing of Marijuana Flower & Byproduct
- E. Packaging of Dried Marijuana Flower (for retail sale off-site)
- F. Storage of Dried Marijuana Flower & Byproduct
- G. Sale & Distribution of Dried Marijuana Flower & Byproduct to licensed marijuana retailers and manufacturers/processors.

The facility will be used to cultivate, produce, and package marijuana products and will be adequately secured to prohibit public access to facility. No retail sales of marijuana will be conducted on-site. Tetrahydra Agtek and the Town signed a host community agreement on October 22, 2021, which states the requirements to be followed as a cannabis establishment in the Town and according to the Cannabis Control Commission.

**Existing Site**

The project area is located on a 5.637-acre parcel at 509 Quarry Road in Becket. The 5.637-acre lot has been subdivided from the original 80± acre parcel by Form A approval.

An intermittent stream flows west to east through the parcel and bordering vegetated wetlands exist at the west edge of the parcel. The existing grades within the subject parcel are undulating and range from flat to steep. The parcel has historically been used for logging operations. Past logging operations have affected the boundaries and hydrology of resource areas on site and those boundaries are reflected by the

wetland delineation flagging placed on site.

As designed, the proposed cultivation facility is located in an upland area, partially within the jurisdiction of the Wetland Protection Act (Buffer Zone); however portions of the related utility work, stormwater management system, and the proposed cultivation facility driveway require replacement of an existing stream crossing.

The plans and supporting calculations will be submitted to the Becket Conservation Commission.

The entire Town falls within one Zoning District (See Table 1 below). Lot requirements for the District (Section 4.2 Table B per the Becket Zoning Bylaws are as follows:

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Minimum Lot Size</b>	87,120 SF (2 acres)	5.637 acres	5.637 acres
<b>Minimum Frontage</b>	200 feet	592.62 feet	592.62 feet
<b>Minimum Lot Width</b>	160 feet	N/A	517 feet ±
<b>Minimum Front Setback</b>	40 feet	N/A	50 feet (building)
<b>Minimum Side Setback</b>	20 feet	N/A	20 feet (building)
<b>Minimum Rear Setback</b>	20 feet	N/A	310 feet ±
<b>Maximum Building Height</b>	40 feet	N/A	< 40 feet
<b>Minimum Lot Size for Outdoor Cultivation</b>	5 acres	5.637 acres	5.637 acres
<b>Minimum Front Setback for Outdoor Cultivation</b>	100 feet	N/A	327 feet ±
<b>Minimum Side Setback for Outdoor Cultivation</b>	100 feet	N/A	100 feet
<b>Minimum Rear Setback for Outdoor Cultivation</b>	50 feet	N/A	50 feet
<b>Minimum Lot Size for Indoor Cultivation</b>	2 acres	5.637 acres	5.637 acres
<b>Minimum Front Setback for Indoor Cultivation</b>	50 feet	N/A	50 feet
<b>Minimum Side Setback for Indoor Cultivation</b>	20 feet	N/A	25 feet
<b>Minimum Rear Setback for Indoor Cultivation</b>	20 feet	N/A	303 feet ±

**Table 1** – Table of Dimensional Requirements (Per Becket Zoning Bylaws).

The wetland resource areas present in the area of proposed work are Bank (310 CMR 10.54) and Bordering Vegetated Wetland (BVW) (310 CMR 10.55) (intermittent streams and BVW located on site).

According to FEMA flood insurance rate map data taken from MassGIS, no portion of the subject parcel is located within a FEMA mapped flood zone.

According to the current Natural Heritage & Endangered Species Program (NHESP) mapping taken from MassGIS, no portion of the subject parcel is located within any NHESP estimated or priority habitat designated areas.

According to MassGIS, no portion of the property is located within an Area of Critical Environmental Concern (ACEC).

**Becket Zoning By-Laws Section 6.8: Marijuana Establishments (ME) & Medical Marijuana Treatment Centers (MMTC)**

Site information is provided alphabetically by topic below.

**Access**

Access to the site is via a proposed 20-foot wide pervious pavement driveway with paved apron from Quarry Road. A Becket curb permit will be applied for by the owner. The 20-foot wide driveway has been designed at a maximum of 12% and will include country drainage (sheet flow) with drainage swales and cross culverts to stormwater mitigation areas. This access will be maintained and improved as necessary. Parking and traffic are discussed below.

**Electric/Telephone/Internet/Fuel**

Electric, telephone and internet wiring for the proposed building will be provided by overhead wires that will tie into an existing utility pole along Quarry Road.

A 2,000-gallon underground propane storage tank is proposed to be installed directly adjacent to the proposed greenhouse building. A generator that will serve the proposed building is proposed to be installed on concrete containment pads, directly adjacent to the proposed underground propane storage tank, behind the proposed greenhouse building.

**Employees**

For purposes of this impact report, it is assumed that approximately 15 full-time equivalent employees will be employed by the facility during harvest periods. During normal operations, it is anticipated that approximately 8 employees will be required at any one time. Once fully operational, the employees are anticipated to work two overlapping shifts (likely between 7AM to 7PM) with shift-change occurring in the early afternoon.

**Fire Protection**

The applicant will work with the Town Fire Chief to develop an adequate fire access plan.

**Landscaping and Planting**

Existing vegetation and trees are proposed to remain to the maximum extent practicable and the clearing limits are shown on the plans. Tree and shrub plantings, including the species type and size, are proposed along the frontage and are shown on the plans and as required by the Zoning Bylaws.

**Lighting**

Lighting infrastructure will be limited to building and security lighting and will be downward directional/shielded to prevent overflow at the property lines. Lighting is not designed for public use of the site, as only employees and vendors will use the site. No lighting will be installed outside of the fenced area of the property.

**Odor Control**

Tetrahydra Agtek, LLC has experience in designing cultivation and manufacturing facility ventilation systems in a manner that promotes employee health, the health of the marijuana plants being cultivated, and eliminates the emission of odors generated by the operations.

**Indoor Facility**

Since the control of the marijuana growing environment is critical to the success of the operation, this cultivation facility will consist of completely enclosed micro-climates/environments inside the footprint

of the existing building. The facility will have an aggressive air filtration program, Ecosorb CNB 100 and carbon filtration, to effectively “scrub” the interior air of all particles, contaminants, and odors. Below is the Odor Control plan:

Natural odor control solutions, such as Ecosorb CNB 100, are an effective and environmentally-friendly solution for industrial cannabis odor control. CNB 100 is designed to be administered through several delivery solutions and can be combined with existing carbon or filtration systems for successful odor control.

Ecosorb’s cannabis odor control products destroy industrial cannabis odors at the source instead of masking the odors with a synthetic fragrance or harsh chemicals. Ecosorb’s natural solution is safe for use around people and animals, making it an ideal solution for grow rooms, greenhouse odor control, and more.

Ecosorb CNB Formulations are a natural odor eliminator designed for cannabis grow room, greenhouse, or processing facility odor control. It’s most commonly used as a liquid concentrate and delivered by vaporization mist around exhaust fans to scrub odors from escaping air. CNB 100 includes no masking agents, synthetic perfumes, harmful chemicals, VOC’s, or unsafe ingredients.

Ecosorb’s blend of natural plant oils eliminates odor-causing chemical compounds in cannabis – including cannabinoids, terpenes, and sesquiterpenes – without the drawbacks of other odor mitigation techniques. By breaking down odor molecules, it removes smells from the air.

Additionally, the distribution of Ecosorb requires no added water, thanks to advanced Vapor Phase technology. You just need the dispersion equipment and Ecosorb CNB 100, designed, engineered, installed, and maintained by Ecosorb’s odor control experts.

Carbon filtration is used inside a facility to scrub air of odors. Ecosorb CNB 100 solutions are used outside a facility to eliminate remaining odors from escaping exhaust. When paired together, the combination effectively eliminates odors.

See applicant’s CCC submission for more information.

### **Outdoor Operations**

Tetrahydra Agtek, LLC will be using the Cannbusters odor control formula for outdoor odor mitigation. Cannbusters' patented formulation is atomized into exhaust air streams. All Odor molecules that come into contact with Cannbusters are eliminated by oxidation. Cannbusters does not add VOCs like other systems such as Vapor Phase, Enzyme or Fragrances based products. Cannbusters eliminates Cannabis Odor Molecules, proven by independent verification.

As technology is constantly evolving and a variety of new and improved products and technologies are introduced in the cannabis industry on a monthly basis, Tetrahydra Agtek, LLC will utilize the newest applications and systems available for odor control once the facility is operational.

### **Operation Days/Hours**

Cultivation facilities, due to the nature of their operations require 24/7 security. Staff is expected to be on site 16-18 hours per day in varying shifts. Staff may be required to make visits to the facility for wellness checks after hours and on weekends and holidays to ensure environmental conditions and health of plants.

### **Parking and Loading**

The proposed parking will include up to 15 maximum employees, per day, working in shifts. Supply deliveries will be approximately 1-2 times per week, and outgoing product shipments will occur

approximately 5 times per year. The delivery site is designed to accommodate vans and small box trucks.

Parking will include 18 standard 9 ft x 18 ft spaces plus 1 accessible space with a 20-foot aisle. 19 parking spaces are provided on the site plan. A total of 35 parking spaces are required by Section 6.8.9i (35,000 sq. ft. gross floor area / 1000). Since there will only be a total/maximum of 15 employees per day, a waiver for the number of parking spaces is requested.

A parking easement of 600 square feet has been granted to Tetrahydra Agtek, LLC. See signed easement documents attached.

### **Security**

All areas of the proposed site will be appropriately lit using motion sensor lighting (triggered by objects larger than 80lbs) and equipped with security cameras. Security cameras will be placed at all entrances and exits, and on the exterior of the building in a manner that allows for the surveillance of the areas adjacent to the building, including any exterior parking areas.

Surveillance of the parking area can be accomplished via cameras affixed to the exterior of the existing building. No landscaping will obstruct camera views or lighting on the entire site. Loading and receiving will be performed securely as required by State Cannabis Law. A copy of the Security Plan will be on file with the Becket Police and the Massachusetts Cannabis Control Commission (CCC). A supporting letter from the Police Chief is attached.

### **Signage**

No signage is proposed as part of this project.

### **Solid Waste**

We anticipate the facility will require (2) 8 cubic yard dumpsters to be emptied/picked-up once per week. 935 CMR 500.105(12)(c) requires cannabis waste to be rendered unusable prior to disposal.

The dumpsters with concrete pad and locked enclosure will be located near the front of the building adjacent to the proposed parking area. A licensed solid waste management company will manage the dumpster and its contents on a weekly basis.

The solid waste will include organic compostable plant material and solid waste comprised of shredded rock wool (hydroponic growth medium) and empty nutrient containers (plastic), cardboard boxes, office supplies, and other commodities required for cultivation (ie. nitrile gloves, broken scissors, etc.) and typical solid waste produced at a commercial business (i.e. paper, food waste, etc.). The facility will recycle as much solid waste as possible.

### **Stormwater Management**

Due to the increase in roof area and impermeable surfaces proposed, the site has been engineered to meet the Massachusetts Stormwater Management Standards. Methods include the construction of a stormwater underground chamber system and several water quality swales. In addition, holding/reclamation tanks are proposed for the re-use of rainwater for the cultivation process.

Stormwater from the roof of the proposed cultivation building will be directed into roof leaders that feed into an underground stormwater management system. Stormwater from the proposed parking lot will be collected into open swales, which then flow into proposed stormwater management systems as well. Water from the proposed stormwater management system will then be conveyed to a variety of stormwater management areas located within the project site. Several other smaller stormwater management areas are proposed to be constructed along the proposed driveway, to handle any stormwater runoff created by the road surface. Any stormwater overflow from the proposed stormwater management

areas will be treated and outlet through pervious stone level spreaders. No point source discharge is proposed as part of this project.

All areas that have been disturbed by the proposed work or construction access will be loam, seeded, and straw mulched. The seed mixture proposed to be used onsite in the Buffer Zones is “New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites” from New England Wetland Plants, Inc. or an approved equal. Erosion controls will remain in place as shown on the attached site plan until the site of proposed work has been fully stabilized with vegetation or the Becket Conservation Commission has approved their removal. The erosion controls shown on the attached site plan will serve as the limit of proposed work.

Stormwater supporting calculations are provided in the attached Stormwater Report.

### **Traffic Impacts**

There is no existing use of the vacant site. The proposed use is marijuana cultivation (categorized manufacturing for purposes of standard trip calculations), production, and associated office space. The proposed building is approximately 22,000 square feet, plus a 6,000 square foot head house, areas associated with manufacturing.

**Traffic Comparison: Estimated Trips from ITE Data**

Use 35,000 sq. ft. (gross)	Estimated Trips per Hour (Peak PM)*	
	Existing Use	Proposed Use
Indoor Facility	0	23
Outdoor Facility	0	N/C

\*Traffic Count Developed from “Institute of Transportation Engineers, Trip Generation by Land Use Code, 10<sup>th</sup> Edition” based on SF of Gross Floor Area per Use. Calculations above are based on the following use categories and rounded up:

Manufacturing: 0.67 trips per 1,000 SF gross floor area (PM peak hour)

The above table was calculated based on average trips reported for a variety of manufacturing uses. Based on the applicant’s experience with similar operations in other locations and the ITE calculations, the following table is a representation of the expected maximum daily traffic:

**Typical Cultivation/Production Facility Daily Traffic**

Trip Detail	Trips per Day
Employee trips (15 employees)	15
Supply deliveries	0.2 (1 delivery/week)
Outgoing products	5
Vendor trips	0
<b>TOTAL Trips per Day:</b>	<b>20.2</b>

Due to the limited employee count, we feel that the second table is a more accurate representation of the actual traffic generated by the facility. However, in the event that ITE data occurs we believe the existing roadway network is adequate to handle the proposed use in either case. An addition of 20 vehicle trips per day is negligible for the functionality of the roadway.

As noted in the “Employees” section earlier in this document, employees are anticipated to work in two overlapping shifts (likely between 7 AM and 7 PM) with shift-change occurring in early afternoon. The facility will have security staff 24 hours per day, 7 days per week and after-hours staff/operations will be minimal.

### **Water/Sewer**

The building is proposed to be serviced by a new onsite private well and an onsite septic system for

domestic use. Water for cultivation is proposed from a new onsite well and cultivation wastewater will be stored onsite for reuse or legal offsite disposal. Estimated domestic water and sewer usage is contained in the table below.

**Title V Water and Sewer Flow Estimates\***

Use	Design Flow (Gal/Day)
Proposed Marijuana Cultivation and Production Facility (per MassDEP Title V for manufacturing with 15 employees). Does not include waste water that is recycled or disposed of offsite.	225 <sup>a</sup> (Use 330) <sup>b</sup>

<sup>a</sup> Title V estimates for a “Factory, Industrial Plant, Warehouse or Dry Storage Space without cafeteria” requires 15 Gallons per Day per Person.

<sup>b</sup> Title V requires minimum flow rate of 330 gallons per day.

A new subsurface sewage absorption system is proposed north of the new building near the proposed outdoor grow facility. Two underground concrete tanks (one 1,500-gallon septic tank and 1,000-gal pump chamber for domestic waste) are proposed to be installed. Soil Evaluations and percolation tests have been performed and witnessed by the Becket Board of Health for septic system design.

The proposed septic systems are only designed to handle waste water from employees and typical office use.

The proposed cultivation well with water storage tanks for peak demands, along with a rainwater collection system, and a gray water recycling system, will be adequate for operational water needs.

Locations of the proposed wells and septic system are shown on the included Plans. Proposed well and septic system meet all applicable setbacks.

### **Summary and Conclusions**

Compliance with both the letter and the spirit of the Zoning Bylaw is demonstrated by this Narrative and Municipal Impact Report for the proposed use as a marijuana cultivation establishment.

The proposed building for cultivation and related sitework for the construction of the driveway, stormwater management facilities, parking, fire access, utilities, wells, dumpsters, and the septic system have been designed so that there are no known negative impacts to the municipal systems.

Traffic will be from employee trips, vendors and deliveries, and local roads are suitable to handle to the proposed traffic. Lighting infrastructure will be downward directional/shielded to prevent overflow at the property lines.

Erosion and sedimentation controls will be installed prior to construction and maintained throughout. A Notice of Intent will be submitted to the Becket Conservation Commission.

**SUMMARY OF CONFORMITY WITH  
APPLICABLE ZONING BYLAW REQUIREMENTS**  
**TETRAHYDRA AGTEK, LLC**  
**509 QUARRY ROAD, BECKET, MA**

The following is a summary of the applicable Becket Zoning Bylaw requirements and the proposed conformance under this Special Permit.

<b>5.1 Sign Regulations</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
5.1.1	Purpose and Applicability	All signs are subject to sign restrictions. Some signs are subject to permits from the property owner, Planning Board, and/or Building Inspector. Enforcement of this Section shall not infringe upon protected noncommercial speech and a property owner's right to freedom of speech. It is the intent of this Zoning By-Law to achieve consistency to address public convenience and safety and not to extend nonconforming uses.	Not Applicable – No signage proposed

<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
6.8.1	Purpose	The purpose of this section is to provide for the placement of Marijuana Establishments (MEs) and Medical Marijuana Treatment Centers in suitable locations in the Town of Becket (the "Town") in recognition of and in accordance with "The Regulation of the Use and Distribution of Marijuana Not Medically Prescribed," M.G.L. c. 94G and "Medical Use of Marijuana", M.G.L. c. 94I. The specific purpose of this section is to safeguard the built environment by permitting compliance with state law in a manner consistent with community and neighborhood concerns, while also ensuring that those entities permitted to operate a ME or Medical Marijuana Treatment Center, as defined herein, comply with the relevant provisions of	Project meets the stated purpose



<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		Chapter 334 of the Acts of 2016, Chapter 351 of the Acts of 2016, Chapter 55 of the Acts of 2017, and the regulations promulgated by the Cannabis Control Commission (CCC) found at 935 CMR 500.000 and 105 CMR 725.000 et seq.	
6.8.3	Designated Locations for MEs and Medical Marijuana Treatment Centers	1. MEs and Medical Marijuana Treatment Centers may be sited on any property within the Town provided it is not restricted by any provision of this Bylaw.	Requirement Met
		2. No ME or Medical Marijuana Treatment Center shall be located within 500 feet of any licensed public or private school providing education in pre k, kindergarten or any of grades 1 through 12, any public playground, or licensed daycare or other similar facility where organized youth activities occur. Distances shall be between the nearest property lines of each use. The Special Permit Granting Authority may reduce this setback distance if it finds site-specific circumstances or barriers adequately separate the proposed marijuana use and a protected use. The burden shall be on the Applicant to demonstrate that reducing the minimum setback will serve the purpose of this Section and address the concerns of the Special Permit Granting Authority.	Requirement Met
6.8.4	Designated Number of MEs and Medical Marijuana Treatment Centers	1. The total number of Marijuana Retailers shall not exceed fifty percent (50%), of the number of licenses issued within the Town for the retail sale of alcoholic beverages not to be drunk on the premises. Fractions of retailers shall be rounded up to the nearest whole number.	Acknowledged
		2. The aggregate number of non-retail MEs in the Town shall not exceed six (6) establishments in	Acknowledged

<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		total.	
		3. The total number of Medical Marijuana Treatment Centers shall not be greater than 2.	N/A
		4. In the event that the number of licensed packaged liquor stores allowed/issued within the Town decreases, any ME, if then exceeding the limitations as stated in Sections 6.8.4.1 may remain in operation.	Acknowledged
		5. There shall be no restrictions on the number of any particular type of establishment permitted within the Town, other than as regulated in Subsection 6.8.4.1.	Acknowledged
6.8.5	Special Permit Required	No ME or Medical Marijuana Treatment Center shall be operated or expanded without first obtaining a Special Permit from the Town Special Permit Granting Authority in accordance with this Section and Section 9.3, "Special Permits"	Acknowledged
		1. The Special Permit Granting Authority shall be the Planning Board.	Acknowledged
		2. A Special Permit shall only be valid for use by the Applicant and will become null and void upon the sale or transfer of the license of an ME or Medical Marijuana Treatment Center or change in the location of the business.	Acknowledged
		3. In the event that the Commonwealth's licensing authority suspends the license or registration of a ME or Medical Marijuana Treatment Center, the Special Permit shall be so suspended by the Town until the matter is resolved to the satisfaction of said licensing authority.	Acknowledged
		4. The Special Permit shall be considered null and void if meaningful construction has not begun on the project within 2 years of obtaining said permit, as	Acknowledged

<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		determined by the Building Inspector or their designee(s).	
		<p>5. Conditions of Special Permit approval may include but are not limited to the following:</p> <p>a. Street, side or rear setbacks greater than the minimum required by this bylaw;</p> <p>b. Modification of the exterior features or appearances of the structure;</p> <p>c. Limitation of size, number of occupants or hours of operation;</p> <p>d. Regulation of number, design and location of access drives or other traffic features;</p> <p>e. Requirement of off-street parking or other special features beyond the minimum required by this or other applicable ordinances;</p> <p>f. Proposed security precautions shall be adequate to protect the safety and well-being of users of the establishment.</p>	Acknowledged
6.8.7	Outdoor Cultivation Requirements & Performance Standards	1. The minimum lot size for this use shall be five (5) acres.	Requirement Met
		2. The minimum required building setbacks shall be one hundred (100) feet for front and side yards, and fifty (50) feet for rear yards. No marijuana shall be planted within a required building setback.	Requirement Met
		3. No fertilizers, compost, soils, materials, machinery, or equipment shall be stored within the required front, side, and rear yard building setbacks.	Acknowledged
		4. In any residential area, any property line of an abutting residential or institutional use shall be provided with a continuous screened fence six (6') feet in height	Requirement Met

<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		along all such property lines.	
		<p>5. In reviewing a Special Permit under this section the Special Permit Granting Authority shall consider the impact of the proposal on the following:</p> <p>a. Character of the neighborhood to include visual compatibility with surrounding uses.</p> <p>b. Proximity to other marijuana uses to prevent clustering.</p> <p>c. Relationship to surrounding uses to avoid unnecessary exposure to minors.</p> <p>d. The provision of adequate lighting to promote security for customers and the public.</p> <p>e. Hours of operation.</p> <p>f. Site design and other development related site impacts.</p>	Requirement Met
6.8.8	Indoor Cultivation, Craft Cooperative, Micro Business, Manufacturing, Processing, Testing & Research Requirements & Performance Standards	1. The minimum lot size for this use shall be two (2) acres.	
		The minimum required building setbacks shall be fifty (50) feet for front yards, and twenty (20) feet for side and rear yards.	Requirement Met
		2. No fertilizers, compost, soils, materials, machinery, or equipment shall be stored outdoors within the required front, side, and rear yard building setbacks.	Acknowledged
		3. In any residential area, any property line of an abutting residential or institutional use shall be provided with a continuous screening along such side and rear property lines.	Requirement Met
		4. In reviewing a Special Permit under this Section the Special Permit Granting Authority shall consider	Requirement Met

<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		<p>the impact of the proposal on the following:</p> <p>a. Character of the neighborhood to include visual compatibility with surrounding uses.</p> <p>b. Proximity to other marijuana uses to prevent clustering.</p> <p>c. Relationship to surrounding uses to avoid unnecessary exposure to minors.</p> <p>d. The provision of adequate lighting to promote security for customers and the public.</p> <p>e. Hours of operation.</p> <p>f. Site design and other development related site impacts.</p>	
6.8.9	Additional Requirements & Performance Standards for MEs and Medical Marijuana Treatment Centers	<p>a. Hours of operation. Operating hours of a Marijuana Retailer shall be consistent with the regulations for "Alcoholic Liquors," G.L. c. 138, unless determined otherwise by the Special Permit Granting Authority. Hours of operation shall apply to all sales, delivery and dispensing activities for the business. There shall be no hourly restrictions all other MEs or Medical Marijuana Treatment Centers, unless imposed by said authority as part of site plan approval.</p>	See Municipal Impact Report and CCC
		<p>b. Signage. All signage must comply with the regulations set forth in Section 5.0 of the Zoning Bylaw for the Town and the regulations established by the CCC.</p>	N/A
		<p>c. On-site consumption of marijuana. On-site consumption is prohibited on or within the premises of any ME, except for Research Facilities and except as may be allowed in a cannabis membership club or other entity allowed by state law.</p>	Acknowledged

<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		d. Visibility of activities. All activities of any ME shall be conducted indoors except for outdoor cultivation operations.	Requirement Met
		e. Paraphernalia. Devices, contrivances, instruments and paraphernalia for inhaling or otherwise consuming marijuana, including, but not limited to, rolling papers and related tools, water pipes, and vaporizers may lawfully be sold at a Marijuana Retailer. No retail marijuana, marijuana products or paraphernalia shall be displayed or kept in a retail marijuana store so as to be visible from outside of the licensed premises.	Acknowledged
		f. Lighting. Outdoor light levels shall not exceed 1 foot-candle along property lines, nor 10 foot candles for any location on the property. Any light poles, new or existing, may not exceed 18' in overall height. All outdoor light fixtures must be shielded and aimed down to prevent light trespass onto adjacent properties. The Special Permit Granting Authority may modify this requirement if, upon recommendation by the Police Chief, it is required for adequate safety and security.	Requirement Met See Municipal Impact Report
		g. Landscaping. Marijuana Retailers shall be landscaped to harmonize the building with surrounding uses. Landscaping shall be provided at the rate of one (1) canopy tree for every 30' of lineal road frontage and shall be located within 15' of the front property line(s). Existing trees may count toward this requirement and may be clustered. Landscaping must consist of native, non-invasive plant species. The Special Permit Granting Authority may modify or waive this requirement.	Requirement Met

<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		h. Control of emissions. Sufficient measures and means of preventing smoke, odors, debris, dust, fluids and other substances from exiting a ME must be provided at all times. In the event that any odors, debris, dust, fluids or other substances exit a Marijuana Retailer, Marijuana Product Manufacturer, Research Facility or Independent Testing Laboratory, the owner of the subject premises and the licensee shall be jointly and severally liable for such conditions and shall be responsible for immediate, full cleanup and correction of such condition. The licensee shall properly dispose of all such materials, items and other substances in a safe, sanitary and secure manner and in accordance with all applicable federal, state and local laws and regulations.	See CCC agreement for more information
		i. Parking. Off-street parking must be provided as follows:	
		i. Marijuana Cultivation Facilities and Manufacturing Product Manufacturers: one (1) parking space for each employee plus adequate space for service and supply vehicles or one (1) parking space for each 1,000 square feet of gross floor area, whichever is greater.	Wavier Requested  15 maximum employees proposed in two 7-8 person shifts during peak harvest periods only. 18 spaces are proposed
		ii. Marijuana Research Facilities and Independent Testing Laboratories: one (1) parking space for each 300 SF of gross floor area.	N/A
		iii. Marijuana Retailers and Medical Marijuana Treatment Centers: one (1) parking space for each 250 SF of gross floor area.	N/A
		j. Marijuana Retailers are prohibited from installing an on-site drive-through facility.	Acknowledged

<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		k. Fencing. As a condition of the Special Permit approval, the Special Permit Granting Authority will determine the location, height and type of fencing, if applicable. Additional fencing may be required if determined necessary by the Police Chief. In no instance shall barbed-wire fencing be permitted.	Requirement Met
		l. Marijuana Waste Disposal. There shall be no outdoor storage of marijuana waste for any Marijuana Retailer. All marijuana waste generated shall be secured indoors, to be serviced by an authorized professional waste removal service company or medical waste company.	See Municipal Impact Report
		m. Marijuana Retailers are prohibited from selling alcoholic beverages.	N/A
6.8.10	Filing Requirements	Applications for Special Permits shall be submitted to the Planning Board for approval. The Planning Board, acting as the Special Permit Granting Authority, shall then approve, approve with conditions, or deny the site plan and Special Permit. No Special Permit shall take effect until such decision by the Special Permit Granting Authority has been recorded at the Middle District Registry of Deeds. Said applications shall include the following, unless partially or completely waived by the Special Permit Granting Authority:	Acknowledged
		1. Site Plan. In addition to the site plan contents required per Section 9.4.5, the site plan shall also include:  i. The names, mailing addresses, phone numbers, email addresses and signatures of the applicant, owner and operator.  ii. Physical address (if one exists)	Requirements Met



<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		<p>and the map, lot and block number of the proposed site.</p> <p>iii. Security Plan. A security plan is required to ensure the safety of employees, patrons and the public to protect the premises from theft or other criminal activity. The security plan shall be reviewed and approved by the local Police Chief. The following elements may be included in the security plan and are only required if deemed necessary by the Police Chief:</p> <ol style="list-style-type: none"> <li>1. An interior floor plan (secured areas, windows, doors, etc.)</li> <li>2. Exterior lighting</li> <li>3. Fencing</li> <li>4. Gates</li> <li>5. Alarms</li> <li>6. Additional security measures not listed above.</li> </ol>	<p>See CCC agreement</p> <p>Requirements Met</p>
		2. Traffic Study. The Special Permit Granting Authority may require a traffic study that includes an analysis of traffic generation, circulation and off-street parking demands to determine sufficient parking and optimum configuration for site ingress and egress.	See Municipal Impact Report
		3. State License. A copy of the license or registration as a ME from the CCC or documentation that demonstrates that said facility and its owner/operators qualify and are eligible to receive a Certification of Registration and meet all of the requirements of a ME in accordance with the regulations adopted by said commission, as amended.	See CCC
		4. Site Control. Evidence that the Applicant has site control and the right to use the site for a ME in the form of a deed, valid lease, or purchase & sale agreement or a notarized statement from the property owner certifying the	Requirement Met – See Attached

<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		Applicant has firm site control.	
		5. Applications for Site Plan Review shall include a project impact statement, which addresses potential impacts of the use on traffic, on-site parking, storm-water runoff, lighting, and landscaping.	Requirement Met
6.8.11	Discontinuance of Use	Any ME or Medical Marijuana Treatment Center under this Section shall be required to remove all material, plants, equipment, and other paraphernalia in compliance with regulations established by the CCC within 30 days after the expiration or voiding of its license.	Acknowledged
6.8.12	No Town Liability: Indemnification	1. The Applicant and all licensees waive and release the Town, its elected officials, employees and agents from any liability for injuries, damages or liabilities of any kind that result from any arrest or prosecution of the ME or Medical Marijuana Treatment Center owners, operators, employees, clients or customers for a violation of state or federal laws, rules or regulations.	Acknowledged
		2. The Applicant, in receiving approvals issued pursuant to this chapter, and all licensees, jointly and severally, if more than one, agree to indemnify, defend and hold harmless the Town, its elected officials, employees, attorneys, agents, insurers and self-insurance pool against all liability, claims and demands on account of any injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage or any other loss of any kind whatsoever, arising out of or in any manner connected with the operation of the ME or Medical Marijuana Treatment Center that is subject of the approval/license.	Acknowledged

<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
6.8.13	Annual Inspection	1. The Building Inspector and Police Chief shall inspect any operating ME or Medical Marijuana Treatment Center within the Town annually to ensure compliance with this section and with any conditions imposed by the Special Permit Granting Authority a condition of the Special Permit approval.	Acknowledged
		2. The first annual inspection shall be more than one (1) year after beginning operation, but before two (2) years after beginning operation.	Acknowledged
6.8.14	Other Laws Remain Applicable	1. Business License Required. At all times while a permit is in effect the licensee shall possess a valid license.	Acknowledged
		2. To the extent that the state has adopted or adopts in the future any additional or stricter law or regulation governing MEs or Medical Marijuana Treatment Centers, the additional or stricter regulation shall apply. Compliance with any applicable state law or regulation shall be deemed an additional requirement for issuance or denial of any license under this chapter, and noncompliance with any applicable state law or regulation shall be grounds for revocation or suspension of any license issued hereunder.	Acknowledged
		3. Any ME or Medical Marijuana Treatment Center may be required to demonstrate, upon demand by law enforcement officers of the Town and/or the local licensing authority that the source and quantity of any marijuana found upon the licensed premises are in full compliance with any applicable state law or regulation.	Acknowledged
		4. The issuance of any license pursuant to this chapter shall not be	Acknowledged

<b>6.8 Marijuana Establishments (ME) &amp; Medical Marijuana Treatment Centers (MMTC)</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		deemed to create an exception, defense or immunity to any person in regard to any potential criminal liability the person may have for the cultivation, possession, sale, distribution or use of marijuana.	
		5. Prior to the issuance of a Special Permit or site plan approval, the ME or Medical Marijuana Treatment Center must have entered into a Host Community Agreement (HCA) with the Town. If, upon review by the Select Board, the ME is found to not be fully in compliance with the HCA, the special permit and/or the local license may be suspended or rescinded.	Acknowledged
6.8.15	Severability	The provisions of this bylaw are severable, and the invalidity of any section, subdivision, subsection, paragraph or other part of this bylaw shall not affect the validity or effectiveness of the remainder of this bylaw.	Acknowledged

<b>9.3 Special Permits</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
9.3.1	Special Permit Granting Authority	Any Board designated as Special Permit Granting Authority in this Zoning By-Law may hear and decide applications for Special Permits for specific types of uses upon which such board is specifically authorized to act under this Zoning By-Law in accordance with the provisions of G. L. c.40A §9. No action will be taken on a Special Permit application unless the applicant files the appropriate application form and fees and other material as required by the Special Permit Granting Authority. Unless otherwise designated by this Zoning By-Law, the Planning Board shall be the Special Permit Granting Authority.	Acknowledged

9.3 Special Permits			
Section	Description	Requirement	Proposed/Comment/Waiver Request
9.3.2	Criteria	Special Permits shall be granted by the Special Permit Granting Authority, unless otherwise specified herein, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Zoning By-Law, the determination shall include consideration of each of the following:	Acknowledged
		1. Social, economic, or community needs which are served by the proposal;	Requirement Met
		2. Traffic flow and safety, including parking and loading;	Requirement Met
		3. Adequacy of utilities and other public services;	Requirement Met
		4. Neighborhood character and social structures;	Requirement Met
		5. Impacts on the natural environment; and	Requirement Met
		6. Potential fiscal impact, including impact on town services, tax base, and employment.	Requirement Met
		In addition, in making its determination, the Special Permit Granting Authority generally should consider the criteria and guidelines specified in Subsection 9.4.5.	Requirement Met
9.3.3	Procedures	An application for a Special Permit shall be filed in accordance with the rules and regulations of the Special Permit Granting Authority.	Acknowledged
9.3.4	Review by Other Boards and Agencies	The Special Permit Granting Authority shall within ten (10) days after receipt of an application for Special Permit transmit a copy thereof for review to the Board of Health, the Board of Selectmen, the Conservation Commission, the Historical Commission, the Tax	Acknowledged

<b>9.3 Special Permits</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		Collector, the Zoning Board as Appeals, the Highway Superintendent, the Fire Chief, the Police Chief, the Zoning Enforcement Officer and others as necessary. Any board or agency to which such applications are referred for review shall make such recommendations they deem appropriate in writing, provided however, the failure to make recommendations within thirty-five (35) days of receipt by such board or agency of the application for review shall be deemed lack of opposition thereto.	
9.3.5	Conditions	Special Permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees as the Special Permit Granting Authority may deem necessary to serve the purposes of this Zoning By-Law.	Acknowledged
9.3.6	Plans	Unless otherwise provided by the rule or regulation of the Special Permit Granting Authority, an applicant for a Special Permit shall submit a plan in substantial conformance with the requirements of Subsection 9.4.3.1 herein and as required by the rules and regulations of the Site Plan Approval Board.	Acknowledged
9.3.7	Regulations	The Special Permit Granting Authority shall adopt, and from time to time amend, rules relative to the issuance of such permits and shall file a copy of said rules in the office of the town clerk. Such rules shall prescribe a size, form, contents, style and number of copies of application forms, plans and specifications and the procedure for a submission and approval of such permits.	Acknowledged
9.3.8	Fees	The Special Permit Granting Authority may adopt reasonable	Acknowledged

<b>9.3 Special Permits</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
		administrative fees and technical review fees for applications for Special Permits.	
9.3.9	Lapse	Special Permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within 24 months following the filing of the Special Permit approval (plus such time required to pursue or await the determination of an appeal referred to in G.L. c. 40A, §17, from the grant thereof) with the Town Clerk.	Acknowledged

<b>9.4 Site Plan Approval</b>			
<b>Section</b>	<b>Description</b>	<b>Requirement</b>	<b>Proposed/Comment/Waiver Request</b>
9.4.3.1		A site plan, which shall include landscape, utility and drainage information, building elevations, and a traffic plan. An application shall not be considered complete until all required information and fees are submitted.	Requirement Met
9.4.5	Review Criteria/Design Guidelines	The following criteria and guidelines shall be used by the Board in evaluating the site plan and all information submitted as part of the application.	
	Criteria	1. General.	
		a. Conformance with all appropriate provisions of the Zoning By-Law.	Acknowledged
		b. Protection of Town amenities and abutting properties through minimizing of detrimental or offensive actions.	Requirement Met
		c. Protection of abutting properties from detrimental site characteristics.	Requirement Met
		2. Environmental.	
		a. Protection of unique or important natural, historic or scenic features.	Requirement Met
		b. Adequacy of proposed methods of refuse disposal.	Requirement Met

9.4 Site Plan Approval			
Section	Description	Requirement	Proposed/Comment/Waiver Request
		c. Ability of proposed sewage disposal and water supply systems on the site to serve the proposed use.	Requirement Met
		d. Adequacy of the proposed drainage system within and adjacent to the site to handle the increased runoff resulting from the project.	Requirement Met
		e. Provision of adequate landscaping, including the screening of adjacent residential uses	Requirement Met
		f. Adequacy of the soil erosion plan and any plan for protection of steep slopes, both during and after construction.	Requirement Met
		g. Protection of adjacent properties by minimizing the intrusion of lighting, including parking lot and building exterior lighting, through the use of cut off luminaries, light shields, lowered height of light poles, screening or similar solutions.	Requirement Met
		h. Protection of adjacent properties from the intrusion of noise	Requirement Met
		i. Protection of wetlands by building in accordance with the provisions of the Wetlands Protection Act, G. L. c. 131, § 40.	Requirement Met
		3. Design.	
		a. The project shall be reasonably consistent with surrounding buildings and development with respect to setbacks, placement of parking, landscaping and entrances and exits.	Requirement Met
		b. The project shall avoid, to the extent feasible, any impact on steep slopes, flood plains, scenic views, grade changes and wetlands.	Requirement Met
		c. If there is more than one building on the site, the buildings shall relate harmoniously to each other in architectural style, site	N/A



9.4 Site Plan Approval			
Section	Description	Requirement	Proposed/Comment/Waiver Request
		location and building exits and entrances.	
		d. Screening shall be provided for storage areas, loading docks, dumpsters, rooftop equipment, utility buildings and similar features.	Requirement Met
		4. Traffic/Parking.  a. The site shall be designed to provide for the convenience and safety of vehicular and pedestrian movement both within the site and in relation to adjoining ways and properties.	Requirement Met
		b. The location and number of curb cuts shall be such to minimize turning movements and hazardous exits and entrances.	Requirement Met
		c. The location and design of parking spaces, drive aisles, loading areas and walkways shall be provided in a safe and convenient manner.	Requirement Met
		d. Joint access driveways between adjoining properties shall be encouraged.	N/A
		e. A traffic impact report shall be required, unless waived by the Site Plan Approval Board. Information required as part of this report shall be as set forth in the Rules and Regulations of the Site Plan Approval Board.	Requirement Met
		f. Safety hazards shall not be created or added to as a result of traffic generated by the proposed project.	Requirement Met

To Whom it May Concern,

I Adrienne K. Metcalf grant TetrtHydra Agtek LLC and Happy Medium LLC a parking easement of 600 Sqft located on Quarry Rd Book #5917 Page #292.

Sincerely

DocuSigned by:  
  
31B939608D7C498...

Adrienne Metcalf

**Certificate Of Completion**

Envelope Id: 4F26E650F1D54351B1D1B8D5BB6EC9F2

Status: Completed

Subject: Please DocuSign: Parking Easement\_.docx

Source Envelope:

Document Pages: 1

Signatures: 1

Envelope Originator:

Certificate Pages: 4

Initials: 0

Jaclyn Meisterling

AutoNav: Enabled

1699 King St. Suite 209

Envelope Stamping: Enabled

Enfield, CT 06082

Time Zone: (UTC-08:00) Pacific Time (US &amp; Canada)

jmeisterling@afsvinsurance.com

IP Address: 174.68.204.238

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jmeisterling@afsvinsurance.com

**Signer Events**

Adrienne Metcalf

ampoword@gmail.com

Security Level: Email, Account Authentication  
(None)**Signature**

DocuSigned by:



31B939608D7C498...

Signature Adoption: Pre-selected Style

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Signed: 1/28/2022 6:31:27 AM

**Electronic Record and Signature Disclosure:**

Accepted: 1/28/2022 6:30:54 AM

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Completed

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1/28/2022 6:31:27 AM

**Payment Events****Status****Timestamps****Electronic Record and Signature Disclosure**

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

#### **How to contact Ahrens, Fuller, St. John & Vincent Inc.:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [dwatkins@afsvinsurance.com](mailto:dwatkins@afsvinsurance.com)

#### **To advise Ahrens, Fuller, St. John & Vincent Inc. of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [dwatkins@afsvinsurance.com](mailto:dwatkins@afsvinsurance.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [dwatkins@afsvinsurance.com](mailto:dwatkins@afsvinsurance.com) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

#### **To withdraw your consent with Ahrens, Fuller, St. John & Vincent Inc.**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [dwatkins@afsvinsurance.com](mailto:dwatkins@afsvinsurance.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

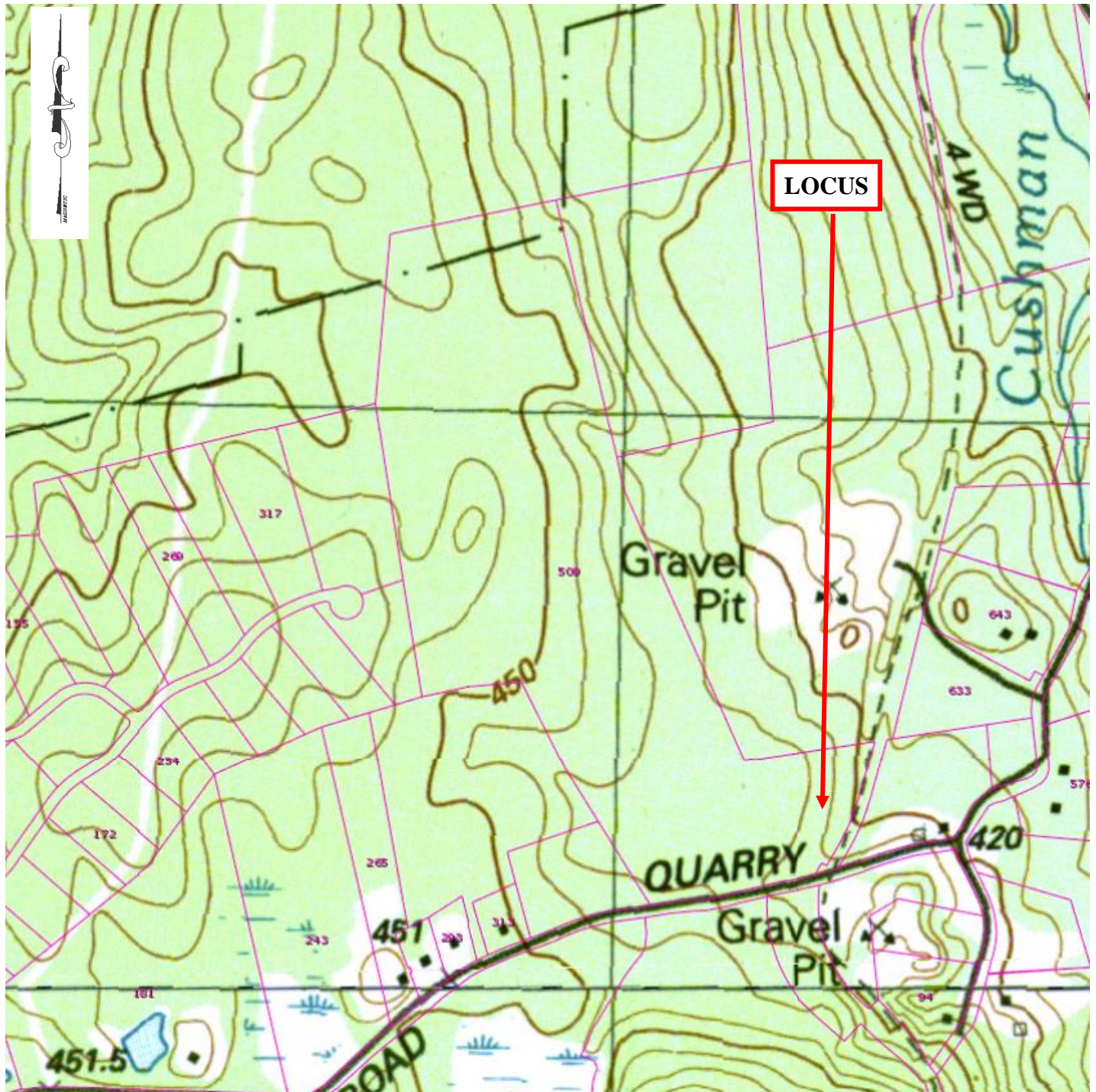
To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Ahrens, Fuller, St. John & Vincent Inc. as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Ahrens, Fuller, St. John & Vincent Inc. during the course of your relationship with Ahrens, Fuller, St. John & Vincent Inc..



UNITED STATES GEOLOGICAL SURVEY MAP



N.T.S.

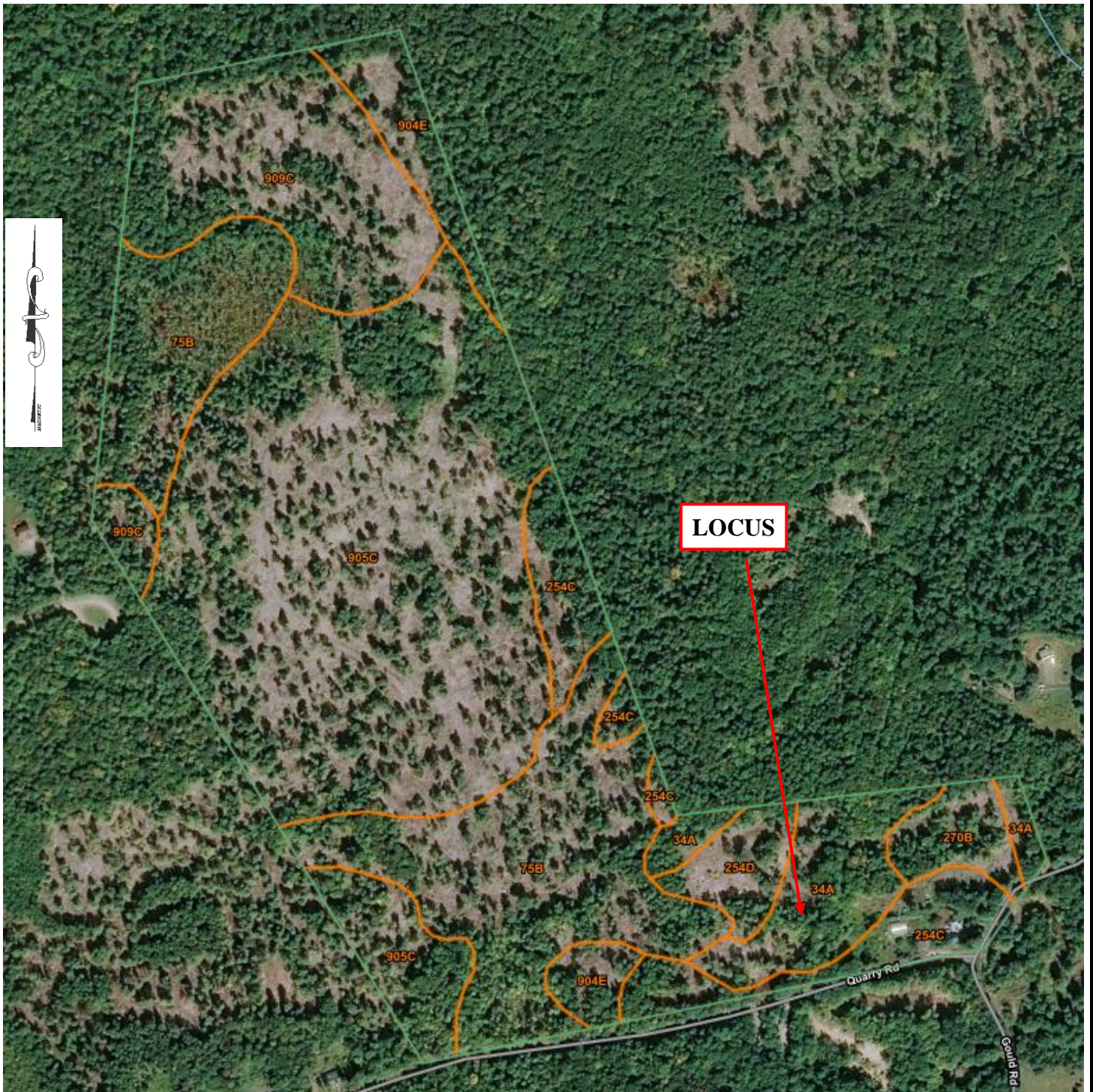
**FORESIGHT LAND SERVICES, INC.**  
ENGINEERING • SURVEYING • PLANNING  
1496 West Housatonic Street  
Pittsfield, MA 01201  
FLS Project #E2988

**Exhibit A-1**  
**USGS Becket QUAD, 1987 ed.**  
Source MASSGIS

509 Quarry Road  
Becket, MA



## USDA WEB SOIL SURVEY MAP



N.T.S.

See next page for soil details

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**Exhibit A-2**  
**USDA Web Soil Survey**

509 Quarry Road  
Becket, MA



## USDA WEB SOIL SURVEY MAP

Map Unit Symbol	Map Unit Name
34A	Fredon fine sandy loam, 0 to 3 percent slopes
75B	Pillsbury fine sandy loam, 0 to 8 percent slopes, very stony
254C	Merrimac fine sandy loam, 8 to 15 percent slopes
254D	Merrimac fine sandy loam, 15 to 25 percent slopes
270B	Hero loam, 3 to 8 percent slopes
904E	Lyman-Tunbridge association, 15 to 60 percent slopes, extremely stony
905C	Peru-Marlow association, 3 to 15 percent slopes, extremely stony
909C	Tunbridge-Lyman association, 3 to 15 percent slopes, extremely stony

N.T.S.

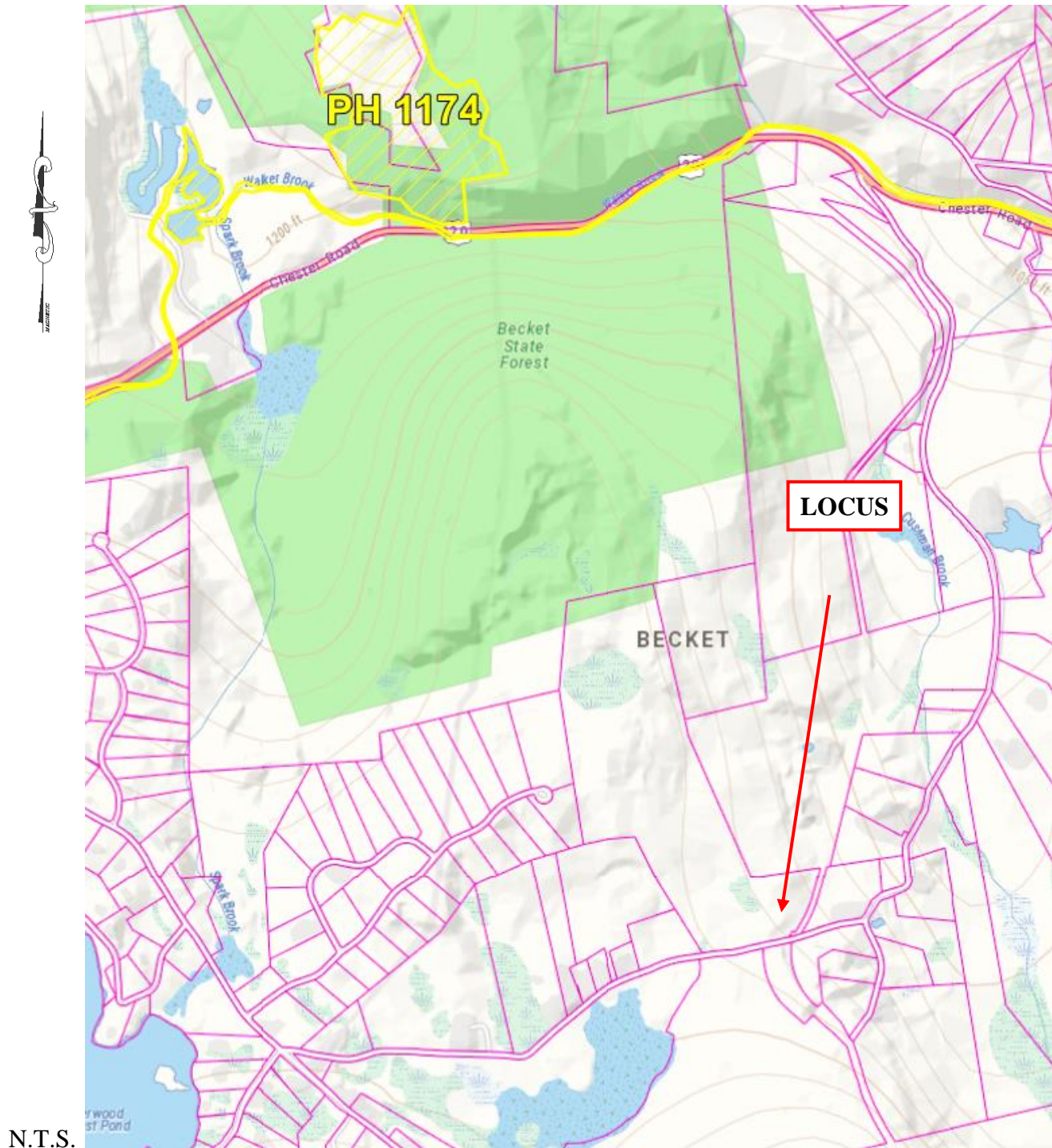
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FLS Project #E2988

**Exhibit A-2**  
**USDA Web Soil Survey**

509 Quarry Road  
Becket, MA

PRIORITY HABITATS AND ESTIMATED HABITATS Effective August 1, 2021  
Priority Habitats for use with the MA Endangered Species Act Regulations (321 CMR 10)  
Estimated Habitats for use with the MA Wetland Protection Act Regulations (310 CMR 10)  
Produced by Natural Heritage & Endangered Species Program

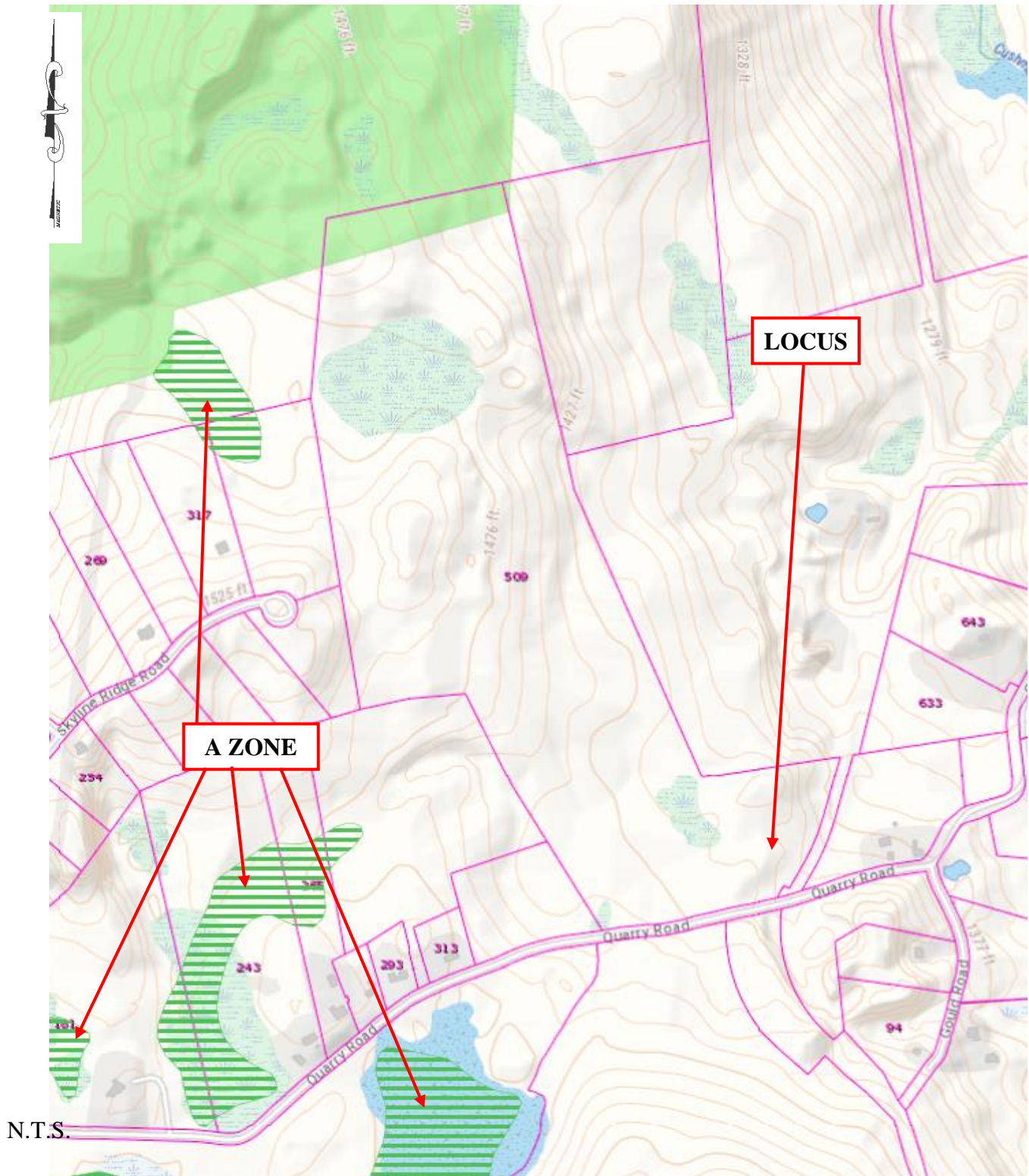
*MA Division of Fisheries and Wildlife*



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Pittsfield, MA 01201  
  
FLS Project #E2988

**Exhibit A-3**  
**Priority Habitat Map**  
**USGS Becket QUAD, 1987 ed.**  
Source MASSGIS  
  
509 Quarry Road  
Becket, MA

# NATIONAL FLOOD INSURANCE PROGRAM



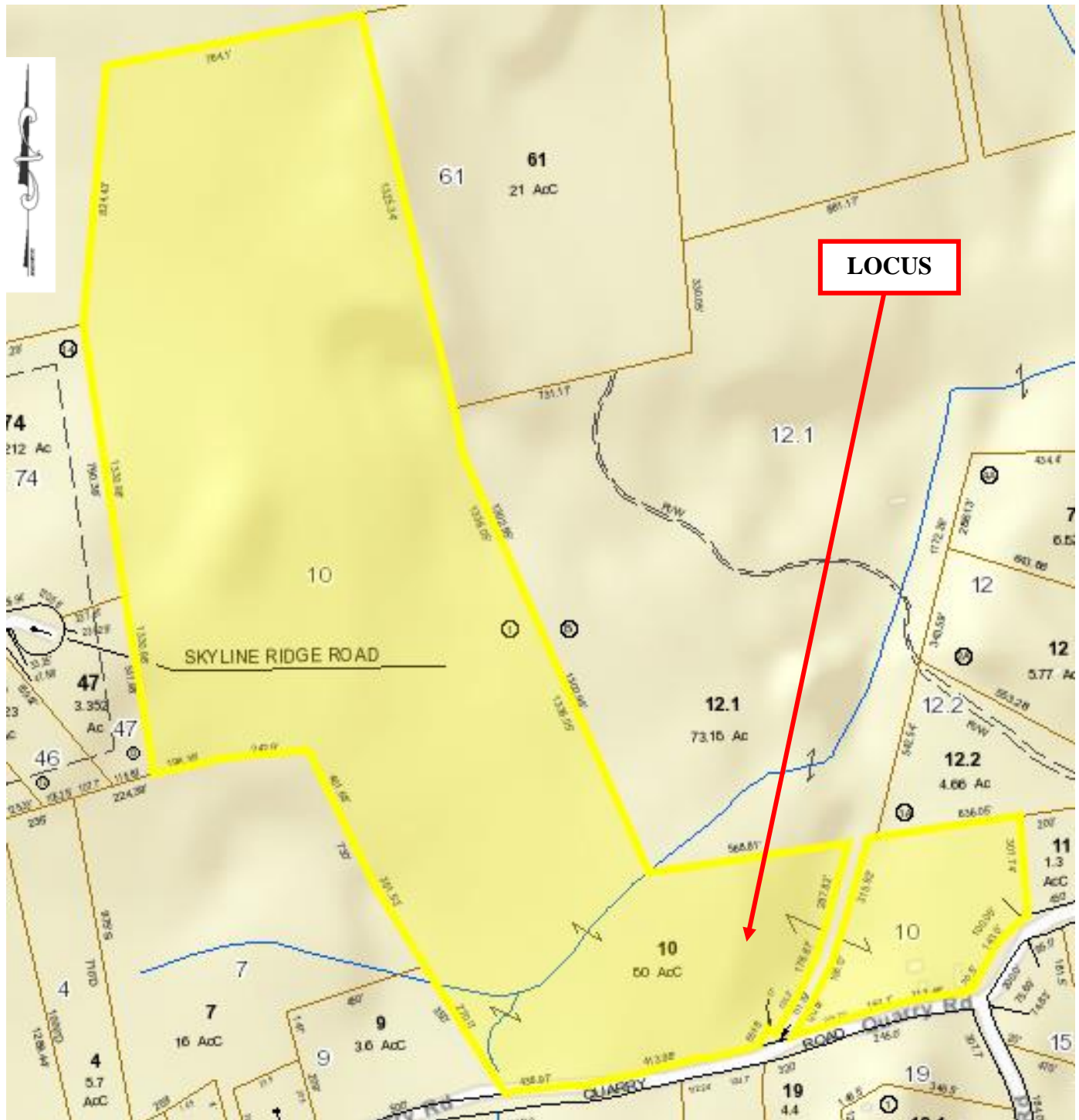
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FLS Project #E2988

**Exhibit A-4**  
**USGS Becket QUAD, 1987 ed.**  
Source MASSGIS

509 Quarry Road  
Becket, MA



## ASSESSOR'S MAP



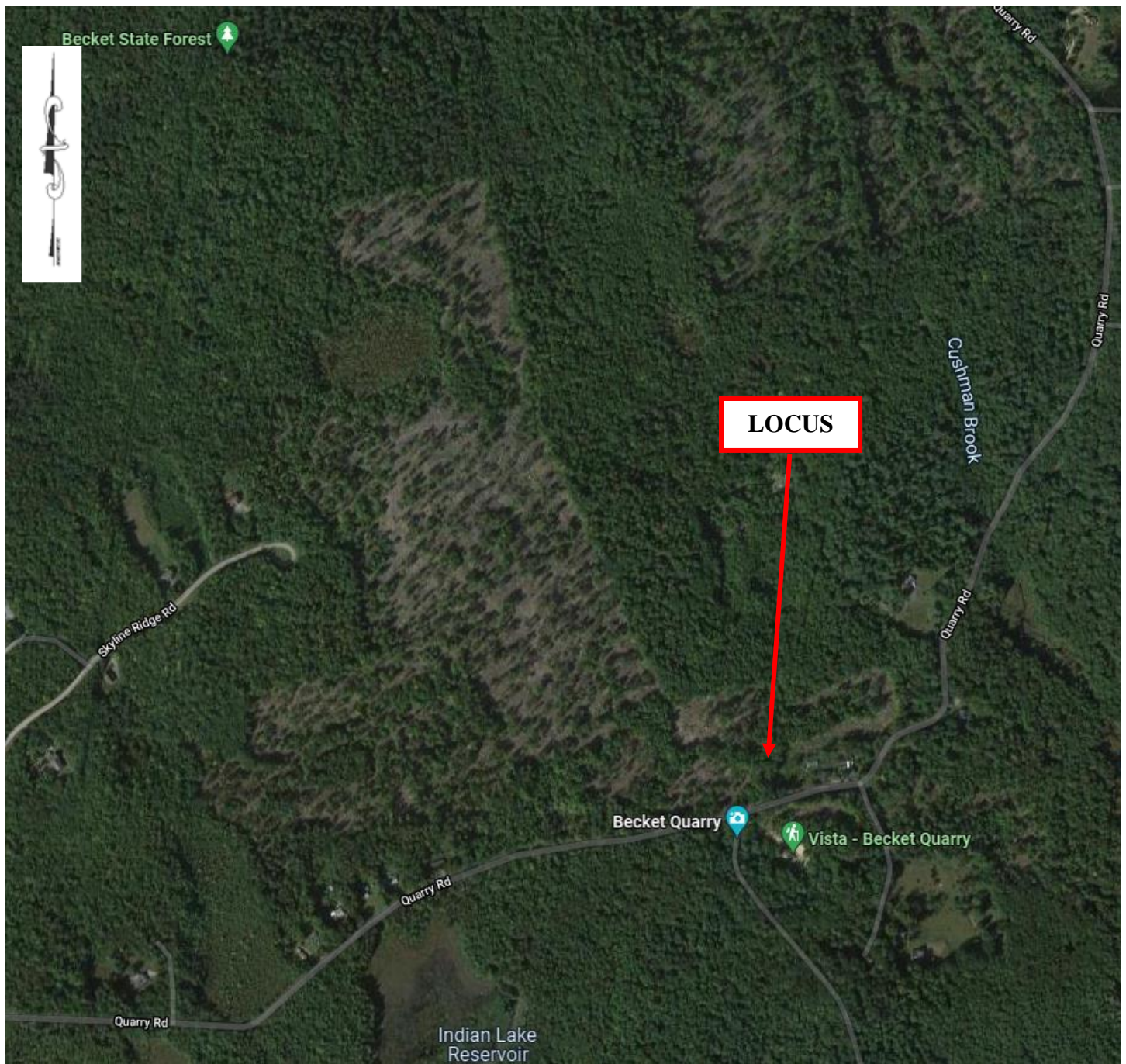
N.T.S.

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FLS Project #E2988

**Exhibit A-5**  
**Source: Town of Becket AxisGIS**  
**Map 416, Lot 10**

509 Quarry Road  
Becket, MA

## AERIAL PHOTO



N.T.S.

**FORESIGHT LAND SERVICES, INC.**  
ENGINEERING • SURVEYING • PLANNING  
1496 West Housatonic Street  
Pittsfield, MA 01201  
  
FLS Project #E2988

**Exhibit A-6**  
**Aerial Photo**  
**Source: Google Maps**

509 Quarry Road  
Becket, MA