

Public Hearing Presentation  
Conway Planning Board



Site Plan and Special Permit Requirements

Roaring Glen Farms LLC

John Moore, Farm On-site Manager

Lisa Gustavsen, Manager

Roaring Glen Farms, L.L.C.

Roaring Glen Farm, 40 Whately Glen Road, Conway, Massachusetts  
01341



# Presentation Outline

Clarification of Purpose

John Moore – 2 minutes

Project Site Location

John Moore – 5 minutes

Site Plan Review Requirements Checklist

Lighting and Security

Jason Boutet , Avigilon

Remaining Requirements

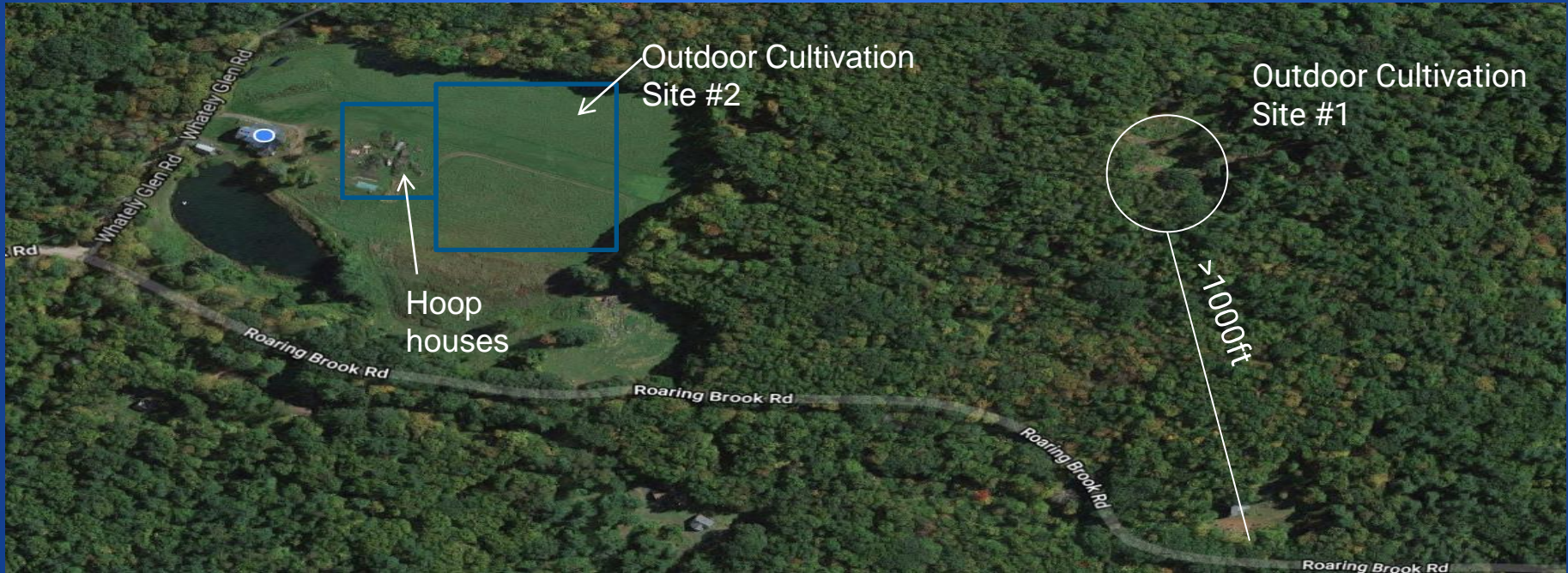
John Moore, RGF

Questions and Answers

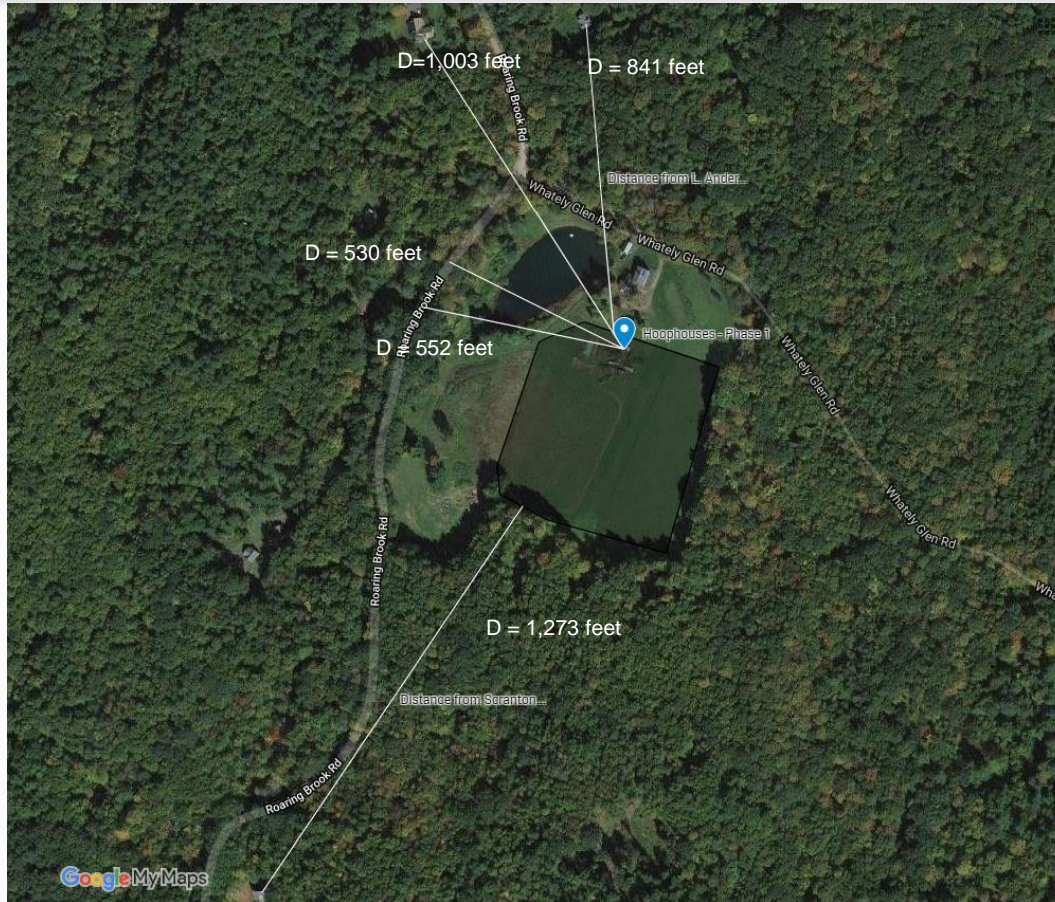


## Project Site Location

- Cultivation Site 1 – originally proposed 3/2019 –relocated at request of neighbors D. Scranton and G. Sullivan
- Cultivation Site 2 - current proposal, 11/2019 – see Exhibits 2.1/2.2



# Distances to proposed ME buildings or parking per 11.4b





- Security Technology Avigilon/Motorola
- Fencing – Redundant Design
  - Tri-wire Wildlife Fencing
  - Virtual AI Thermal Imaging Fencing
- Monitoring – 90 day recording
- 935 CMR 500.110 – Security Requirements for Marijuana Establishments
  
- No anticipated lighting requirements for outdoor cultivation; Surveillance system with thermal camera





- A. Dimensional Requirements – 25 foot setbacks;
- B. Parking and Loading Requirements – onsite parking exists and complies with Bylaws
  - Article 11.5.b and Section 34.1 compliance – presently existing parking for all persons commonly using premises,
  - Sections 34.2 and 34.3 are N/A
- C. Site Screen Requirements – existing natural site screening of over 10’ wide of deciduous and evergreen; avg. over 50’ wide less than 6’ on center, taller than 5’; west of RB Road upper field access;
- D. Noise and Odor – Other than typical agricultural operations, no additional noise anticipated; odor will be mitigated through plant siting and available low odor plant selection where applicable;
- E. Hazardous Materials – none anticipated; a Hazardous Materials Management Plan is not anticipated with the use of organic cultivation materials only; SDS (aka MSDS) required onsite for all materials per 935 CMR 500.105 & 120
- F. Driveways – No new driveways proposed

## Site Development, Permitting Standards - continued

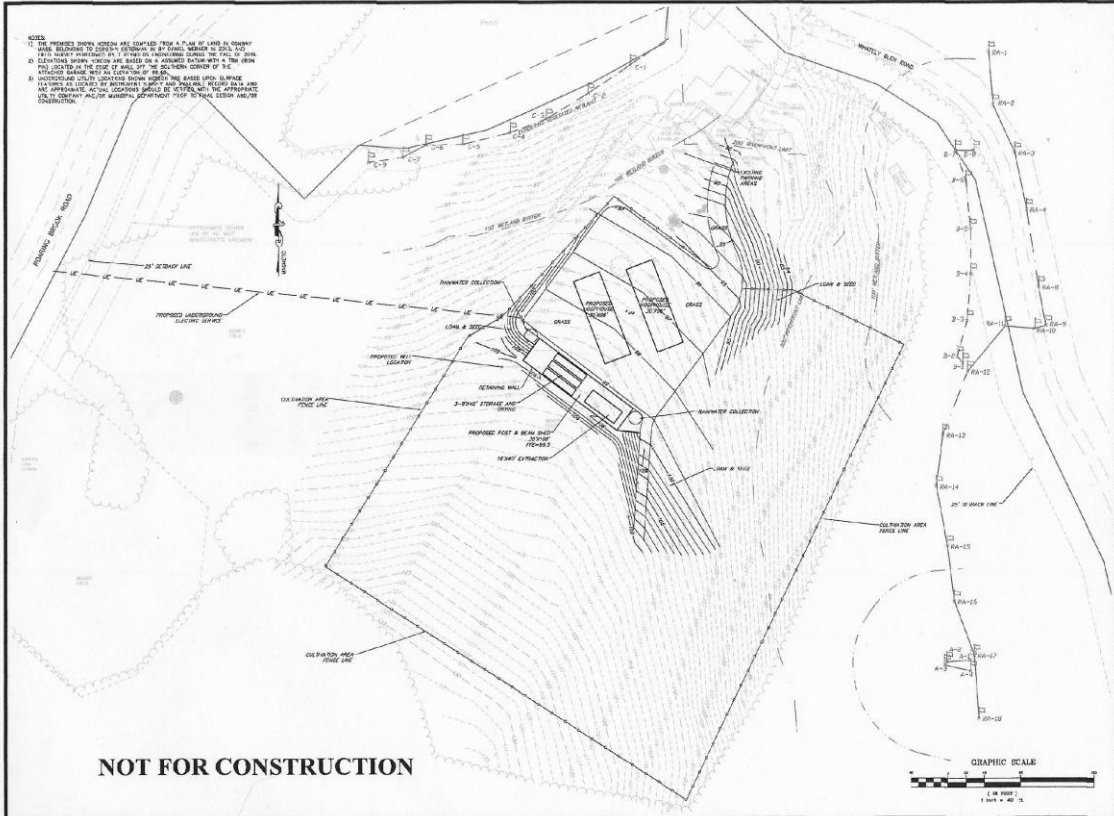
- G. Signs – No signage required or proposed;
- H. Cultivation – Secured area approximately 5.16 acres; Canopy less than or equal to 100,000 square feet;
- I. Energy Efficiency – Natural lighting in outdoor cultivation and solar collection 12 kwh Solar array for electricity – accordingly, no EE Plan submitted;
- J. Buildings – see Site Plan **Exhibit 2.1; and High Tunnel and Pole barn Schematics - amendments**
- K. Water Efficiency – Natural rainfall, rainwater collection , and drilled agricultural well – constant use monitoring for efficiency;
- L. Marketing – in compliance with 935 CMR 500.105 (4) Marketing and Advertising Requirements;
- M. Application



Roaring Glen Farms is seeking a MA Craft Marijuana Cooperative license (CMC) to enable us to grow up to 100,000 square feet of Canopy space of sun-grown, organic cannabis in a combination of outdoor and high tunnel/hoop house environments in Conway, Massachusetts.

## **Objectives**

- Start and grow immature/mature plants in high tunnels which ~4,900 square feet of canopy (area calculated in square feet and measured using identifiable boundaries);
- Outdoor cultivation of 75,000 square feet canopy (1.72 acres) ; and
- Build container / building space for processing (drying and packaging), storage, office, team lockers, employee break room, and comfort facilities.



**NOTES**

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**T Reynolds Engineering**  
 Civil Engineers  
 Planning, Grading, and Erosion Control  
 401 S. 10th Street, Suite 200  
 Charlottesville, VA 22902  
 Phone: (434) 973-2777  
 Fax: (434) 973-2778  
 www.treynoldseng.com

**Layout and Grading Plan**  
 Roaring Glen Farm  
 40 Roaring Brook Road  
 Charlottesville, VA

PREPARED FOR:  
**Roaring Glen Farm, LLC**  
 40 Roaring Brook Rd  
 Charlottesville, VA

DATE	BY

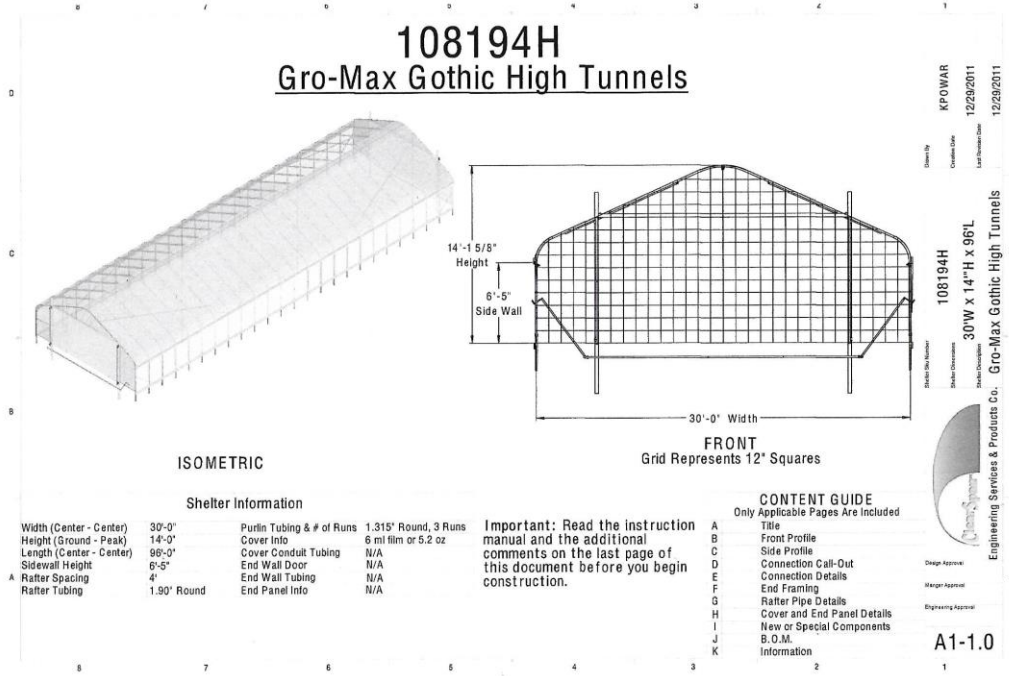
PROJECT NO: 19-1024  
 DRAWING: Eng Work, Dwg

DATE: 05/15/2019  
 SCALE: 1" = 20'  
 SHEET NO: 2 OF 3

Exhibit - 2.1 amended w/ utilities

# High Tunnel Schematic

## 108194H Gro-Max Gothic High Tunnels



Drawn By: KPOWAR  
 Created Date: 12/29/2011  
 Last Modified Date: 12/29/2011  
 108194H  
 30W x 14"H x 96'L  
 Gro-Max Gothic High Tunnels  
 Engineering Services & Products Co., Inc.  
 A1-1.0

### ISOMETRIC

### FRONT Grid Represents 12' Squares

### Shelter Information

Width (Center - Center)	30'-0"	Purlin Tubing & # of Runs	1.315" Round, 3 Runs
Height (Ground - Peak)	14'-0"	Cover Info	6 mil film or 5.2 oz
Length (Center - Center)	96'-0"	Cover Conduit Tubing	N/A
Sidewall Height	6'-5"	End Wall Door	N/A
Rafter Spacing	4'	End Wall Tubing	N/A
Rafter Tubing	1.90" Round	End Panel Info	N/A

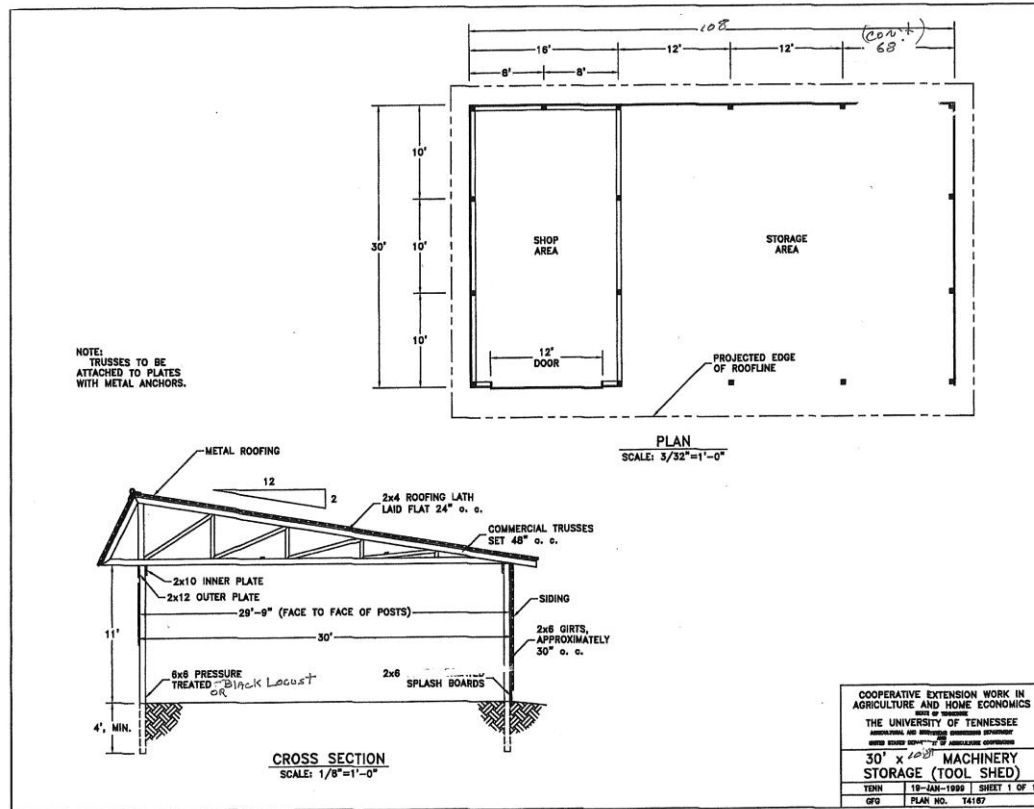
**Important: Read the instruction manual and the additional comments on the last page of this document before you begin construction.**

### CONTENT GUIDE

Only Applicable Pages Are Included

A	Title
B	Front Profile
C	Side Profile
D	Connection Call-Out
E	Connection Details
F	End Framing
G	Rafter Pipe Details
H	Cover and End Panel Details
I	New or Special Components
J	B.O.M.
K	Information

# Pole barn Schematic



- A. Traffic – Approximately 4 seasonal employees (April – November); Waiver for Traffic Flow Study requested 12/17/19.
- B. Drainage – Minimal land disturbance – permeable work area
- C. Noise – Other than typical agricultural equipment and activity noise on the 56 acre parcel, there is no additional anticipated noise generated by this project;
- D. Other Categories
  - Utilities and other Public Services: No additional burden to roads and/or town equipment anticipated
  - Qualities of the Natural Environment: There are no negative consequences anticipated to the Natural Environment due to the size of the parcel and proposed activity.
- E. Impact on Other Properties
  - In Massachusetts, home values go up
- F. Community Health
  - Positively impact revenues, HCA payments, local suppliers, employment

# Questions

