

Lisa Pearson

Director of Planning and Development
lpearson@salisburyma.gov

Connie Brawders

Assistant Planner
asstplanner@salisburyma.gov

Sue Johnson

Planning Board Secretary
planningdept@salisburyma.gov

Phone: 978-463-2266
Fax: 978-462-3915



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

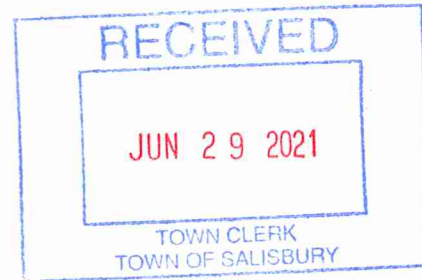
Planning Board:

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

MODIFICATION OF APPROVAL FOR MINOR SITE PLAN

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 Minor Site Plan approval 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 proposed by Applicant Christopher Edwards of Coastal Infusions, LLC, under the provisions of General Laws Chapter 40A, Article XXIII.A. Recreational Marijuana Overlay District, and Article XVIII. Site Plan Review of the Zoning By-Laws of the Town of Salisbury, considered the following requests for modification of a Minor Site Plan approval granted March 24,

2021 for a Recreational Marijuana Product Manufacturing Facility, with associated 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.

SITE PLAN MODIFICATION APPROVAL

After considering the proposed Minor Site Plan modification pursuant to §300-114 of the Zoning By-Laws of the Town of Salisbury, MA, the Planning Board approved the application for minor 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 Site Plan approval at Item 32 and Item 33.

And do hereby vote:

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

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 32

[The Applicant/Owner shall be required at all times to fully comply with 935 CMR 500.120(11), i.e. the applicable subsection of the Cannabis Control Commission's regulations governing the Adult Use of Marijuana, relative to and concerning air pollution control and, specifically, the prevention of odor from marijuana and marijuana processing.]

Items 33

[The Applicant/Owner 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 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, charcoal filtration, particulate 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 site plan modification from the Planning Board.]

MATERIALS

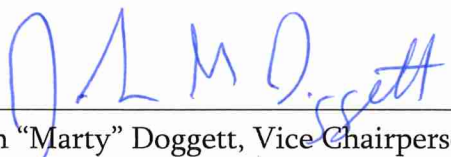
1. Sample of Nano emulsification.

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.

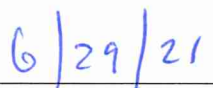
In addition, the Planning Department understands the three-month odor assessment will occur on the day of anticipated odors, three months after occupancy of the premises is granted. Odor generating activities contemplated at the time of your application before the Planning Board consisted of "Supercritical 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