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Planning Board
Town of Salisbury
5 Beach Road
Salisbury, MA 01952

Planning Board:
Don Egan, *Chairperson*
John "Marty" Doggett,
Vice Chairperson
Gil Medeiros, *Clerk*
Lou Masiello
Deborah Rider
John Schillizzi, *Alternate*

MODIFICATION OF SPECIAL PERMIT

June 24, 2021

Town Clerk
Town of Salisbury
Salisbury, MA 01952



Owner: Christopher Edwards
Address of Owner: 24R Pleasant Street, Unit 2
Newburyport, MA 01950

Applicant: Coastal Infusions, LLC
Address of Applicant: 24R Pleasant Street, Unit 2, Newburyport. MA. 01950
Address of Project: 10 Fanaras Drive, Salisbury, MA 01952
Map 18, Lot 211

Deed Book & Page: Southern Essex District Registry of Deeds Book 26749, Page 62
Zoning District: Light Industrial and Recreational Marijuana Overlay District (RMOD)

To the Town Clerk:

This is to certify, at a duly noticed public hearing of the Salisbury Planning Board, regarding a request for modification of Special Permit that opened on June 9, 2021, continued to June 23, 2021, and closed June 23, 2021 by a motion duly made and seconded, it was voted:

"We, the Salisbury Planning Board, as requested by Coastal Infusions, LLC, under the provisions of General Laws Chapter 40A and Article XXIII A. Recreational Marijuana Overlay District of the Zoning By-Laws of the Town of Salisbury, considered the following requests for modification for Special Permit with Minor Site Plan approval granted March 24, 2021 for a Recreational Marijuana Product

Manufacturing Facility with parking for property addressed at 10 Fanaras Dive (Assessors Map 18, Lot 211):

1. The intent of the Applicant is to purchase third-party Nano emulsifications from a licensed third-party vendor;
2. Purchase and use of the liquid shall eliminate all potentially odor generating activities;
3. Use of the Nano emulsification will reduce the amount of investment capital necessary to open and operate the Recreational Marijuana Product Manufacturing Facility.

MODIFICATION OF SPECIAL PERMIT

After considering the proposed modification of Special Permit pursuant to MGL Ch. 40A, § 11, and §300-156.8 of the Zoning By-Laws of the Town of Salisbury, MA, the Planning Board approved the application for modification, with the following conditions:

Should the third-party evaluation for the odor mitigation/control process conclude the Nano emulsification process be deemed unsuccessful for controlling odor generating activities, the applicant shall install all odor control/mitigation plan elements described under the Special Permit at Item 33, 34, 35 and 36.

Motion was made by Deborah Rider and seconded by Louis Masiello.

Vote: 5-0

John "Marty" Doggett, Vice Chairperson – Yes

Gil Medeiros, Clerk – Yes

Louis Masiello, Board member – Yes

Deborah Rider, Board member – Yes

John Schillizzi, Associate - Yes

Chairperson Don Egan was not present for the evening's vote.

Item 33

[The applicant shall not allow the facility to emit offensive, odorous, emissions that violate Salisbury Board of Health Regulations Section 5 5.001 adopted pursuant to MGL Chapter 111, Section 31C, including but not limited to those specified for odors. The applicant's approved plan to mitigate the possibility of offensive emissions specifies the use of negative pressure, filtration and subtractive odor control, each in conjunction with the others. As approved, this consists of a tight building envelope, local source capture, particulate filtration, charcoal filtration, FOGCO deodorized exhaust, up-blast exhaust fans, and a negative pressure system configured as detailed on the approved plan. Any change to this mitigation plan is subject to the receipt of an approved special permit modification from the Planning Board.]

Item 34

[Within 30 days of the commencement of operations, the applicant shall provide the Planning Department with a schedule detailing the processing schedule. The schedule shall indicate each stage of the process and the level of cannabis odors generally associated with each step of the growing and processing cycle. The schedule shall show specific dates and times to facilitate correlation with any reports of cannabis odors or to coordinate inspections.]

Item 35

[Prior to the issuance of a Certificate of Occupancy, an Air Leakage Test shall be conducted under Peer Review on behalf of the Town of Salisbury. This test shall coincide with the day of anticipated highest odor days. The Town's consulting engineer shall provide an independent assessment for the Town of Salisbury which includes assessment and an independent air quality report identifying the location of any potential odorous emissions from marijuana cultivation or processing which could be discharged to the ambient air. This report shall include a recommended action plan to remediate potential odorous emissions from marijuana cultivation or processing outside of the facility. This report shall be provided to the Planning Department prior to the issuance of a Certificate of Occupancy. The Applicant shall have 30 days to remediate any odorous emissions identified. Failure to comply with this condition shall be a considered a violation of this approval and subject the Applicant/Owner to the revocation of this permit. The cost of these studies shall be paid by the Applicant/Owner.]

Item 36

[The Applicant shall provide an independent assessment three months after the issuance of the Certificate of Occupancy for the facility. The assessment shall include an independent air quality report identifying the location of any potential odorous emissions from marijuana cultivation or processing which could be discharged to the ambient air. This report shall include a recommended action plan to remediate potential odorous emissions from marijuana cultivation or processing outside of the facility. This report shall be provided to the Planning Department within three months from the date of Certificate of Occupancy. The Applicant shall have 30 days to remediate any odorous emissions identified. Failure to comply with this condition shall be a considered a violation of this Special Permit and subject the applicant to the revocation of this permit.]

MATERIALS

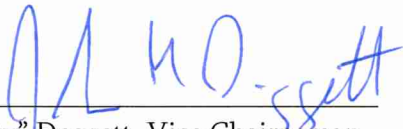
1. Sample of Nano emulsification.

The Planning Department understands a license from the MA Cannabis Control Commission cannot be obtained prior to the receipt of a Certificate of Occupancy for the business use at 10 Fanaras Drive. Therefore, we clarify leakage testing is to be performed prior to the application by you for the Certificate of Occupancy from the Town of Salisbury Building Department.

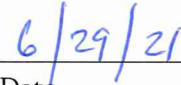
In addition, the Planning Department understands the three-month odor assessment will occur on the day of anticipated odors, three months after occupancy of the premises is granted. Odor generating activities contemplated at the time of your application before the Planning Board consisted of "Supercritical CO2 Fluid Extraction of oils from cannabis biomass, distillation of these oils, followed by nano-emulsification of cannabis distillate". The date of testing will be provided to the Planning Department in advance, so we may make the Planning Board aware testing is to take place.

Leakage testing and odor assessment will not be concurrent.

All other terms and condition of the Site Plan Approval granted on March 24, 2021 shall remain in effect.



John "Marty" Doggett, Vice Chairperson
Salisbury Planning Board



Date

Cc: Applicant

Fire Department

Police Department,

Building Inspector

DPW Director

Assessor

Town Clerk