



**Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
(413) 623-8934 ext. 120 fax (413) 623-6036
planning@townofbecket.org**

Meeting Minutes – February 9, 2022

Board Members Present: Robert Ronzio, James Levy, Ann Krawet, Alvin Blake, Gale LaBelle

Board Members Absent: Howard Lerner

Administrative Assistant Present: Jessica Perotti

Public Present: Abigail Ostow, Adele Levine, Adrienne Metcalf, Alexandr Shpitalnik, Anna-Christine Stanton, Arthur Telegen, Barabara Mandler, Barbara Wacholder, Bob Gross, Brian Vincent, Carol Smolinsky, Cynthia Trenholm, Dan Scher, David Edell, David Karlin, David Killeen, Denise Forbes, Destin Heilman, Donna Schaefer, Doris Starr, Dr. Marion McNabb, Drew Bitterman, Elliot Slotnick, Fred Braun, Gail Weinstein, Gerry Nacheman, Gordon Celliers, Harold Hare, James McGee, Jeanette Nostra Katz, Jeff Wilkinson, Jeffrey Lovitky, Jeffrey Rosen, Jeremy Keyes, Jeremy Lichtman, Joan Keener, John Carino, John and Beverly Lambert, John Verity, Judith Koppel, Julia Kay-Grace, Karen Karlberg, Karen Ludington, Karin Passmore, Kathy Dickinson, Kyle Mote, Larisa Shpitalnik, Larry Goetz, Larry Parnass, Laura Fredricks, Laurie Friedman, Laurie Thomas, Lawrence Abrams, Lei-Anne Ellis, Linda and Rob Benton, Linda Aube, Luke Stietzel, Lynn Howard, Marc Pillinger, Mary Broden, Melanie Broderick, Michael Bronstein, Michael Goodenough, Michael Lavery, Michael Pillinger, Michele Cohen, Mitchell Greenwald, Nina Stietzel, Offer Sharaby, Pamela Bachrach, Paul Aube, Paula and Charles Miller, Peter Gould, Philip Wasserman, Rafi Bildner, Rhonda Robbins, Richard Graf, Rob Killeen, Robert Alarie, Robert Schwartz, Robin Mathiesen, Robin and Stan Wolkoff, Shaw Izikson, Steven A. Mack, Terry Cowgill, Tess Lundberg, Theodore Ginsburg, Thomas Markovits, Trevor Forbes, Valerie Herman, Victoria Bleier, Wendy Wright, Harriet Pollack and Wesley Vercosa

1. **Call to order:** Following the ZOOM attendance log-in, Robert Ronzio calls the meeting to order at 6:18 pm. Mr. Ronzio takes the attendance of the board noting that Ann Krawet and Gale LaBelle are present via ZOOM and Howard Lerner is not present. Mr. Ronzio establishes that Terry Cowgill, of The Berkshire Edge, is recording the meeting. Mr. Ronzio reads the rules of the meeting.
2. **Board to review and approve meeting minutes of:**
 - a. **January 12, 2022:** Alvin Blake makes a motion to approve the minutes of January 9, 2022. James Levy seconds the motion. Mr. Ronzio calls for a roll-call vote:
 - James Levy: aye
 - Alvin Blake: aye
 - Ann Krawet: aye
 - Gale LaBelle: abstain



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- Robert Ronzio: aye
- Howard Lerner: absent

All in favor with the exception of Gale LaBelle who abstains as she was absent.

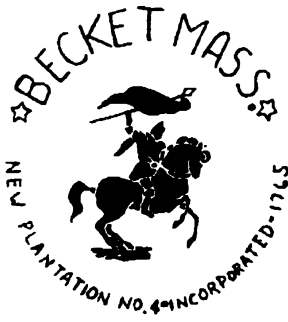
Motion passes.

3. Old Business:

- Public Hearing, con't.: Brian Vincent, on behalf of Tetra Hydra AgTek LLC, seeks relief from § 6.8 of the Becket Zoning Bylaws to operate a Tier 11 marijuana cultivation facility at 0 Quarry Road; map/lot: 416/10.1:** Following the approval of the Form A application, Mr. Ronzio repeats the rules of the public hearing and asks the applicant, Brian Vincent, if he agrees to have the board members present rule on the application. Mr. Vincent agrees. Mr. Ronzio reopens the public hearing at 6:46 pm and asks Mr. Vincent to proceed with his presentation. Mr. Vincent points out that the location of the greenhouse has moved to the front of the property so that they could meet setbacks for the wetland area. The outdoor grow area has been moved to the back. The greenhouse will have a close-loop system that will treat all the air, to remove the odor, before releasing it from the facility. He says his team has discussed the security system with the Police Department. They agree it is a good plan. The plan will include having off-duty officers present during the busy summer season to prevent any activities at the quarry from overflowing to their facility. Mr. Vincent defers to Steve Mack of Foresight Land Services.

Steve Mack shares the revised site plan on the screen. He points out the total acreage of the lot noting the minimum lot size for the establishment has been met along with the required setbacks. He describes the varying topography on the property. He points out the wetland areas assuring everyone those will not be disturbed. Mr. Mack lets everyone know that an **NOI (Notice of Intent)** would be filed with the Conservation Commission for any work done within the buffer zone. There are no documented endangered species in the area.

He also describes the utility connections for establishment- including electric and propane, noting the propane tank would be stored underground. There would also be an emergency backup generator on-site.



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Mr. Mack describes the driveway and parking area asking for a waiver on the required number of parking spaces as they do not anticipate having more than fifteen (15) employees there at a given time. He describes two (2) shifts that would be worked during the day with a maximum of eight (8) for each shift. They are proposing nineteen (19) spaces that would include a handicap space. They feel thirty-five (35) spaces would be an excessive amount for the facility. He asks for a waiver on the required parking spacing noting it would be the only one requested.

He proposes thirteen (13) trees to be planted along the front. This would help provide a natural screening from the facility. Lighting will not go outside of the fenced facility as it would all be directed downward. There will not be any signs for the establishment.

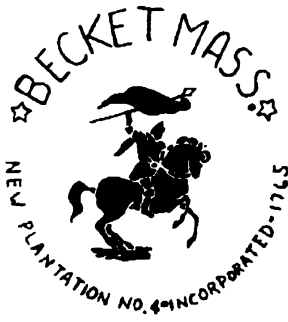
Solid waste will be put into dumpsters and will be locked and made inaccessible. The Cannabis Control Commission (CCC) has specific requirements that need to be followed for all waste.

Mr. Mack explains the storm water management plan conforms to the Massachusetts Storm Water Regulations ensuring water quality, volume and treatment. It includes underground infiltration areas, rain gardens and storm water mitigation. There would also be a water quality swale between the outdoor grow facility and the wetlands.

Based on the number of employees for each shift and a maximum of five (5) deliveries per year leaving the facility, they do not anticipate a noticeable change in traffic flow. At most, on a day including deliveries, they do not expect more than twenty (20) vehicles per day.

Water usage per day is planned for 330 gallons as per allowed by MA Title 5 requirements. Rainwater will be captured and recycled within that system.

Mr. Mack wraps up his presentation noting all requirements have been met with the exception of the waiver requested regarding the minimum number of parking spaces.



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Mr. Ronzio asks Mr. Vincent to give a brief review of the security plan. Mr. Vincent says the entire facility will be surrounded with a 6' fence. There will be security guards on duty 24 hours a day/7 days a week. The entire facility, inside and outside, will be monitored with video surveillance systems. The entrance will be gated with a security guard on duty. Emergency services will also have coded entry if needed. He says that because of the nuisance problems that seem to arise during the summertime at the quarry, they plan to have an off-duty police officer there as a deterrent. One of their security cameras would also be pointed at the quarry entrance.

Mr. Levy points out that there was a site visit earlier today and because there was no public input at that meeting, he invites anyone who attended to comment or ask questions.

Mr. Mack confirms the location of the well and septic system for the board.

Ms. Krawet says that when the bylaw was written, they did not want the acreage for these facilities to be conflated. She clarifies by stating based on the regulations, the acreage of the entire facility should be seven (7). She wants to know why the property created was not at least 7 acres. Mr. Vincent defends the proposal as meeting the required acreage for the indoor and outdoor facilities. Ms. Krawet repeats that it was not intended to have one facility inside of another. Mr. Vincent says both facilities are considered to be one operation under one license. Mr. Vincent argues that it does not say in the bylaw there cannot be 2 facilities on the same lot. Ms. Krawet says that it also doesn't say that you can. She insists that was not the intention of the bylaw when it was written. Mr. Levy and Mr. Blake agree there was not an official discussion regarding having multiple facilities on the same lot. Ms. Krawet repeats her suggestion that the size of the parcel is too small. Mr. Ronzio suggests they could enlarge the building because they do meet the standards for an indoor facility. The outdoor facility could be taken out. Mr. Ronzio agrees there was not a specific discussion regarding having more than 1 facility on the same lot. Mr. Ronzio talks about other facilities proposed in MA. Mr. Ronzio says they could do 100,000 square feet of indoor grow. There is a brief discussion regarding the size of the parcel.



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Ms. Krawet also talks about an article she read in the NY Times, January 18, 2022 on page D-8 which talks about a company called St Croix Sensory Inc. that uses something called Nasal Ranger-Field Olfactometer device that provides an instant reading of offensive odor levels. She hopes they will be using that sort of odor mitigation remedy. Mr. Vincent says they will be using 2 of them and donating 2 to the town. Mr. Ronzio says odor mitigation is part of the **Host Community Agreement (HCA)** and not a Planning Board issue.

Lastly, Ms. Krawet wants to know if the trees would block the view of the building. Mr. Vincent says the roof of the building would be visible but the fence and trees would block most of it.

Ms. LaBelle informs Mr. Vincent that she lives on Quarry Road near the proposed facility. She wants to know if the property will be leased. Mr. Vincent confirms it will be leased. Ms. LaBelle claims the property is in Chapter 61 and the property taxes need to be paid before any facility it constructed there.

Ms. LaBelle talks about fire protection next and reports a house very near to the proposed location burned. She is very concerned her house could burn.

She wants to know if Becket residents would be employed there. Mr. Vincent says they would like to have as many Becket residents as possible. Ms. LaBelle looks to have a specific percentage. Mr. Vincent says it is really dependent on how many residents apply. If there are not enough applicants to fill the positions, they will have to look outside of Becket.

Mr. Ronzio does not have any questions for the applicant at this time and opens public comment. He recognizes Mitchell Greenwald, an attorney representing multiple residents in Becket that are against the approval of the proposal. Mr. Greenwald gives a list of his clients that will cover his time to speak. Mr. Greenwald says the latest plan submitted did not give enough time for residents to review it or to have it professionally reviewed. If the hearing is continued tonight, that matter will become irrelevant providing there is proper notification given. He wonders if the revised plan has been sent to all boards and committees in town. He also argues that all site plans need to be reviewed by the **Zoning Board of Appeals (ZBA)**.



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Next, Mr. Greenwald agrees with Ms. Krawet's statement regarding conflating the requirements. He agrees the parcel should be at least 7 acres. He gives many reasons why the zoning bylaw needs to be followed as intended when it was written. He believes the proposal should be denied on that fact. He also briefly talks about the lease agreement needing to be part of the written record. They need to show proof of control of the property. For those reasons, this application should not be approved.

Next, Mr. Greenwald talks about odor concerns. He notes the Becket marijuana bylaw that requires any odor concern be remedied immediately. He says the applicant has not provided this. Instead, Mr. Vincent is relying on the HCA. Mr. Greenwald points out that a HCA does not override a town zoning bylaw. He claims the HCA outlines a very permissive plan regarding odor control which requires complaints from five (5) separate households- within 2 weeks, before the applicant would have to take any action. At that time, the applicant is required to have a meeting with the town. It is unclear what would be required following that meeting. If the HCA is the only enforcement of the odor control, this application should not be approved.

Mr. Greenwald also talks about the chemicals used for odor control. He wants to know if these controls have been proven to work elsewhere. He questions what type of experience the applicant has for this type of facility. He's has seen no evidence from the applicant supporting his claims.

Next, Mr. Greenwald talks about a report from a wetlands specialist, Emily Stockman. He also talks about the environmental impact the proposal will have on the area. This should be of considerable interest to the board when making their decision.

Mr. Greenwald briefly discusses the waiver requested regarding having fewer parking spaces. He feels that authority would also fall under the ZBA.

Mr. Greenwald talks about the requirement in the bylaw that prohibits this type of facility from being within five-hundred feet (500') of a place where organized youth activities occur. His group agree that the quarry is such a place. This is



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documented through the Becket Land Trust, the former owners of the quarry and is planned to be continued by the Trustees of Reservations, the current owner of the quarry. It is clear, the borders are much less than 500' apart.

Mr. Greenwald speaks about the storm water management. He feels experts should be consulted. He also briefly talks about the claims that the building will not be visible from the road. It is clear to him that is not the case.

Mr. Greenwald wraps up by saying the board does have discretion in some areas of special permit approval but not all areas. The Planning Board does not have the authority to grant a special permit over the mandatory requirements- some he has discussed. He knows this board is respected for following rules and setting rules that need to be followed. He stresses that these rules need to be followed. Mr. Greenwald thanks the board for the chance to speak a great length.

Michael Lavery is recognized. Mr. Lavery, as a member of the Becket Select Board, defends the odor controls in the HCA. He notes the Select Board consulted with residents in the area along with their attorneys and Becket Town Counsel. He claims they did the best they could with the information provided to them. He disagrees with Mr. Greenwald's claim as they received approval from Town Counsel. Mr. Lavery confirms that he campaigned to get a marijuana facility in Becket. He feels there is plenty of wide open space available in Becket.

David Killeen is recognized. Mr. Killeen reports that he has submitted letters that he would like the board to consider. Mr. Killeen informs everyone he is speaking on behalf of the Killeen Family Realty Trust that owns property north and east of the proposed facility. They are not opposed to see this as a marijuana grow facility but are opposed to the site plan as proposed as it does not meet all the necessary requirements – especially if the approval could jeopardize the character of Becket's natural environment. He lets the board know he has a degree in landscape architecture and regional planning including forty (40) years of professional experience. He doesn't feel the greenhouse is something most people would expect. He compares the size of the proposed greenhouse to a Barnes & Noble book store. The outdoor grow area is about the same size. He briefly discusses the waiver requested for fewer parking spaces



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and the wetland areas. He also questions the storm water management plan. He respectfully requests that the board deny the application, without prejudice, so that the applicants can consult with the ZBA and Conservation Commission to refine the plan.

Arthur Telegen is recognized. Mr. Telegen points out that the application was submitted months ago with the promise that the building would not be seen from the street. Now, the revised plan has the building fifty feet (50') from the street. Mr. Telegen argues that nobody will know what it will look like until it's there. By that time, it will be too late.

Barbara Wacholder is recognized. Ms. Wacholder doesn't expect her questions to be answered now. She would like it to be on record what has not been addressed regarding odor and noise. She lets everyone know she did extensive research regarding the odor controls that were to be put in place. From tonight's discussion, it is her impression that what was previously proposed for odor has been flipped and they will be using something else. She is unclear what odor mitigations will be in place. She wonders the size, location and how much noise will be produced. She wonders who takes care of the odor mitigation of the facilities they currently operate. While she realizes technology advances, she would like more information and proof they are certified to use them. She expects the noise level will be under 60 decibels. She says there are many more issues to be addressed. They need to come back with more details.

Jim Schafer is recognized. Mr. Schafer notes § 9.4.3.1 that requires building elevations. Mr. Schafer also talks about the recycling of water. He wonders how much water will be used overall. He is also worried about odor control. He agrees proof should be given regarding the controls proposed.

Laurie Thomas is recognized. Ms. Thomas lets everyone know she is the President of the Home Owners Association (HOA) at Indian Lakes. She doesn't stand for or against this application but is more concerned for quality of life and value of property. She has some concerns and feels that that board cannot, in good conscience, approve this application until they are addressed. For example, they just found out that a fence would be installed around the facility that is now at the front of the property. This will affect the visual impact of the



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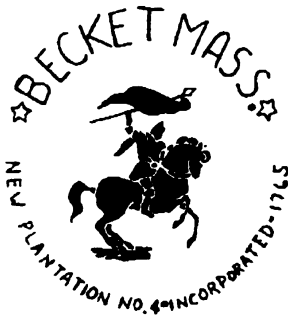
Meeting Minutes – February 9, 2022

neighborhood. She doesn't feel the board has enough information to approve this application.

Beverly Lambert is recognized. Ms. Lambert agrees with all of the concerns that have been discussed. She and her husband, John, have been full-time residents for fifty-one (51) years on Quarry Road. The proposal from Tetrahydra is not in keeping with the character of the neighborhood. It is her opinion that some of the town bylaws have been overlooked during the review of this application. Specifically § 9.4.5 regarding the protection of unique or important natural historic or scenic features. This describes the historic quarry. She reminds the board of the battle fought and won regarding the preservation of the quarry when it was almost reestablished as a working quarry. She speaks briefly about the dedicated volunteers of the Becket Land Trust and the transfer of the property to the Trustees of Reservations. She wonders if Becket will be regarded for these prestigious properties or will it be known as a "pot farm". The natural character of the neighborhood will drastically change if this proposal is approved.

Tess Lundberg is recognized. Ms. Lundberg agrees with a lot of the concerns already addressed. She questions the amount of water that will be used as the applicant has not presented any data regarding the actual amount of water that will be drawn out of the aquifer. Ms. Lundberg reads data she says was published by the CCC on April 4, 2019 regarding water use that says for an outdoor marijuana grow, each plant requires approximately 6 gallons of water per day. She says that 6 gallons of water a day per plant on a 2 acre parcel is a lot of water being taken out of the ground. She's heard a lot of discussion about recycled water and would like to hear more detailed information about what will actually be taken out of the ground and how it will effect neighboring wells.

David Edell is recognized. Mr. Edell reminds the board he is the president of the Property Association of Skyline Ridge. He says the residents of Skyline Ridge, 9 of which are full-time residents, have the potential to be most effected as some of their properties abut the Metcalf property. Mr. Edell thanks the prior speakers and joins them in their opposition. He doesn't think there is enough information to move forward. He doesn't believe the necessary protections are in place if faced with a worst case scenario. He also believes there is a potential



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security issue if someone should want to try and access the property through Skyline Ridge. This adds danger to the neighborhood. Mr. Edell wraps up by summarizing his previous topics and lets the board know they too are very concerned with quality of life and value of property.

Robert Alarie is recognized. Mr. Alarie is also concerned with the character of the neighborhood. Mr. Alarie read that there was going to be a second well on the property but doesn't see it on the plan. He thinks a second well would be beneficial based on water requirements. He also wants to know more information regarding the effluent storage. Specifically- the size, location, how often it would have to be pumped and most importantly, what happens if there is a spill of some kind- what chemicals are in there? Mr. Alarie also thinks discussions within this meeting have been conflicting. Mr. Alarie reminds the board that at the site visit early today, it was stated that even the Police Department was happy to see the indoor move to the front because of security reasons.

Destin Heilman is recognized. He lets the board know he is a professor of chemistry and bio-chemistry. He agrees there is a lack of detailed information regarding odor mitigation. He says the main reason he has property in Becket is for the natural, pristine beauty and the very dark skies. He speaks briefly about his work with astronomy, astronomy outreach and his talks about protecting nature against light pollution. He is concerned about the light pollution that will be reflected out of the property. He wonders if anyone has researched the harms that blue light has on humans. He says he has worked with the Trustees of the Reservations including children's groups and programming. He is very concerned with the potential breach of the bylaw being that close to a place where children are known to gather.

John Verity is recognized. Mr. Verity questions if this will be a greenhouse or a building. He wants to know how tall the building will be and the layout of it. Based on greenhouses he has seen and knowing a 6' fence will be around it, he says he'll see more than just the rooftop. Mr. Verity asks people to imagine 4 ranch houses- each being 1200 square feet, lined up by the side of the road. To give people an idea of the size of the building, he asks them to picture 26 houses behind it. Mr. Verity says the setbacks are not shown on the plan and should be



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there. He also questions if soil tests have been done to ensure the parcel can withstand that much water use on it. He is concerned about the easement for the parking spaces. Mr. Verity doesn't feel they have the right to hire the police to protect the quarry. He thinks there were a lot of mistakes made on this application.

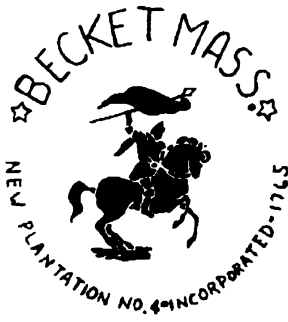
Fred Braun is recognized. Mr. Braun is concerned with the financial stability of this company as this is a start-up company. He wants to know how the board has been reassured that this company has the financial stability to complete the project proposed. Mr. Braun asks if there was a breakdown of construction costs submitted as well as a statement that forecasts the schedule of expenses. He believes that if the board does not have that information, they are flying on a wing and a prayer.

Michael Goodenough is recognized to comment and answer questions that have been raised. Mr. Goodenough begins with Ms. Krawet's concern. He says they will remove the outdoor grow area to comply with the bylaw. He says the CCC will be overseeing their entire operation to confirm they are operating in compliance.

Mr. Goodenough says the lease to own agreement they have will be reviewed by the CCC. He believes it is up to the Metcalf's to divulge that information.

Mr. Goodenough says the odor mitigation is part of the HCA. There will be an "Olfactometer" in operation as Ms. Krawet suggested. He says there won't be any odor coming from the greenhouse. He says the terpenes will be measured at the boundaries of the properties. He explains that this technology gets better year after year. He says that it is in the contract that a crop could be removed if the odor cannot be mitigated. He assures everyone they will use the best mitigation that is available.

Mr. Goodenough lets everyone know he believes they are considered experts in the industry. They advise the Department of Agriculture, Department of Consumer Protection, the National Institute of Chemical Engineers, lobbyists, legislators and governors in CT and MA about cannabis as well as testifying at every major event over the past 10 years. They speak at MassCann and UConn



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as experts of cannabis. Mr. Goodenough advises everyone that this information can be found online. They also support Veteran and STEM organizations and have various foundations that include offering support for children and battered women, hospitals and food shelters with their product and services. Mr. Goodenough describes currently helping as many as forty-four (44) different farmers in CT with cannabis cultivation and sixty-five (65) more across the country from planting to producing goods. Currently, that includes teachers, police, fire-fighters, woman owned, minority owned and emergency medical technicians- just to name a few. He describes working with three (3) different colleges as experts of cannabis. He invites everyone to find the information online or to contact them directly for a discussion. He describes growing hemp since 2015 with UCONN and considers them as being experts because of the vast experience in MA and CT.

Mr. Goodenough speaks about the required setbacks for the wetlands and stands behind the site plan. He also talks about the reduction in parking. He says it is a very common practice to share parking with a neighbor in the industry. He says the look of the building will be nothing other than looking like a greenhouse. It will look like a greenhouse. It is not a specialized building with specialized windows and there are no offensive components. He emphasizes there will be no light leakage whatsoever from the greenhouse. He says this is documented in the design. The lights that exist outside for security or parking would be pointed downward without reflection.

Next, Mr. Goodenough talks about the noise generated from the greenhouse. Mr. Goodenough says the decimal level of the generator has been explained when first inquired. They will be using the sun when they can and lights to offset when they cannot. They will be using geo-thermal to heat the building. He says their environmental footprint is one of the very best in the cannabis industry. Mr. Goodenough asks Dr. Marion McNabb to speak next.

Dr. Marion McNabb is recognized. She lets the board know she is an advisor on the Cannabis Advisory Board of MA. Dr. McNabb refers back to the discussion about the establishment being within 500' of a place where children are known to gather. She says this is regarding school entrances and should not apply in this case. She believes Tetrahydra is in compliance here. She thinks many of the



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comments made tonight were said without looking at the revised plan. She says her experience in working with Mr. Goodenough and his team has been very credible as he has demonstrated being a leader demonstrating experience and expertise around cultivation. Dr. McNabb closes by saying she thinks the work she has witnessed from Mr. Goodenough and his team would make the Town of Becket very happy.

Next, Mr. Goodenough talks about water use. He stresses they are very protective of water consumption. As described in their plan, they will be using the equivalent of, on average, what 4.5 households would use. He describes the drip-irrigation system. He says that if 6 gallons of water was used on 1 plant in a 10 gallon pot of soil, it would be destroyed by flushing all of the nutrients out of it. Things done in CA are done much differently. He says that the water used will be governed by the CCC. He has multiple studies of water used on their plants. He explains that the amount of water varies every day from seed to harvesting. The amount of water to be used cannot be generalized. There is only 1 period of time at the end of the growing cycle there is a lot of water consumption but the size of the plant can be controlled with how much water it gets. Mr. Goodenough finishes the topic by saying water use will be minimal. He says it will use less water than the current trees that exist there now.

Next, Mr. Goodenough talks about the hazards of the quarry. He said it has been shut down as an industrial hazard and they have heard reports of threats, vandalism and things being set on fire during the peak visiting season. He says it was a concern for them that the quarry exists. That is the reason they would be employing an off-duty police officer who knows the law. He lets everyone know that the Police Department was happy to hear the suggestion because of all the problems they have had at the quarry. Mr. Goodenough says it was also a way they could enhance their security to be working so closely with the police. They will accommodate the best professional for this security position. He talks briefly about various articles he has read in newspapers about problems at the quarry. He doesn't see a place where all this potential danger may be taking place as a place for children to gather. He says they would like to bring back a layer of security for the quarry. He points out that medically, children use cannabis too.



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Meeting Minutes – February 9, 2022

Storage of soil, vans and other things: Mr. Goodenough says that as a farm, they will reclaim their soil. He continues by saying they don't have vans for large means of transportation. Everything will be in the greenhouse in pots. Any farm equipment would be stored in the head-house space. He explains that because the price of steel has drastically increased, they are still dealing with a number of designs regarding layouts of the greenhouse. The square footage is well defined as well as what the space will be used for but the actual footprint cannot be given out as that would just make it easier for someone to break-in to the facility. It will only be provided to those that need to have it. Everything will be stored at the head-house and be overseen by the CCC and their security company.

Mr. Goodenough introduces Nina Stietzel to speak regarding his credibility. The board recognizes Ms. Stietzel who says she will not be commenting on any bylaw matters just the work she has done with Mr. Goodenough in the cannabis business. She explains she is a hemp farmer from CT and has worked with Mr. Goodenough for at least 4 years. She describes the help Mr. Goodenough has given to her and her family regarding cannabis farming, harvesting, processing and even legal advice. She describes extensive knowledge and his diligence regarding protecting the environment. Ms. Stietzel says Mr. Goodenough is her "go-to man" when it comes to anything cannabis. She recognizes the world is changing and understands people's reluctance to embrace the cannabis industry. She was reluctant too until she spoke with the younger generation of her family. After doing her own research, she was ready to stand behind her family in the industry. Ms. Stietzel is happy with her choice as are her neighbors. She believes the bylaw was put in place so the industry could be utilized. She closes by saying Mike isn't just good-enough, he's the best. She hopes the town will support the application.

Next, the board recognizes Jeremy Keyes. Mr. Keyes says he is the General Manager at Mr. Goodenough's facility in CT. Mr. Keyes describes his struggles when faced with a form of Muscular Dystrophy at 22 years old. He almost had to have his legs amputated. He was told cannabis was bad his whole life but when the doctors introduced him to it, it changed his life for the better. He would not be where he is now without the help from Mr. Goodenough and his knowledge of cannabis.



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Meeting Minutes – February 9, 2022

Michael Pillinger is recognized. Dr. Pillinger thanks Mr. Goodenough for being a veteran and the help he provides to veterans and others. He is happy to see that Mr. Keyes has had a positive experience with marijuana. He says as a doctor, he has seen both good and bad experiences from marijuana use. He turns the discussion away from the benefits of marijuana and instead focuses on why the marijuana growing facility should not be constructed across from the quarry. He questions the integrity of the testimony given by Dr. McNabb as she is not neutral to the subject. Ms. Stiezel's testimony also seems irrelevant as nobody is questioning Mr. Goodenough's capabilities. It is a matter of whether or not a marijuana growing facility should be there or not. It is clear that there have not been any neighbors in favor of this project and he hopes the board recognizes this and reflects the will of the community in their decision.

John Verity is recognized again. Mr. Verity points out the contradictions of what was said at the site-visit this afternoon and at the meeting tonight. He wants clarification if it will be a building or a greenhouse. He says there is a difference between hemp farming and growing marijuana.

Karen Karlberg is recognized. She agrees with what Mr. Pillinger says and believes the will of the people should be recognized.

Dr. Marion McNabb is recognized again. She points out the CCC does give preference to veterans.

Adrienne Metcalf is recognized. First, Ms. Metcalf confirms a lease has been signed with Tetrahydra regarding control of the property.

Ms. Metcalf wonders about quality of life and what motivated the issues that have been raised since this proposal has been made. She reads an excerpt from a Simple Sabotage Field Manual, published by the OSS in 1944, which explains how to sabotage:

- Bring up irrelevant issues as frequently as possible,
- Haggle over precise wordings of communication, minutiae and resolutions,
- Refer back to matters decided at the last meeting and attempt to re-open the advisability of that decision.



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She says for more than a year now, there have been issues raised regarding smell by people that live at least 2 miles away and will not be effected by the smell. She wonders what motivates them to make such a claim. She says there is a quality of life issue at stake. It seems clear to them that people don't think she and Josh [Schwartzbach] have the right to retire from money made from their land. She reminds every one of the food they provided from their land to people in town. She is surprised that people are so outraged at having to look at a greenhouse. She questions if people will have to run screaming from the neighborhood because jobs will be brought to the town along with revenue. She reminds everyone that their concerns are why so many changes have been made to the plan. She wonders if her neighbors realize their research is what will keep her and husband from retiring.

Hearing no further requests for comment, Mr. Ronzio closed the public hearing at 9:15 pm. Then, he opens deliberations to the board. It is his opinion that the board is not ready to render a decision tonight. Mr. Ronzio polls the board.

Ms. LaBelle says there has been a lot of new information tonight and agrees the board should not make a decision tonight.

Ms. Krawet agrees there is a lot to consider and would prefer to continue deliberations to the next meeting. There is a brief discussion to confirm that the public input is complete.

Mr. Blake agrees there are several issues that need to be resolved.

Mr. Levy agrees that to continue deliberations to the next meeting.

Mr. Greenwald interrupts to confirm that the applicant cannot submit anymore documentation either. He states that if the applicant were allowed to submit or resubmit anything that public comment would also need to be reopened. Mr. Ronzio understands and agrees. Mr. Ronzio says he is in disagreement with some of the letters that Mr. Greenwald has submitted.

Mr. Blake asks about the legal issue that needs to be resolved regarding the acreage of the facility. If they are removing the outdoor growing field and will be



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submitting a revised plan than the public will need to be given an opportunity to comment on it. Mr. Ronzio realizes a new plan does need to be submitted or a written statement that confirms the outdoor growing has been removed from the plan.

Mr. Levy reminds the board they still have the option to deny the application without prejudice so the applicants can come back with everything they need in hand ready to go. He thinks that may be the best option for the board to take. Mr. Ronzio doesn't think the application should be denied without prejudice.

Mr. Blake agrees the elevation of the greenhouse should be included on the site plan.

Ms. Krawet is concerned with what the Conservation Commission would require. Mr. Ronzio says their requirements can be made conditional if approved. There is a brief discussion regarding the change of location of the greenhouse.

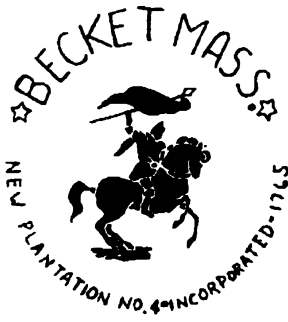
Ms. LaBelle agrees with Mr. Levy that the application should be denied without prejudice. Mr. Ronzio says that doesn't need to happen, the public hearing can be continued because the board has not yet voted to close it yet.

Ms. Krawet would like to go through each concern one at a time.

Mr. Ronzio makes for a motion to continue the public hearing. There is a brief discussion regarding when and if the board can meet again this month. All board members agree they are available on February 23, 2022 at 6:00 pm. Mr. Blake seconds the motion. Mr. Ronzio calls for a roll-call vote:

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

All in favor. Motion passes. Mr. Ronzio asks Mr. Vincent if he agrees. Mr. Vincent agrees. Mr. Ronzio says an agreement will be sent for him to sign. Mr. Levy dismisses himself from the meeting at 9:37 pm.

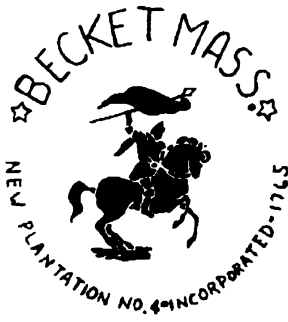


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- b. **Becket Master Plan:** Mr. Ronzio reads a letter from Adele Levine that encourages the board to find a way to have the Master Plan for Becket revised for the next generation. Mr. Ronzio says this will require a lot of work and the major obstacle now is funding. Mr. Ronzio speaks briefly about why Becket has special permits in town instead of zoning districts. Mr. Blake says the MVP will be providing input and the Open Space Recreation Plan will be included.
 - c. **Informal discussion regarding the Short-Term Rental Bylaw Committee:** Mr. Ronzio reminds everyone that the board thought about writing a bylaw regarding short-term rentals in town. He explains that due to Covid and scheduling conflicts, the subcommittee has dissolved. Ms. Krawet thanks the volunteers and for their time and effort on this very important subject.
4. **New Business:**
- a. **Form A, 1342 County Road, map/lot: 401/4:** Following the approval of the meeting minutes, Mr. Ronzio and Mr. Levy display a survey plan that was submitted with the Form A application regarding 1342 County Road for Hit The Road RV, LLC. Mr. Ronzio points out that the lots will be combined to become one (1) lot for a total acreage of more than forty (40) acres and more than two-hundred feet (200') of frontage. Mr. Ronzio reminds everyone that Hit The Road RV LLC is expected to submit a Special Permit application for a glamping facility at the former Dreamaway Lodge. He refers to a map set that was submitted with the Form A application. Mr. Blake makes a motion to approve the Form A for 1342 County Road. Mr. Levy seconds the motion. Mr. Ronzio calls for a roll-call vote:
 - Alvin Blake: aye
 - James Levy: aye
 - Ann Krawet: aye
 - Gale LaBelle: aye
 - Robert Ronzio: aye
 - Howard Lerner: absent

All in favor. Motion passes. Mr. Ronzio asks Ms. Krawet if she would mind deferring the Clerk signature to Mr. Blake, the Clerk Pro Tem; Ms. Krawet agrees.



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- b. **Board to informally discuss attendance at upcoming meetings: in-person/virtual:** Mr. Ronzio explains that Becket Town Hall has a hard time accommodating large groups similar to what would have been present tonight. He explains that Governor Baker has extended an order through March 31st that allows boards and committees to meet virtually without a quorum present. It is expected to be extended again to the end of June 2022. Mr. Ronzio is concerned for everyone's well-being and since he cannot force everyone to attend masked, the board will continue to meet via ZOOM. Ms. Krawet suggests seeing if the auditorium at Becket School could be used. Mr. Blake suggests tabling this discussion to the next meeting. Everyone agrees the microphone issue needs to be addressed so it isn't so hard to hear everyone.
5. **Public Input:** Discussed throughout.
6. **Budget:** Ms. Perotti says 87% of the budget has been spent.
7. **Correspondence:** letter from Adele Levine regarding developing a comprehensive plan/Master Plan, this was letter was read while discussing the revisions needed to Master Plan.
8. **Any other business to come before the Board:** None.
9. **Adjournment:** Mr. Blake **makes a motion** to adjourn. Ms. Krawet **seconds the motion**. Mr. Ronzio calls for a roll-call vote:
- Alvin Blake: aye
 - Ann Krawet: aye
 - Gale LaBelle: aye
 - Robert Ronzio: aye
 - James Levy: absent
 - Howard Lerner: absent

All in favor. **Motion passes.** Meeting is adjourned at 10:00 pm.



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Meeting minutes reviewed and approved on March 24, 2022 by:

Robert Ronzio, Chair

James Levy, Vice Chair

Ann Krawet, Clerk

Alvin Blake, Clerk Pro Tem