



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for February 10, 2021

Meeting held via Zoom

Board Members Present: Robert Ronzio, James Levy, Alvin Blake, Ann Krawet and Howard Lerner

Board Members Absent: Gale LaBelle

Administrative Assistant: Jessica Perotti

Public Present: Wendy Gordon, India Spartz, Lei-Anne Ellis & Charlotte Williams, Carl Goodman, Larisa Shpitalnik, Dan Scher, Steve Smolinsky, Andrew Wood, Stephen Feldman, Mike Thomas, Yale & Laurie Hauptman, Harold Ware, Adele Levine, David Edell, Catherine Scher, Barbara Wacholder & Robert Gross, Laurie Thomas, David Karlin, Arthur Telegen, Cynthia Trenholm, Jeff Wilkinson, Peter Gould, Judy Pillinger and Michael Pillinger, Carol Smolinsky, Linda Benton, Ava Pillinger, Michele Cohen, Kasia Mysliwiec, Peter Spotts-Country Journal, Christian Parisi, Yale & Rhonda Robbins, Barbara Kopp, Michael, Bronstein, Len Levine, Jim McKellar, Mike Starr, Offer Sharaby, Kristopher Massini, Ethan Scher, Brian Vincent, Mike Goodenough, Andrew Wilkinson, Adrienne Metcalf & Josh Schwartzbach, Barbara Wolff, Chuck Miller, Richard & Laura Fredricks, Michael Rhein, Thomas Markovits, Michael Lavery, Jeff Wentzel, Tess Lundberg, Alex Sierra, Vivian Brinsko, Laurence Abrams, Glenna Rubin, Laurie Friedman, Jeremy Lichtman, John Carino, Kathy & David Dickinson, James McGee, Philip Wasserman, John & Beverly Lambert, Michael Zweig, Jason Soares, Harriet Pollack, Ron Klagsbrun and Lorraine Klagsbrun

1. **Call to order:** Robert Ronzio opens the meeting at 7:00 PM. Mr. Ronzio identifies everyone attending and reads the rules for the meeting.
2. **Board to review and approve meeting minutes of February 12, 2020, November 18, 2020, December 9, 2020, December 16, 2020 and January 13, 2021:** Alvin Blake **makes a motion** to move the review of the minutes to the end of the meeting. Howard Lerner **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

- Alvin Blake: yes
- Howard Lerner: yes
- James Levy: yes
- Ann Krawet: yes
- Robert Ronzio: yes
- Gale LaBelle: absent

All in favor. **Motion passes.**

3. **Old Business:** Mr. Blake **makes a motion** to move all of Old Business to the end of the meeting. Dr. Lerner **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

- Alvin Blake: aye



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for February 10, 2021

Meeting held via Zoom

- Howard Lerner: aye
- Ann Krawet: aye
- James Levy: aye
- Robert Ronzio: aye
- Gale LaBelle: absent

All in favor. **Motion passes.**

- a. Update on letter sent to property owner regarding locked gate installed across Tanglewood Circle
- b. Informal discussion regarding establishing zoning districts
- c. Informal discussion regarding revising the existing marijuana bylaw
- d. Informal discussion regarding the town's Master Plan
- e. Review of Special Permit issued to Spencer House LLC for a retail marijuana facility at 3235 Main Street
- f. Letter to William Girard regarding non-conforming lots- review for approval

4. New Business:

- a. **Public Hearing: Brian Vincent, on behalf of Tetrahydra Agtek LLC, seeks relief from Section 6.8.10 to operate a recreational marijuana facility for a tier 11 cultivation and processing plant at 509 Quarry Road; Map/Lot: 416/10:** Mr. Ronzio gives a brief review of the hearing held on January 13, 2021 and also reviews the rules of the hearing. Mr. Ronzio then re-opens the hearing at 7:48 PM and asks Brian Vincent to continue with his presentation. Mr. Vincent defers to Adrienne Metcalf and Josh Schwartzbach, the current owners of 509 Quarry Road.

Ms. Metcalf lets everyone know she and her family have been in Becket for many, many years. She and her sister ultimately inherited the land from her father. She gives a brief history of the neighborhood including another development that attempted to set-up at the quarry. She reminds everyone that she and Mr. Schwartzbach were the ones that helped with negotiations to make the quarry what it is today.

Ms. Metcalf admits they were approached by other developers including those for solar photovoltaic and larger marijuana companies that were interested in using up to 70 (seventy) acres. There is also mention of growing hemp on the property-



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for February 10, 2021

Meeting held via Zoom

instead of marijuana or subdividing the property. She reminds everyone that the current proposal is only for growing 1 (one) acre of marijuana which would be much less of an impact to the neighborhood than the other inquiries they received. She admits the larger companies could offer them more money but they thought the proposal from Mr. Vincent was better suited for Becket. Mr. Schwartzbach agrees with Ms. Metcalf and lets everyone know that he would like to work with the neighborhood to do this. He encourages everyone to keep an open mind for approval.

Mr. Vincent addresses letters submitted by abutters. He notes the indoor marijuana will not have an odor beyond 100' (one-hundred feet). He describes the odor mitigation for the outdoor crop that uses native evergreen trees. He says that with the proposed setbacks, he does not expect odor will be an issue with the mitigation in place. He notes that the **Cannabis Control Commission (CCC)** requires immediate steps be taken should odor be a problem. He defers to Michael Goodenough.

Mr. Goodenough reminds everyone they have the right to develop this facility because state and local laws have been put in place to manage such facilities. He assures everyone they will be a good neighbor and encourages the residents to work with them instead of against them because providing the bylaws and state regulations are followed, it will be approved. He outlines the regulations set by the CCC that must be followed, especially regarding odor, or they would lose their permit. He assures everyone that there is nothing onsite that will raise a risk of fire. He also addresses the fear of increased theft noting there are no areas, where marijuana facilities have been established, that show an increase of crime. He reminds everyone that their facility will provide jobs to local residents. The water they expect to use will use, for the marijuana plants, is six times less than the amount of water that is needed to grow wheat crops. All nutrients used are required, by the CCC, to be organic. The light that would be illuminated from the greenhouse would be less than that coming from the average residential dwelling.



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for February 10, 2021

Meeting held via Zoom

Mr. Vincent continues regarding the concerns of noise, especially from a generator. Mr. Vincent reminds everyone that the generator, which is very quiet, would only be used during power outages. Research shows there are power outages approximately 22 days per year.

Mr. Goodenough introduces Alex Sierra who is currently doing business with Mr. Goodenough at his facility in CT. Mr. Goodenough lets everyone know that Mr. Sierra has a very diverse background including acquiring a Master's Degree from Harvard University. Mr. Sierra adds that he has worked with Mr. Goodenough for 7 (seven) years, for free, because he trusts Mr. Goodenough that much and believes in the industry. He discusses the similar conditions when alcohol became legal again. Mr. Sierra's comments conclude Mr. Vincent's presentation.

Mr. Ronzio opens the discussion to the Board. Mr. Blake asks if a site plan has been developed as requested at the last meeting. Mr. Goodenough explains that they improved the current site plan but the final site plan needs to be approved by the CCC first. It will include the property points, building locations and setbacks. Mr. Blake also questions where the facility will be in relation to wetlands on the property. Mr. Vincent says they are also set far enough from the wetlands.

Ms. Krawet says she would like to clarify that residents' concerns are more regarding the location of the facility and not the facility itself. Ms. Krawet agrees that a better site plan is needed and a professional survey is required. Ms. Krawet would like to know how many additional greenhouses will be erected for the facility. Mr. Vincent and Mr. Goodenough confirm that only 1 greenhouse will be constructed. Ms. Krawet questions if the outdoor crop will be expanded. Mr. Vincent says the current crop size is large enough and won't need to be expanded. Ms. Krawet notes the concerns from many residents regarding water usage and asks how much water they expect to use. Mr. Goodenough says at their site in CT, they performed 5 (five) watering cycles of approximately 250 gallons for a total of 1,250 gallons per year. He clarifies that they also use a rain collection system which saves using well water. Ms. Krawet says she would also be interested in seeing an impact study. Mr. Goodenough says they are willing to have that done. Ms. Krawet



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for February 10, 2021

Meeting held via Zoom

asks if they would acquire an additional 10 (ten) acre plot to apply for another permit. Mr. Vincent doesn't think it would be allowed per state regulations. Ms. Krawet asks if the same security measures are in place at his facility in CT. Mr. Goodenough says that because they only grow hemp there, it does not require the same level of security so they work with their local police departments. Ms. Krawet asks if their other facilities are in residential neighborhoods and if so, have they received any complaints regarding odor. Mr. Goodenough makes it clear that the crops grown in CT are hemp and are regulated much differently than marijuana. He says that while he did not receive complaints, it doesn't mean that nobody smelled it. Ms. Krawet asks if a site visit could be done, during the grow period when the plants smell, so they could have a better sense of the smell. Mr. Goodenough says they are in favor of that but not to make that contingent on getting the approval now because of all the restrictions due to the pandemic. Mr. Goodenough adds that this requirement would not allow him to get crops in for another year. Ms. Krawet would be willing to accept studies instead. Ms. Krawet asks if they have looked at other locations in town. Mr. Vincent says they have not. Ms. Krawet reviews the criteria set forth in Section 9.3.2 of the Becket Zoning Bylaws. Ms. Krawet brings up the question of providing a traffic study. Mr. Goodenough suggests that a previous study would be needed to compare it. They also need to consider the conditions that the road was built to withstand. Mr. Vincent points out that the quarry gets thousands of visitors a year. He doesn't feel that less than 20 cars per day would be a problem considering the many that visit the quarry throughout the year. Lastly, Ms. Krawet questions how this would fit into a primarily residential neighborhood and how it would affect home market value. Mr. Vincent reads from a study showing that property values have increased, in states with legalized marijuana, by up to 26% than before marijuana was legalized.

Mr. Levy has no questions at this time.

Dr. Lerner has no questions at this time; he would like to hear what residents have to say first.



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for February 10, 2021

Meeting held via Zoom

Mr. Ronzio goes over state and local regulations for indoor and outdoor marijuana growing. He then opens public input. He asks those that attended the January meeting to allow those that didn't attend to speak first.

The biggest concerns from the residents include odor, noise, light pollution, water use and traffic. Another concern raised was the fear that they would not pay their taxes based on paperwork obtained regarding their facility in CT; such paperwork was not authenticated or verified. Mr. Goodenough says the money for those taxes is being held in escrow and will be paid. Mr. Goodenough assures all that their employees are paid along with any other taxes associated with the business.

Another concern raised was the distance to the nearby wetlands. It is suggested that outside experts should be consulted and studies be done. There are also questions regarding how this will be regulated. Mr. Vincent confirms that inspections, from the CCC, will be performed monthly. Anything as simple as using the wrong fertilizer would result in the permit being revoked. Mr. Goodenough says that the studies requested have already been done by the CCC.

Mr. Levy interrupts to let everyone know he is not feeling well and excuses himself from the meeting at 9:33 PM.

Mr. Ronzio says the meeting will continue and it will be up to the applicant to decide if he wants to continue with a 4 (four) member Board.

Other residents are bothered that they feel somewhat threatened that this proposal should be approved because it is better than the others that could be established there instead. It is also suggested that if the facility is approved, very stringent conditions be placed that would include restricting any similar businesses from being established on that lot. Mr. Ronzio confirms that the Board can place conditions on the permit if approved. He also reminds everyone that hemp is allowed to be grown without the need of a special permit.



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for February 10, 2021

Meeting held via Zoom

Another resident questions how the tax revenue received from this facility would be applied to help the town. Also, the electrical lines are designed for residential use. He would like to know how the electricity will be regulated so there are not unneeded power failures. He does not agree with the amount of water that Mr. Goodenough claims is needed for growing. Instead, his research shows that each plant would require 6 (six) gallons of water per day and based on the acreage of the crops, it would mean more than 20 million gallons per year would be needed. He also lists volatile chemicals including butane, propane, hexane and benzene that he claims will be used for fertilization. He asks that more information be released regarding previous grows and harvests. Mr. Goodenough says that if a marijuana plant were given 6 gallons of water per day that it would not survive. Mr. Goodenough also notes that the lights being used are **LED** (light-emitting diode) based. The lighting will only be used on rainy or overcast days and is equivalent to that of 3 (three) houses. The fertilizers to be used will include calcium, magnesium and other minerals that are found naturally in the soil. The CCC does not allow chemicals such as propane or butane; they are strictly forbidden. It is requested that it be put in writing that those types of chemicals will not be used. Mr. Vincent and Mr. Goodenough agree. There is a brief discussion regarding the types of electrical power available in town.

Mr. Vincent adds that 3% (three percent) of their gross sales are provided to the town; 3% is the maximum that the CCC allows. He estimates they would generate within a range of \$500,000 to \$1,000,000 for the town. There is a brief discussion regarding employment possibilities to area residents.

Odor mitigation is discussed again. Mr. Ronzio assures all that it is within the bylaw that odor control has to be addressed immediately.

Another resident, who is a physician, says she was only able to find information provided by those within the marijuana industry. She feels that in order for the information to be credible, it should come from independent resources. She admits there are medical benefits from smoking the plant itself but there is no research that shows the effects of living near such facilities and doesn't expect it will be for



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for February 10, 2021

Meeting held via Zoom

at least a few years. She also shares concerns of light pollution and odor and thinks all of their claims should be put in writing. Lastly, she wants to know how the waste will be handled. Mr. Vincent and Mr. Goodenough confirm that 100% (one-hundred percent) of the plant is re-used, including composting, and any remaining waste will be taken out professionally- as required by the CCC.

There are addition discussions regarding traffic studies and community impact. Mr. Ronzio confirms it is up to the Board to determine what would be required of Mr. Vincent.

There is another resident that feels this establishment will not be a “good neighbor” and doesn’t expect their projections of having a few deliveries and shipments per month will accomplish the level of revenue that is being described. She also doesn’t believe that the number of employees will remain, as stated, to achieve the level of distribution needed to attain the high revenue promised.

Dr. Lerner dismisses himself at 11:02 PM.

Discussions continue regarding how to get information from independent resources. A suggestion is given to offer professional training to local residents at a livable wage.

Due to the late hour, Mr. Ronzio suggests that the hearing be continued since a decision cannot be made tonight. Mr. Ronzio asks Mr. Vincent if he would be willing to continue the hearing until March 10, 2021. Mr. Vincent agrees. Mr. Blake **makes a motion** to continue the hearing to March 10. Ms. Krawet **seconds the motion**. Hearing no further discussion, Mr. Ronzio calls for a roll-call vote:

- Alvin Blake: aye
- Ann Krawet: aye
- Robert Ronzio: aye
- James Levy: dismissed early
- Howard Lerner: dismissed early
- Gale LaBelle: absent



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for February 10, 2021

Meeting held via Zoom

All in favor. **Motion passes.**

- b. Informal discussion with Joseph McCarthy regarding a marijuana cultivation facility
- c. Informal discussion regarding a proposed small wind turbine next to Town Hall

5. **Public Input:** As discussed throughout.

6. **Budget:** Tabled.

7. **Correspondence - DLTa application for 2021**

8. **Any other business to come before the Board:** The Board returns to the approval of meeting minutes. Due to the late hour, Ms. Perotti requests the Board approve minutes for December 2020 and the January 2021 meeting. Ms. Krawet **makes a motion** to approve the minutes of December 9, 2020. Mr. Blake **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

- Ann Krawet: aye
- Alvin Blake: aye
- Robert Ronzio: aye
- James Levy: dismissed
- Howard Lerner: dismissed
- Gale LaBelle: absent

All in favor. **Motion passes.**

Ms. Krawet **makes a motion** to approve the minutes of December 16, 2020. Mr. Blake **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

- Ann Krawet: aye
- Alvin Blake: aye
- Robert Ronzio: aye
- James Levy: dismissed
- Howard Lerner: dismissed
- Gale LaBelle: absent

All in favor. **Motion passes.**

Mr. Blake **makes a motion** to approve the minutes of January 13, 2021. Ms. Krawet **seconds the motion**. Mr. Ronzio calls for a roll-call vote:



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for February 10, 2021

Meeting held via Zoom

- Ann Krawet: aye
- Alvin Blake: aye
- Robert Ronzio: aye
- James Levy: dismissed
- Howard Lerner: dismissed
- Gale LaBelle: absent

All in favor. **Motion passes.**

Mr. Blake **makes a motion** to hold another meeting before the March 10 meeting to take care of all the business that has been tabled. Ms. Krawet **seconds the motion**. *Discussion:* Following a brief discussion, the Board agrees they could meet on February 23, 2021 at 5:00 PM. Mr. Ronzio calls for a roll-call vote:

- Alvin Blake: aye
- Ann Krawet: aye
- Robert Ronzio: aye
- James Levy: dismissed
- Howard Lerner: dismissed
- Gale LaBelle: absent

All in favor. **Motion passes.**

Lastly, the Board recognizes Kristopher Massini. Mr. Massini questions if members of the Board visited his residence, on Tanglewood Circle, on January 19, 2021. Mr. Blake confirms he was but no other Board members were there. Mr. Massini questions if Mr. Blake has the authority to bring anyone, who is not a member of the Board, on a site visit. Mr. Blake was not aware that the public could not walk on the road. Mr. Massini claims the road is private. Mr. Massini accepts that inspections are needed but he does not want to see friends of the Board Members to attend such visits. Mr. Ronzio clarifies that while the road may be private, it does have public access. There is a brief discussion regarding public access to all roads in town and requirements to close off such access to the public. Mr. Ronzio gives various examples of other private communities in town. Mr. Massini requests that Mr. Blake keep his dog on a leash. Mr. Blake agrees.



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for February 10, 2021

Meeting held via Zoom

9. **Adjournment:** Ms. Krawet **makes a motion** to adjourn. Mr. Blake **seconds the motion**.
Mr. Ronzio calls for a roll-call vote:

- Ann Krawet: aye
- Alvin Blake: aye
- Robert Ronzio: aye
- James Levy: dismissed
- Howard Lerner: dismissed
- Gale LaBelle: absent

All in favor. **Motion passes.** Meeting is adjourned at 11:43 PM.

Meeting minutes reviewed and approved on March 10, 2021 by:

Robert Ronzio, Chair

James Levy, Vice Chair

Ann Krawet, Clerk

Alvin Blake, Clerk Pro Tem

Howard Lerner