

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

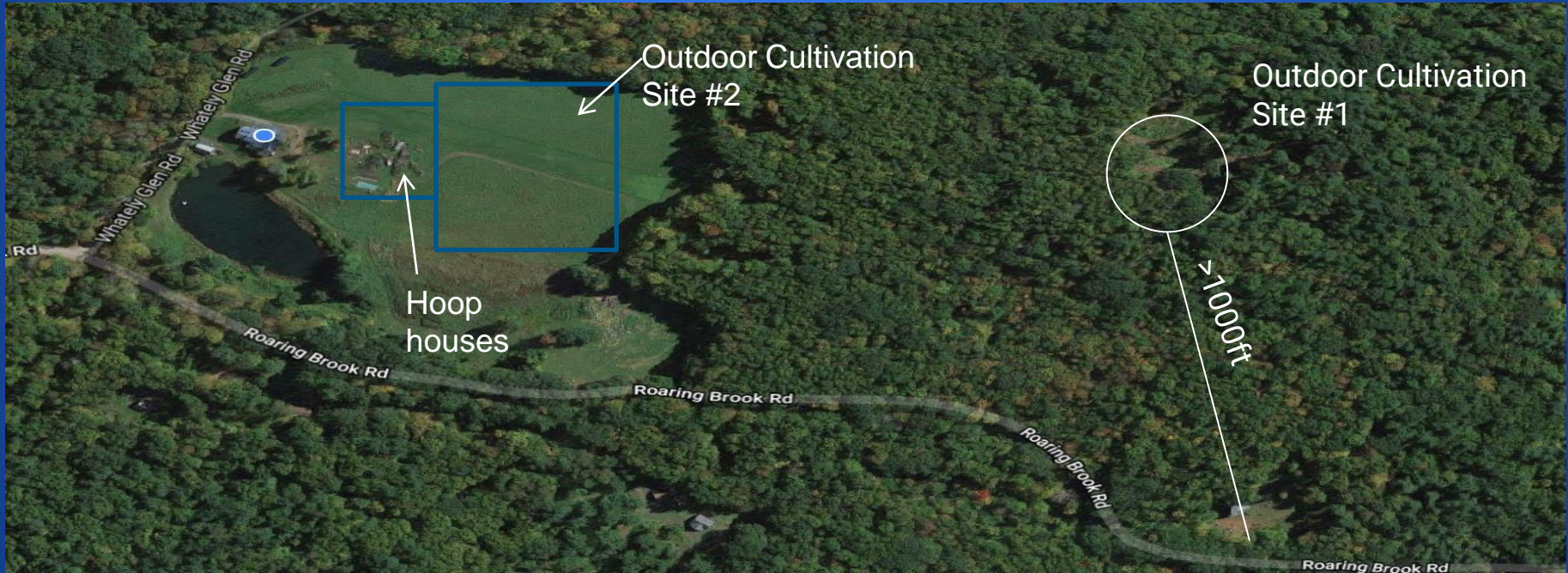
John Moore, RGF

Questions and Answers

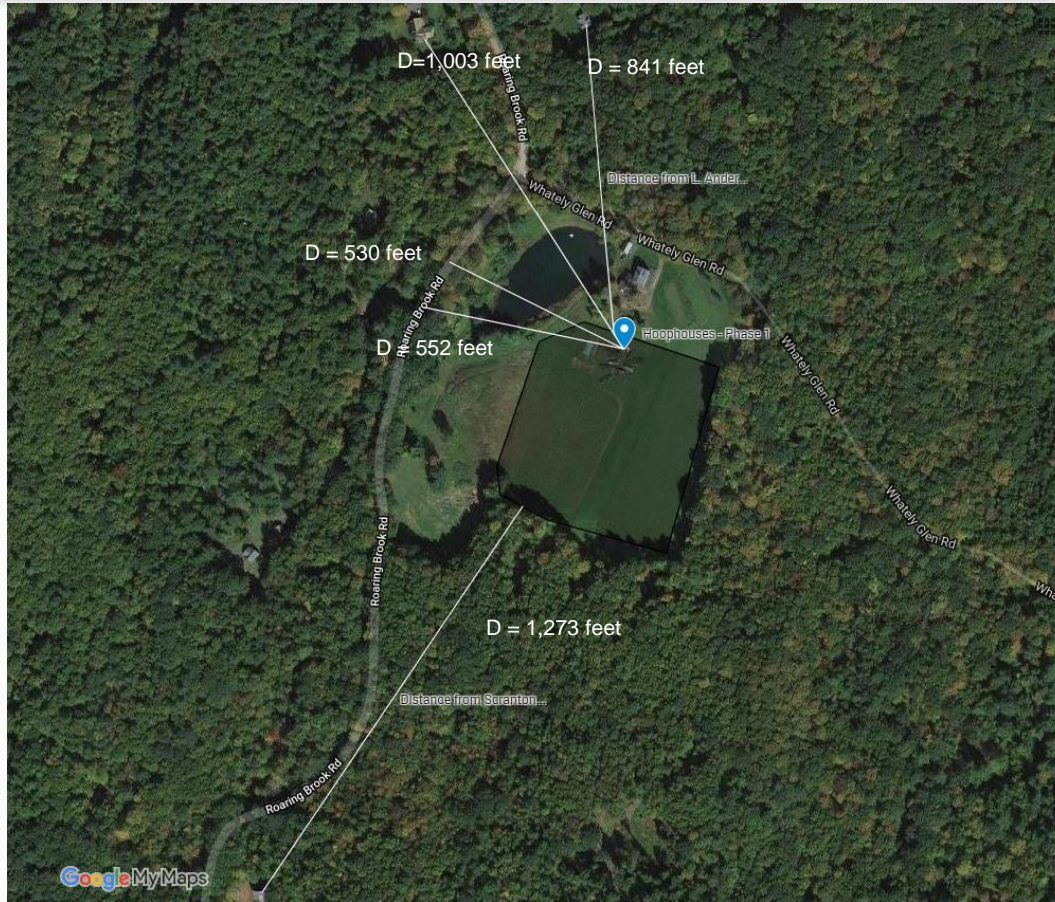


Project Site Location

- 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

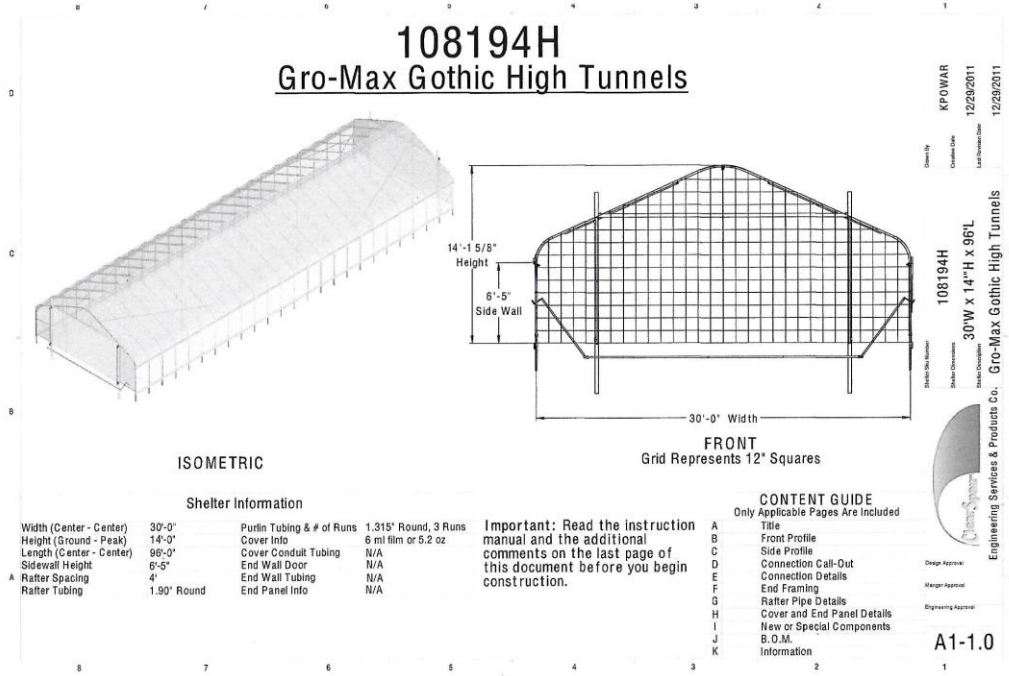
Roaring Glen Farms is seeking a MA Craft Marijuana Cooperative license (CMC) to enable us to grow up to 100,000 square feet of Canopy space of sun-grown, organic cannabis in a combination of outdoor and high tunnel/hoop house environments in Conway, Massachusetts.

Objectives

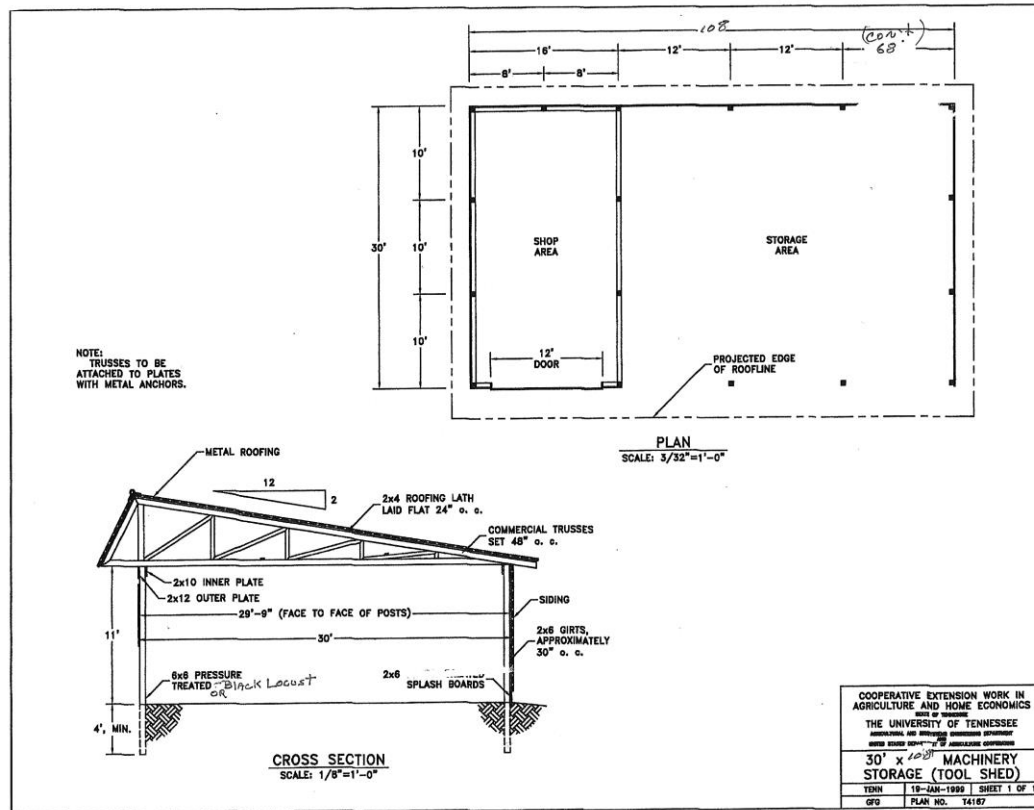
- Start and grow immature/mature plants in high tunnels which ~4,900 square feet of canopy (area calculated in square feet and measured using identifiable boundaries);
- Outdoor cultivation of 75,000 square feet canopy (1.72 acres) ; and
- Build container / building space for processing (drying and packaging),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

High Tunnel Schematic

108194H Gro-Max Gothic High Tunnels



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

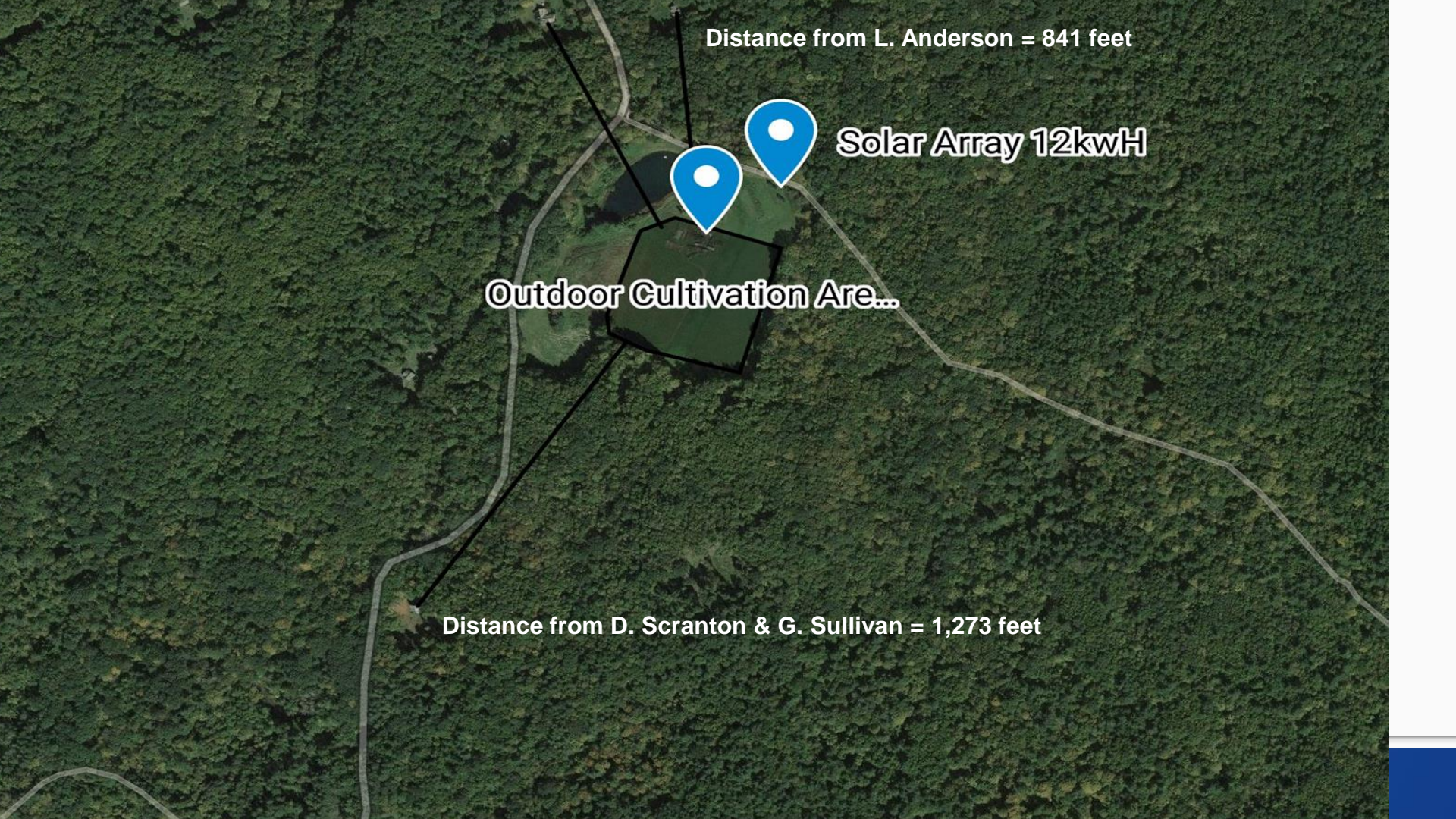


Distance from L. Anderson = 841 feet

Solar Array 12kwH

Outdoor Cultivation Are...

Distance from D. Scranton & G. Sullivan = 1,273 feet



Questions and Responses

- Planning Board Members
- Community Members
- Others

T Reynolds Engineering
 Civil Engineers
 Planning, Design, and Permitting Services
 400 Main Street, Suite 200
 North Attleboro, MA 01937
 Phone: 508-851-1111
 Fax: 508-851-1112
 Email: info@treynoldsengineering.com
 www.treynoldsengineering.com

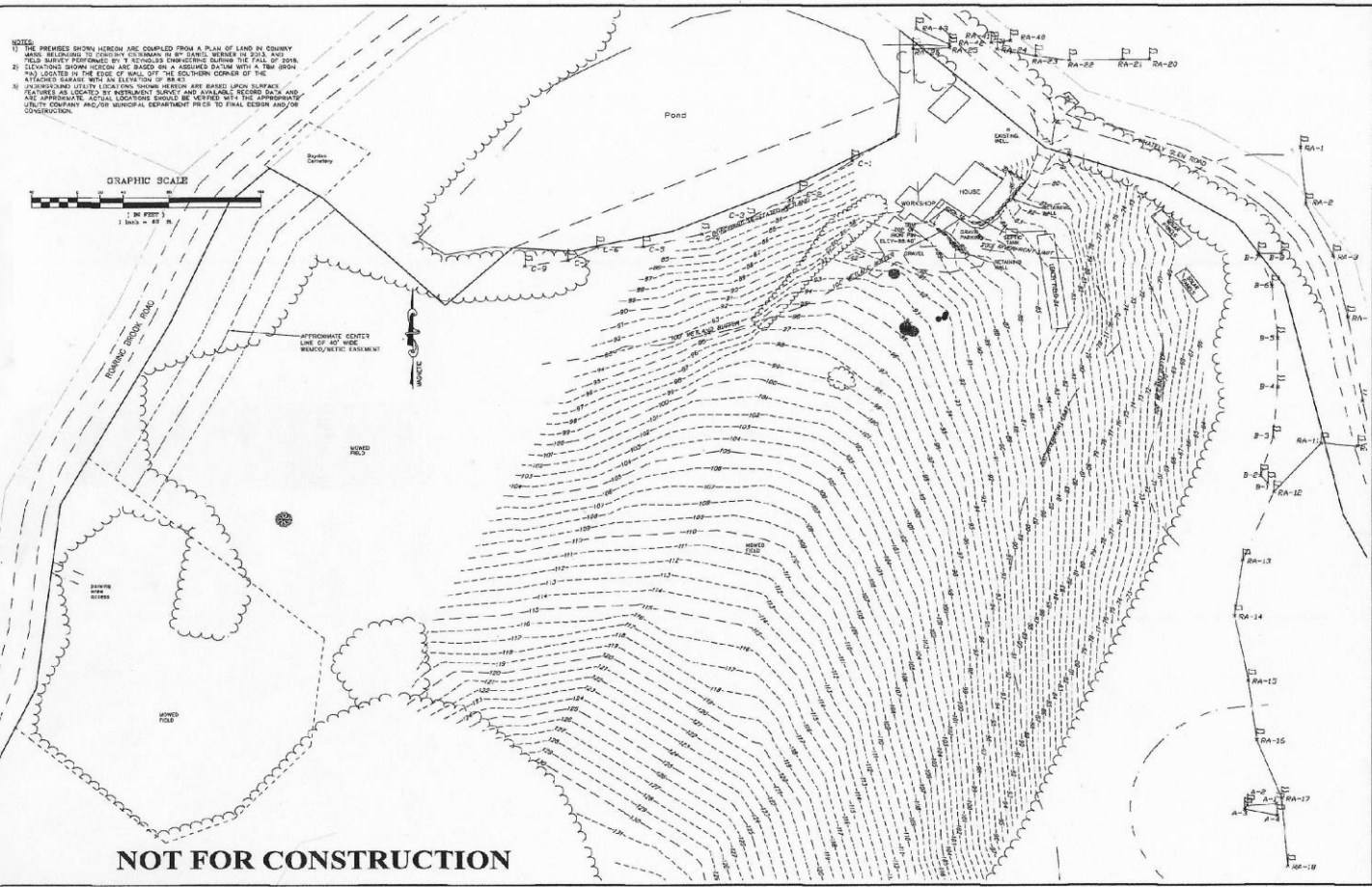
Existing Conditions Plan

Roaring Glen Farm
 40 Roaring Brook Road
 Conway, MA

PREPARED FOR:
Roaring Glen Farms, LLC
 40 Roaring Brook Rd
 Conway, MA

REVISION	DATE

UNAUTHORIZED ALTERATION OF
 THIS DOCUMENT IS A VIOLATION OF
 MASSACHUSETTS STATE LAW
 PROJECT NO: 19-1002
 DRAWING: Eng Work.dwg
 DATE: 12/11/19
 SCALE: 1" = 20'
 SHEET NO.



NOT FOR CONSTRUCTION

Exhibit 1.1.















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- F. Hazardous Materials – none anticipated – organic cultivation materials only;
- G. Driveways – No new driveways proposed
- H. Signs – No signage required or proposed;
- I. Buildings – see Site Plan **Exhibit 2.1 and Schematics**
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