

## IPSWICH PLANNING BOARD 31 TURNPIKE ROAD SUBCOMMITTEE MEETING MINUTES

Wednesday, January 11, 2017, 3:30 p.m.

Planning Office Conference Room, Town Hall

Pursuant to a meeting notice posted by the Town Clerk, a meeting of the Ipswich Planning Board 31 Turnpike Road Subcommittee was held on Wednesday, January 11, 2017 in the Planning Office Conference Room of Town Hall. Subcommittee members Jim McCambridge, Kathleen Milano, Paul Nikas, Colleen Fermon and Gregory Gagnon were present. Planning Staff present: Ethan Parsons. Others present: Mathew Cummings, Larry Graham, Jeff Moore, Gerry McDonald, Phil Silverman, Erik Swanson

Larry Graham said that he would prepare a statement for the 1/26/17 Planning Board meeting that would include the following information in more detail. There is an existing 6,500 sq. ft. building. The applicant's [Ipswich Pharmaceutical Associates (IPA)] registered marijuana dispensary would occupy approximately 1,600-1,700 sq. ft. in the front of the building. The current tenant would move into the rear of the building.

Graham said that the access from Route 1 and Old Right Road would be gated. The front driveway opening would be widened to 20 feet. The entire parking area and driveway would be repaved. The secondary access from Old Right Road would be gravel. The utility services would remain as they currently exist. There is an existing well, which is considered a MA Department of Environmental Protection public water supply well. As such, the applicant will need to get approval to use the well prior to occupancy. Graham said the existing septic system will be upgraded with new piping, a tank and a "D" box. The applicant will also install an industrial waste water holding tank, which is required for the bakery component of the proposed use.

Graham said that the plan calls for a new stormwater management system, pole mounted lights, spotlights on the proposed freestanding sign and a fence from the gate on the front driveway, along the south side, to tie into the southwest corner. The applicant also has prepared a landscape plan, which calls for new planting along the southern side of the property.

Graham said that a traffic report showing that the sight distances are adequate had been submitted. He added that his office had counted traffic during a two hour period to ascertain the gaps between vehicles, which represent opportunities to exit the site.

McCambridge asked if IPA would accept a condition that the marijuana processed and sold come from IPA.

Phil Silverman said that it would as this is a requirement of the MA Department of Public Health.

McCambridge asked if IPA would accept a condition that they not sell recreational marijuana.

Silverman said that IPA intends to be a registered marijuana dispensary so he thought they would, but he would need to discuss with Joseph McCarthy, the president of IPA.

Parsons noted that there is a lot of new information. The introduction of stormwater management and site changes would likely trigger peer review.

Milano asked if the applicant had employed a professional traffic engineer.

It was noted that it had not.

Chief Paul Nikas said he would like to see a real traffic study prepared by a professional. He said he would like to better understand the existing conditions on Route 1 in the vicinity of the site. He added that a parking study would evaluate parking supply and demand.

Silverman- described security.

Jeff Moore- described architecture.

Silverman- said new packet contains information about waste disposal, ventilation and infiltration, hours of operation.

The meeting adjourned at approximately 4:15 p.m.

*Documents presented at meeting:*

- *Status update for Planning Board Subcommittee, prepared by Philip Silverman, 1/11/17*
- *Landscape Plan, sheet L-1, prepared by Corliss, 1/11/17*
- *Proposed First Floor, sheet A1, prepared by Cummings Architects, last revised 1/9/17*
- *Elevations, sheet A2, prepared by Cummings Architects, last revised 1/9/17*
- *Lighting Plan, sheet SL1, prepared by Cummings Architects, last revised 1/9/17*
- *Ipswich Pharmaceutical Associates, Inc., Security and Operations Plan*
- *Waste Disposal Procedures*

Prepared by Ethan Parsons

The Subcommittee approved these minutes on February 2, 2017.