

**ADAMS PLANNING BOARD
MEETING MINUTES
MONDAY, August 1, 2022**

MEMBERS PRESENT: Chairmember David Rhinemiller, Member Lisa Gazaille, Member David C. Krzeminski, Member Sandra Moderski, and Member Michael Mach

OTHERS PRESENT: Isaiah Moore, Recording Secretary; Eammon Coughlin, Town of Adams Staff; Tammy Daniels, iBerkshires; Kerry Raheb, applicant

CALL TO ORDER: Chairmember David Rhinemiller called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES: The Board members need to approve the minutes of May 23rd, 2022.

A motion by member Gazaille seconded by member Krzeminski, to approve the minutes of May 23rd, 2022 as written. The motion passed 5-0.

Application of Indica, LLC for a “Special Permit” and “Site Plan Approval” under §125-4, §125-19, and §125-35 of the Adams Zoning Bylaw for property located at 127 Columbia St. (Map 109, Parcel 11). The request is to open a retail marijuana establishment in an existing building in a B-2 Zoning District.

Mr. Moore introduced the agenda item.

The board invited Mr. Raheb to join the board at the table so he could present the materials that he had prepared for the meeting.

Mr. Raheb presented the timeline that his business has gone through in the last year while working to get to this point. The presentation showed the milestones for both the interactions with the local government and the state government.

Mr. Raheb explained that in the discussions that he had with town officials that was excited to become part of the community and wanted to help the town how he could

Mr. Raheb went on to explain the various steps to prepare for the potential opening of his business, which included meeting with multiple vendors and purchasing the resources needed to open a store.

After Mr. Raheb was finished with his presentation, Chair Rhinemiller began to ask questions about the application. Chair Rhinemiller explained that the questions were not an indication of support or opposition but just the things that the board needed to check when weighing a special permit application.

Chair Rhinemiller asked if there was a daycare within 250 feet of the property, Mr. Raheb responded that there was no daycare within 500 feet of the property.

Chair Rhinemiller asked Mr. Raheb if there was the possibility of needing more than 20 spaces for his business. Mr. Raheb responded that if that were to arise that he has been granted permission to use the adjoining parking lot for overflow and expressed that he didn't want to be a hinderance on Route 8.

Chair Rhinemiller asked how the products were going to be delivered to the building. Mr. Raheb responded that it would vary depending on the vendor, but that they would all be delivered to the back of the building, that is under constant monitoring by video cameras.

Chair Rhinemiller asked for clarification on the process of the final inspection. Mr. Raheb responded that the final inspection would happen after everything is set up and after passing the inspection the store would be able to open the store after 3 days.

Member Krzeminski asked how many employees the business planned to hire. Mr. Raheb responded that the plan was to hire 10 employees out the gate both part time and full time, possibly 15.

Member Gazaille asked if there was employee training. Mr. Raheb answered that there will be some training. Any employee hire gets registered with a state agency for reporting information, and there will be background checks on the employees.

Chair Rhinemiller asked about how much waste there was expected to be. Mr. Raheb explained that all of his product came pre-packaged so the amount of waste produced would be minimal.

Member Mach asked if there would be smell since everything was prepackaged. Mr. Raheb responded that there would be no smell and that while some facilities do better jobs than others when mitigating the scent that smell would not be an issue for his store.

Member Mach asked if the waste would be locked because of the problem of bears and other animals. Mr. Raheb responded that they could be, that he will look into making sure the waste containers are animal proof.

Chair Rhinemiller clarified that the parking lot would remain gravel and Mr. Raheb confirmed that.

Chair Rhinemiller asked a clarifying question about the signage that would be on the property indicating which door to use and which parking was for disability parking.

Member Mach asked what the other security measures were besides the backroom camera. Mr. Raheb responded that there would be cameras that cover every inch of the property inside and outside. There would also be a series of doors that would be locked and only unlocked when the employees pressed a button. There would also be security that would check everyone's IDs with a scanner before letting them pass.

Member Krzeminski asked a clarifying question on if the business would only sell recreational Marijuana and Mr. Raheb confirmed this.

Member Krzeminski asked why the applicant was looking to have an extra hour to operate in the evenings on Sundays. Mr. Raheb explained that the current rules of allowing the business to be open until 6pm on Sundays would mean he would have to close two hours earlier than the businesses in Williamstown and North Adams.

Member Moderski asked where Mr. Raheb got the numbers for his projected revenue. Mr. Raheb responded that the estimates are based on the industry and that the numbers are actually probably low with the hopes of overperforming those numbers.

Member Mach expressed that he thought the board should stick to the bylaw in regards to the hour extension request.

Member Moderski suggested that the business could start out with closing at 6pm on Sundays and if the business is still busy and the company could really use the extra hour that Mr. Raheb could come back to the board at that point.

Chair Rhinemiller recommended adding a condition that if there is to be a mural added to the side of the building to cover the old mural that there would need to be Select board approval prior.

If the mural is simply painted over then it could be done without Select board approval.

A motion by Member Mach, seconded by member Moderski, to approve the application for Site Plan Approval under §125-4, §125-19, and §125-35 of the Adams Zoning Bylaw for property located at 127 Columbia St. (Map 109, Parcel 11). The request is to open a retail marijuana establishment in an existing building in a B-2 Zoning District as presented. The Motion passed unanimously with a vote of 5-0.

A motion by Member Mach, seconded by member Moderski, to approve the application for a special permit under §125-4, §125-19, and §125-35 of the Adams Zoning Bylaw for property located at 127 Columbia St. (Map 109, Parcel 11). The request is to open a retail marijuana establishment in an existing building in a B-2 Zoning District with one condition that to put up a mural on the building Select board approval must be received prior. The Motion passed unanimously with a vote of 5-0.

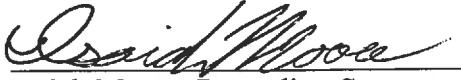
Chair Rhinemiller explained to Mr. Raheb that there would be a decision notice filed with the town clerk within fourteen days of the hearing and upon being filed that there would be a twenty-one-day appeal period. If there were no appeals filed in that time then the applicants could pick up the documents on the twenty-first day and file them with the Registry of Deeds.

NEW BUSINESS:

ADJOURN:

Member Krzeminski, seconded by member Gazaille, motioned to adjourn the meeting at 7:31 pm. The motion passed unanimously.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Isaiah Moore", written over a horizontal line.

Isaiah Moore, Recording Secretary

10/5/2022
Date