



Minutes of the Meeting of the Board of Selectmen

Date: July 16, 2018 – Workshop
Time: 7:00 p.m.
Place: Great Hall, Memorial Town Hall, Spencer, MA
Present: Chair Woodbury, Vice Chair Hicks, Clerk Berthiaume,
Members Monette and Administrator Gregory
Mr. Pepe was absent.

At 7:00 p.m. Chairman Woodbury called the meeting to order and led the Pledge of Allegiance.

Announcement - Any members that are participating remotely in accordance with Regulation 940, CMR 29.10 of the Open Meeting Law

None

7:00 pm - Public Hearing – Reliable Bud, LLC, Proposed Medical Marijuana Facility at 21 W. Main Street for Cultivation/CO-OP, Research & Development, & Processing of Medical Marijuana & Request for a Letter of Non-Opposition

Chairman Woodbury opened the hearing opened at 7:06 pm.

Rhiannon Snyder, Chris Pagel, and Deneb Dollinger from Reliable Bud were present to seek a letter of Non-Opposition from the Board which would allow them to apply to the State for a Medical Marijuana Cultivation License.

Ms. Dollinger noted that a public hearing is one of the steps in the licensing process and delivered a Power Point outlining the life cycle of medical cannabis and the type of establishment they plan to operate. The name of the operation is officially ReliaBuds, LLC.

Mr. Pagel explained they are looking to grow and test medical marijuana at the Cultivation Center. They are not looking to sell to individuals or open a store front; the focus will be on growing the product. They will also work on seed to sale tracking technology. The environmental footprint will be limited and odor controlled with a carbon filter to lessen the impact to the neighborhood. The facility will have 24 hour armed security and multiple cameras.

Ms. Snyder indicated benefits to the Town will include job opportunities and local improvement efforts.

Dr. Hicks said that the information packet appears to be more retail than growing. Mr. Pagel confirmed it will be medical only.

In order to apply for a license from the Mass Department of Public Health, Reliable Bud needs a letter of non-opposition from the Board to move forward. Mr. Gregory said if the Board agrees to issue the letter, it would be contingent upon the negotiation of a successful host agreement. Medical marijuana is an authorized use in Spencer and the property they plan to locate their operation is in the Industrial Zone at 21 West Main Street. Chairman Woodbury asked about the financing of the operation. Eduardo Deluna indicated that ReliaBuds has several investors and expects to receive \$275,000. They anticipate \$7 million in sales each year. Spencer would receive 3% of the gross sales for 5 years.

The hearing was opened to the public.

Matt Defosse, Paul's Dr. asked if the marijuana will be grown indoors. Ms. Dollinger said the product will be grown inside initially and eventually they hope to expand outside pending State law. The growing area will be 6000 square feet and product will be sent to dispensaries. They will contract with the Leicester dispensary. They expect to create approximately fifteen new jobs with a salary range between \$25,000 to \$80,000 and will hire local police details.

Mr. Defosse indicated he is in favor of the operation as it will provide funding for the Town.

Tanya McAuley, McCormick Rd., suggested ReliaBuds proactively contact abutters. She pointed out that the revenue from this type of operation provides more funding to the Town than solar installations will provide. Mr. Monette clarified that solar revenue is over a 25 year period and marijuana revenue is only for 5 years.

The hearing closed at 7:52 pm.

Act on the Request of Reliable Bud, LLC, for Letter of Non-Opposition

A motion to authorize a letter of Non-Opposition to ReliaBuds, contingent upon the negotiation of a successful Host Agreement (Monette/Berthiaume) passed 4/0.

Review and Act on Request to implement 4-way Stop at Mechanic Street and Chestnut Street

Mr. Gregory reported that he contacted the SEBRSD bus company and there have not been any accidents in the area.

A motion to implement a 4-way stop at Mechanic Street & Chestnut Street for a one year trial basis (Hicks/Monette) passed 5/0.

Review and Act on Request to Use Maple Street School for Foster Parent Resource Center

Senior Center Director Pamela Woodbury reported that she met with foster parent Vicky LeBlanc on her request for space the Center for storage of items needed for foster children and discussed use of a room on the top floor of the Senior Center.

Ms. LeBlanc explained she needs space to store items that are needed by children going into foster care and is currently renting storage space in Leicester.

There was discussion on the Sugden building as an alternative location, however Administrator Gregory noted concerns with the building and the need for utilities to be turned on and advised the Board that the Senior Center is the best place.

A motion to allow use of the room on the 2nd floor of the Maple St School/Senior Center as discussed (Hicks/Monette) passed 4/0.

Details on the building access will be worked out with Ms. Woodbury. Any volunteers will need to be CORI checked prior to entering the Center.

Discuss & Act on the Recommendations of the Building and Property Reuse Committee (BPRC) for the Lake Street School RFP

A joint meeting will be held on August 13th with the BPRC.

Discuss & Act on the Recommendations of the Building and Property Reuse Committee (BPRC) for the Sugden Building

Chairman Woodbury said Town Planner Paul Dell'Aquila will contact groups that previously have expressed an interest in the building to determine why a proposal was not submitted. A joint meeting will be held on August 13th with the BPRC.

Discuss Formation of Solar Bylaw Study Committee

Chairman Woodbury received a copy of the Solar Bylaws from Rutland and Leicester and noted that Spencer's is more comprehensive.

Mr. Gregory reminded the Board that there have not been any solar projects permitted under the new Bylaw and indicated it may be early to be form a committee.

Dr. Hicks noted there were issues with regard to the setback requirements for McCormick Road and suggests forming a committee in September to compare the bylaws in other communities.

Tanya McAuley, McCormick Rd said she doesn't want to hear noise coming from the solar farm. Town Planner Paul Dell'Aquila noted that a third party is required to verify standards and noise level are within the scope of the bylaw. Depending upon the situation, the Planning Board may require certain conditions be met.

Chairman Woodbury noted that permits are not be issued unless all requirements are met.

A motion to form a solar bylaw study committee with up to 9 members to begin after Labor Day and after existing projects move forward under the current bylaw (Hicks/Monette) passed 3-1-with Woodbury opposed.

Chairman Woodbury said he believes forming a committee is premature. He wants to allow the Administrator to work with the Town Planner and Planning Board to determine what needs to be done.

The meeting was adjourned at 9:18 pm. All were in favor.

Respectfully submitted,

Brenda Savoie
Executive Assistant

Referenced Materials- Reliable Bud presentation; solar bylaws