

Minutes of Zoning Board Meeting
Town of Whately, MA
November 5, 2020

Remote Meeting via Zoom

Members Present: Roger Lipton, Bob Smith, Debra Carney, Kristin Vevon, Fred Orloski

Members Absent: none

Attending:

Sofia Bitzas, Director of Operations, R. Levesque Associates, Inc.

Bob Cimini, Whately RE Holdings LLC, and CFO, Canna Select

Neal Dach, CEO, Canna Select

Mark & Melissa Cybulski

Alec & Theresa Cybulski

Christine Gordon

Pam Berube

Isaac Fleischer

PUBLIC HEARING

Application for a Special Permit to allow for an indoor marijuana cultivation establishment in agricultural buildings and greenhouses in existence on April 24, 2018 on premises zoned A/R1 and A/R2 located at 23A LaSalle Drive and owned by LaSalle Florists, Inc.

Debra Carney opened the meeting. Because of technical difficulties, applicant representative Sofia Bitzas, Director of Operations for contractor R. Levesque Associates, agreed to act as host.

Sharing her screen with the other participants, Ms. Bizas stated that they were applying under sections 171-31 and 171-128.6 of the Whately Bylaws, and showed plans for the project. She mentioned that the line between Zones Agricultural/Residential 1 and Agricultural/Residential 2 runs through the middle of the property. She said the plan is to use on-site buildings only, and that there will be no changes affecting storm water. A security fence and surveillance cameras will be installed around the greenhouses, she noted.

Neil Dach, CEO of Canna Select, stated the project will be a Tier 1, 5,000 sq ft operation. He said that to start with, greenhouse #2 will be the only one filled. The power requirement total is estimated to be 10 Kw. Unmarked vans will pull up to a garage door, out of sight, he said.

The board was told that filtered air would be drawn in, heated or cooled, and run through sets of carbon filters in the greenhouses, to the common area, and at the exhaust areas, with all air being changed every 15 minutes. When questioned about a structure labeled “hoop house” on the plan, Mr. Dach said that is just a canopy to protect vehicles.

At this point, Roger redirected the focus to a requirement for holding the hearing on this matter: the Community Host Agreement. He was told the Selectboard was meeting on November 18, and that it had asked the applicant to appear at that meeting to settle the matter of the Community Outreach Meeting. Asked whether, right now, there was no proposed Community Host Agreement, the applicant confirmed that there was not.

Sofia Bitzas asked about a continuance, was told she could request one, and did so. Roger stated that the hearing would be continued to December 3, 2020, as the second item on the agenda. Fred Orloski mentioned that he didn’t think the Selectboard would act on the host agreement until after the Outreach meeting.

Abutter Alec Cybulski stated that he has a deeded life estate, that the current owner of the house, his son Mark, had not received his own copy of the legal notice and that the senior Cybulski had had to notify him. The secretary will check into the situation with the Assessors, and agreed to contact Mark Cybulski about it by email.

At 7:08 pm, the meeting was adjourned.

Documents Reviewed (kept in the ZBA files)

1. Plans in a bound application packet dated October 8, 2020

Mary McCarthy
Secretary
Zoning Board of Appeals
Town of Whately, MA