



TOWN OF HOPEDALE  
Planning Board  
TOWN HALL  
78 HOPEDALE STREET  
HOPEDALE, MA 01747

Stephen Chaplin Chairman  
Kaplan Hasanoglu, Member  
Jimmy Kohkar, Member  
Carole Mullen, Member  
Christopher Chase, Member

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**Hopedale Planning Board  
Meeting Minutes  
Via Zoom Video Conference  
September 6, 2023**

Recorded meeting can be found on the Town of Hopedale website under meeting videos.  
The Chairman opened the meeting at 7:06 pm.

Members that were present: Stephen Chaplin, Chair  
Carole Mullen  
Christopher Chase  
Kaplan Hasanoglu  
Jimmy Khokhar  
Applicants: Frank Maher, James Valeriani, Barry Yaceshyn, Matthew McGeorge, Quinn Heath, Leo Max, Todd Sullivan  
Guests: Amanda Zuretti Esq. Phil Shwachman, Scott Savage, Len Guertin, Liz Reilly

**7:00 pm Public Hearing for Green Mountain C & C**

The applicant, Green Mountain C & C, LLC is seeking a special permit for cannabis manufacturing at 1 Rosenfeld Drive. Stephen read the public hearing notice.

Attorney James Valeriani, representing Green Mountain C & C, presented the board with their application for marijuana product manufacturing at the former Green Mountain Chocolate location built in 2005. The site is located at the intersection of Rosenfeld Drive and Plain Street. The applicant will be finalizing the requirements for the provisional licensing along with continued inspections from the Building Inspector, Police and Fire Departments.

The applicant will be taking the building as is, with very few changes to the exterior that include a propane-fueled generator and a place for the CO2 tanks. There are 67 parking spaces which will accommodate, at peak production, 24 employees, with no changes to the parking lot layout or access. Hours of operation will be customary business hours and the applicant requests flexibility in the hours. An odor control plan has been prepared to prevent odor from being detected. The applicant's water usage for manufacturing does not involve significant water usage and is expected to use 2,000 gallons per month at start-up and 8,000 gallons per month at full operation. No changes are needed to existing drainage and storm water systems. The rear portion of the property is in an unimproved and natural state, and is outside of the town's groundwater protection district.

Frank Maher, owner of Green Mountain C & C, a company based in Westboro, stated they currently have 2 dispensaries in Massachusetts and this Hopedale facility will be the manufacturing hub for extraction. He has met with Deputy Fire David McMorro who stated the department is comfortable moving forward with the site plan and will continue to monitor and review the site before the certificate of occupancy is obtained. He also met with Police Chief Giovanella who asked for more exterior lighting, and as long as the applicant stays compliant with the Cannabis Control Commission regulations, he agrees with the plan in place. Leo Max from Sungrown will be handling the extraction process for Green Mountain C & C. He detailed the art of the extraction process.

Matt McGeorge, Architectural Engineer for the project supplied the board with documentation regarding traffic and mitigation strategies for any potential odors. This includes exhaust system with inline carbon filters and the use of recirculating carbon fans

#### Board Member Comments

Jimmy Khokhar asked for more details regarding the self-contained room, which Leo Max stated they meet all federal standards operations for extractions. He reviewed the hours of operations and parking spaces. Chris Chase questioned the solvents used and the disposal of waste byproducts and those will be disposed of appropriately.

Kaplan Hasanoglu reviewed the lighting for the site for neighboring homes and lighting will not be obtrusive. Carole Mullen questioned if the air handling systems will be modified and the applicant did state they will be redesigned based within industry standards.

Chris Chase wanted confirmation that there are no schools in the proximity which was confirmed. Stephen Chaplin inquired about the noise from the HVAC reconfiguration and it will not generate disturbing outdoor noise.

#### Public Comments

Scott Savage asked for more details regarding the delivery of cannabis manufacturing products which will be received in the back of the facility. He also asked about the collection area of spillage and grease oil separators and Matt McGeorge stated these are not a requirement.

After a final review of the site plan, Stephen Chaplin, with the verbal approval of the applicant, made a motion to continue the hearing to October 4<sup>th</sup>, 2023 and will circulate a draft decision to the applicant. Motion was seconded by Kaplan Hasanoglu and all were in favor.

The board passed over the continued discussion of the rezoning of the Draper Site at the request of the Draper facility owner.

The board passed over approving the minutes to the October 4, 2023 meeting.

Kaplan Hasanoglu made a motion to adjourn at 8:17 pm, seconded by Jimmy Khokhar and all were in favor.

Respectfully submitted,

Mary Arcudi  
Planning Board Secretary