

Site Plan for Marijuana Establishment at Map 32, Lot 6, State Rd, Whately

Introduction:

The proposed Marijuana Establishment cultivation site by Urban Grown INC. (UGI) is in multiple plastic greenhouses to be erected on Commercial Zoned land (Map 32, Lot 6). This site plan has been developed with close reference to the Town of Whately Recreational Marijuana and Medical Marijuana Bylaw, and with respect to the Town of Whately Zoning Bylaw Section 171-28.6. A site plan survey of the property with setback distances is attached (Figure 1).

Complying with requirements regarding the allowed locations for Marijuana Establishments, the greenhouses (see attached Figure 2) oriented east-west, are more than 1000 feet from any public school or church. UGI requests a wavier as stated in Town of Whately By-Laws 171-28.6, Section C-5 for a reduction of the setback from 500 feet to 300 feet from the Town Beach and the grow site. The grow site is more than 300 feet from the Town Beach and is separated from it by I-91. The grow site cannot be seen from the Town Beach as I-91 is elevated 15 – 20 feet above both areas (Figure 3).

While there are 9 abutters (Figure 4) several have multiple land parcels with many unoccupied being wetlands, and only one is a residence. This residence will be more than 300 feet from the actual grow site greenhouses and buffered by trees with a conservation restriction. We have attached a list of abutters within both 300 feet (9) and 1000 feet (23) of the property (Attachments 1 and 2).

1. Name and Address of the legal owners and Licensees of the Marijuana Establishment:
Stephen J. Herbert, CEO, Urban Grown INC., 81 Shattuck Road, Hadley, MA 01035.
Michael A. Herbert, COO, Urban Grown INC., 55 Depot Road, Hatfield MA 01038.
2. Name and Address of all persons having lawful, equity or security interests in the Marijuana Establishment:
Stephen J. Herbert, CEO, Urban Grown INC., 81 Shattuck Road, Hadley, MA 01035.
Michael Herbert, COO, Urban Grown INC., 55 Depot Road, Hatfield MA 01038.
Agnes Ting,
3. Name and Address of the Manager of the Licensed Marijuana Establishment:
Michael Herbert, COO, Urban Grown INC., 55 Depot Road, Hatfield MA 01038.
4. Number of proposed employees:
5-8 seasonally during harvest periods.
5. Copies of all licenses, permits and documentation demonstrating application status with Cannabis Control Commission:
Attached acknowledgement from Cannabis Control Commission stating the previous application and renewal is complete pending the final review (Attachment 3).

6. Proof that the Marijuana Establishment is registered to do business in the Commonwealth of Massachusetts as a domestic business corporation:

Letter attached from the Secretary of the Commonwealth stating UGI is in good standing with the Secretary of the Commonwealth and Department of Revenue (Attachments 4 & 5).

7. Plan showing the layout of the proposed Establishment:

Large format layout visual view and engineering drawing is attached (Figure 1). Cultivation of marijuana will be in greenhouses mostly using direct solar radiation from the sun.

8. New buildings or greenhouses:

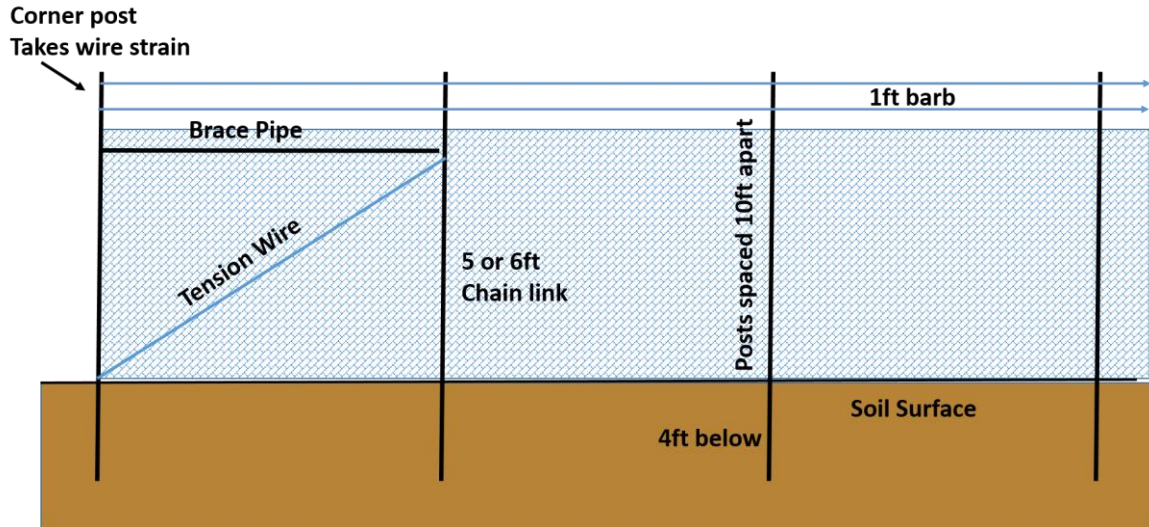
- Stand-alone Greenhouses are classed as protective equipment (Mass. General Laws, Part I, Title IX, Chap. 59, Section 8A) in an agricultural operation being necessary for growing plants and as such are not to be deemed an indoor cultivation environment.
- UGI intends to begin with plastic greenhouses by Massachusetts Dept. of Agricultural Resources (MDAR) definition are nonpermanent structures classed as such as they are modular, not interconnected to each other, or to any other permanent structure. Further, since there are no cement footings, the greenhouses can easily be dismantled and moved to a new location. As UGI expands the new greenhouses will be more like an indoor environment being gutter connected greenhouses (Figure 2).
- Consistent with an outdoor marijuana cultivation area, all greenhouses used for cultivation, must have sufficient security measures to demonstrate that outdoor areas are not readily accessible by unauthorized individuals, and UGI will include a perimeter security fence designed to prevent unauthorized entry.
- No new large buildings will be built, although a small prefab building and/or a modular farm building (both less than 1200 square feet each) will be integrated into the secure area to house the security computer and processing equipment.
- The cultivation site is essentially flat, with no dips or rises in elevation.

9. Security Plan:

Per Massachusetts 935 CMR 500.000, 935 CMR 500.110, and 935 CMR 500.120 and Whately Zoning Bylaw Section 171-28.6 Urban Grown Inc. shall strictly adhere to the regulations set forth for all aspects of cultivation and delivery in relation to security and other considerations.

Security at Cultivation Site:

- A 6 foot perimeter security fence will be built to prevent unauthorized access to all areas of the cultivation operation (similar to the diagram below). A to scale engineering drawing of the fence structure topped with barb wire is attached (Figure 5).
- There will be signs notifying observers that the secured area is a limited access site with video surveillance, and unauthorized entry shall be prosecuted by law enforcement.
- Locks at point of entry shall be commercial grade.
- The site will have an electronically monitored camera and alarm system which shall notify and alert designated Urban Grown Inc. employees of a security breach no later than 5 minutes from the initial notification of alarm and/or system failure. This notification shall be in the form of a telephone call, text message or phone alert.



- Video Cameras shall be present at all points of entry/exit, and in growing areas. On the advice of Council camera positions should not be shown on public access documents.
- Operational details and camera positions will be reviewed and filed with the Whately Chief of Police and in the Cannabis Control Commission.
- An example of a video camera system we will use is a scalable Lorex Wireless Security Camera System with ultra-wide view cameras, a 16 channel 1080p DVR (Attachment 5).
- The security camera system will have wired and wireless access as well as infrared capability for night vision and will record and transmit live high definition video during all times of operations.
- Night vision capability will negate the need to use external lighting. This is a requirement of the grow facility as no white or other lights can be used because any light other than green would interrupt the photoperiod of the cannabis plants.
- The camera system will record movement 24 hours, 7 days a week and will be available upon request of the Cannabis Control Commission immediately, as well as local and state law enforcement.
- Recorded footage will be retained for a minimum of 90 calendar days. Additionally, recording and archiving video footage will be available for criminal, civil or administrative investigation.
- The system will have the capability to immediately produce a clear, color still photo whether live or recorded. Date and time stamps will be recorded on footage at all times.
- The camera system will have the capability to operate in the event of a power outage.
- A company principle lives within an 8 minute drive of the site and another less than 15 minutes from the site.
- The Director of Security for Urban Grown Inc., was previously a police officer in the Towns of Greenfield and Leverett.
- Geographically the proposed site will be in the greenhouses and not clearly visible as a marijuana cultivation site from State Road being set back 250 to 300 feet.
- Urban Grown Inc. shall work closely and openly with Whately Police Department and will fully comply with local rules, regulations, ordinances, and bylaws governing the operation in the host community of Whately.

- Persons permitted to be inside any secure area of site shall be strictly limited to Company officers, employees, local and state public safety personnel, and Cannabis Control Commission personnel. With the exception of pre-screened and pre-authorized visitors on official business pertaining to Urban Grown Inc.'s cultivation operations no other persons will be admitted to the limited access cultivation area.
- Absolutely no persons under age 21 shall be under any circumstances permitted inside the limited access area with the exception of public safety personnel under age 21 when accompanied by a person over age 21.
- The Whately Police Dept. and the Cannabis Control Commission will be an annual independent security audit conducted. Results shall be conveyed to Whately town officials,.

Lighting Concerns:

- Most of the cultivation operations will be done during summer months using natural sun light.
- Any fall/winter cultivation will not use all greenhouses and will be done in a way to shield light from abutting properties. The use of light deprivation greenhouses will further minimize any light pollution as any light from the greenhouses would be contained within the greenhouse when the light deprivation system is deployed.
- All lights point downward and crop research shows little light is reflected upward from a crop canopy. Light specifications are provided in attachment 6.

10. Odor:

- Initially being an outdoor cultivation Marijuana Establishment odors will be minimal and should dissipate before being offensive given the distance to the one residential abutting property and wind conditions at the cultivation site. Additionally, any odor is largely contained by the greenhouse structure.
- Further, any odor is confined to flowering stage near maturity and in a greenhouse odor can be minimized and scrubbed using a carbon/charcoal filter. Specifications for the filter are shown below.



Can 150

- Max Exhaust CFM: 1260 cfm / 2100 m³h @ 0.1 sec contact time
- Max Recirculating (Scrubbing) CFM: 2520 cfm / 4200 m³h
- Recommended Min Airflow: 630 cfm / 1056 m³/h
- Prefilter: Yes
- Flange: 10", 12", 14"
- Dimensions: (with pre-filter) -Outside Diameter: 16.5", Height: 60"
- Total Weight: 71kg / 156lbs
- Carbon Weight: 56kg / 123lbs
- Carbon Bed Depth: 6.5cm / 2.56"
- Max Operating Temp: 80°C
- Pressure drop at max cfm: 180pa / .75"wg

11. Energy Plan:

- By targeting optimal growing conditions, total energy use for UGI's cannabis cultivation activities will be significantly less than any indoor cultivation.
- Electrical use for lighting and energy for heat is provided in Exhibit 1.
- Dependent upon the timing of licensing, UGI is planning initiating the first grow during the summer-fall season. As mentioned above most of the light used by plants for photosynthesis will still come directly from the sun.
- In regards to the energy source for the grow operation, It is not currently feasible to install solar panels but the adjacent self-storage units may afford the opportunity to have roof mounted solar.
- Urban Grown Inc. will establish a commercial account with a local energy provider.

12-13. Water Management Plan:

- Water used in the cultivation will be from a well to be established on the site, and will not use water from a public water supply system.
- The well water will be tested periodically as part of a requirement for cropping activity.
- Irrigation of the cannabis plants will be accomplished through commercially available drip irrigation systems that minimize and conserve water application, avoiding overspray and excess watering, as this contributes to healthier plants (i.e. minimizes mold, fungus and other diseases).
- Initially, using plastic hoop houses there is no practical nor possible gutter system available for collecting runoff water. The hoop houses will be phased out as gutter connected greenhouses are built and the hoop houses will be used for drying cannabis plants or decommissioned.
- Water running off greenhouses will fall in the space between adjacent hoop style greenhouses whereas can be reused for irrigation in gutter connected greenhouses.

14. Hazardous Materials:

- There will be no use of any hazardous materials as this is not permitted (MDAR directive) in the cultivation of marijuana.
- As required by the Commonwealth's cannabis laws (MGL 94G Section 15) all marijuana products will be independently tested prior to sale.
- All fertilizers will be those used in normal agriculture and approved for farming by federal and state agencies (i.e. EPA, FDA, MDAR).

15. Waste Management:

- Any non-saleable materials (leaves, stems etc.) will be composted on the site per CCC 935 CMR 500.105(12). After composting there will be no recoverable or usable marijuana product.
- No consumable product or usable marijuana material will be put into a waste stream.

16. Traffic:

- State and Town roads are adequate without modification for the proposed cannabis cultivation activities. Currently Old State Road bordering the site is used by the neighboring truck stop. Traffic to and from as well as on premise will be consistent with current truck stop activity and use as a commercial business.

- Parking and loading needs associated with the cannabis cultivation activities are minimal throughout the year with most days seeing 4-5 vehicles visiting the site to tend the growing plants.
- At harvest time traffic to from and on premise will increase by 3-4 additional vehicles.
- It is anticipated that all vehicle traffic associated with the cannabis cultivation activities will be of vehicles less than 1-ton capacity.
- The site has adequate space to handle this traffic flow for both the cultivation and on most days the vehicles will park within or adjacent to the secured site compound.

17. On-Site Signage and Public Operating Hours:

- Rules and licensure for Commercial Cannabis Cultivators in Massachusetts defined as "marijuana cultivators" (MGL 94G Section 1 (g) (3) (i)) specifically stipulate that no sales to consumers is permitted at the location.
- All marijuana product will therefore only be sold and delivered to other Marijuana Retail or Manufacturing Establishments.
- For this reason and to bolster on-site security there will be no on-site advertising or signage associated with or promoting the UGI cultivation operation.
- Signs will be attached to the security fence and locked gates to notify any observers that the secured area is being monitored by cameras, is a limited access area, and unauthorized entry shall be prosecuted by law enforcement.
- No sales will occur at the site, thus hours of operation to the public is not relevant for UGI's cultivation activities. Typically operations at the site will occur between 8am and 5pm and not later than 8pm.

18. Visualization of the Site:

- The site is visually shown in figure 1. and is attached to this document and will be available in large format for Map 32, Parcel 6, State Road, Whately.
- Figure 2. is a close up view of proposed greenhouses to be used.
- Figure 3. is the a view of the whole property and shows abutting properties at 300ft distance taken from Axis GIS. The main uses of land within this area, determined through visual assessment to the best of our ability, is forests, one residence, and dining facility (truck stop).
- Figure 4. Shows the Whately Town Beach across I-91 from the grow site, has no view of the grow site, and is beyond 300 feet.
- Figure 5. shows the chain link fence components and corner construct design.
- Attachment 1. Abutters list (300ft from the grow site).
- Attachment 2. Abutters list (1000ft from the grow site).
- Attachment 3. Cannabis Control Commission acknowledgement of current license status.
- Attachment 4. Letter attached stating UGI is in good standing with the Secretary of the Commonwealth.
- Attachment 5. Letter attached stating UGI is in good standing with the Dept. of Revenue.

- Attachment 6. LOREX Security camera system with ultra-wide cameras and 16 Channel HD 1080p DVR.
- Exhibit 1. Technical specifications for Gavita Pro grow lights (30-50) for extending day length during vegetative plant growth, electrical grow light energy use vs. energy use from sunlight in greenhouses with lights, and energy used for heating in winter months.

19. Contact Information

- Names, phone numbers and email addresses of all management staff, key holders and host farmers will be given to public safety officials, the Building Inspector, and the Town Administrator and Town Clerk.
- Any change in license or ownership will be filed with the Building Inspector and Planning Board.
- Main contacts are:
 - Stephen J. Herbert, President/CEO
 - Michael A. Herbert, Chief Operating Officer
 - Kelsen Ting, Chief Security Officer

Submitted by:

Stephen J. Herbert,
for Urban Grown INC.