



Roaring Glen Farms, LLC  
Lisa Gustavsen and John Moore  
40 Whately Glen Road, Conway, MA 01341

November 20, 2019

RE: Special Permit/Site Plan Review Application Roaring Glen Farms LLC, Outdoor Organic Cultivation of Marijuana

Dear Town Officials and Board Members,

In March 2019, the Conway Select Board issued Roaring Glen Farms, LLC (**Exhibit 1**), a 5 year, Host Community Agreement (HCA) to operate in Conway under a Craft Marijuana License (CMC), when approved by the CCC (Attached). This CMC license is specifically intended for MA residents and farmers to enter into the cannabis industry as a Marijuana Establishment (ME). To operate a ME in Conway, the town passed Protective Bylaws in February 2019, related to Marijuana Establishments. Based on our understanding of the Bylaws, the Planning Board is requiring all ME to apply both for a Special Permit and Site Plan Review (SPR). Accordingly, we are submitting our Special Permit Application and Site Plan Review Application for outdoor, organic cultivation of marijuana.

Attached to this cover letter, please find our Special Permit application including the following required pieces of information listed 11.5(N) below. In addition, attached to this cover letter is our Site Plan Review application.

1. Name/Address of owner and Licensee of ME: Roaring Glen Farms, LLC, Lisa Gustavsen, John Moore
2. Name/Address of all persons having an interest in ME: Roaring Glen Farms, LLC; Lisa Gustavsen, John Moore
3. Name/Address of Manager of ME: Lisa Gustavsen
4. The number of proposed employees: Approximately 4, full time employees - seasonally.
5. Proposed security precautions: Location, fencing, and on-site surveillance system with video and cameras for monitoring

Finally, attached please find a letter of support for this land use in Conway from the Conway Agricultural Committee. If you have any questions during your review, please do not hesitate to contact either myself or John directly at (413) 768-4737 or (413)519-9851.

Sincerely,

Lisa Gustavsen and John Moore

Attachments:

- Exhibit 1 – Locus Map
- Exhibit 2 – Conceptual Map – Phase 1
- Exhibit 3 – Conceptual Map – Phase 2
- Exhibit 4 – Survey/Site Plan
- 2019 Host Community Agreement
- Certified List of Abutters from the Board of Assessors
- Special Permit Application/Checklist/Attachments
- Site Plan Review Application/Checklist/Attachments
- April 2019 - Letter of Support Conway Agricultural Committee

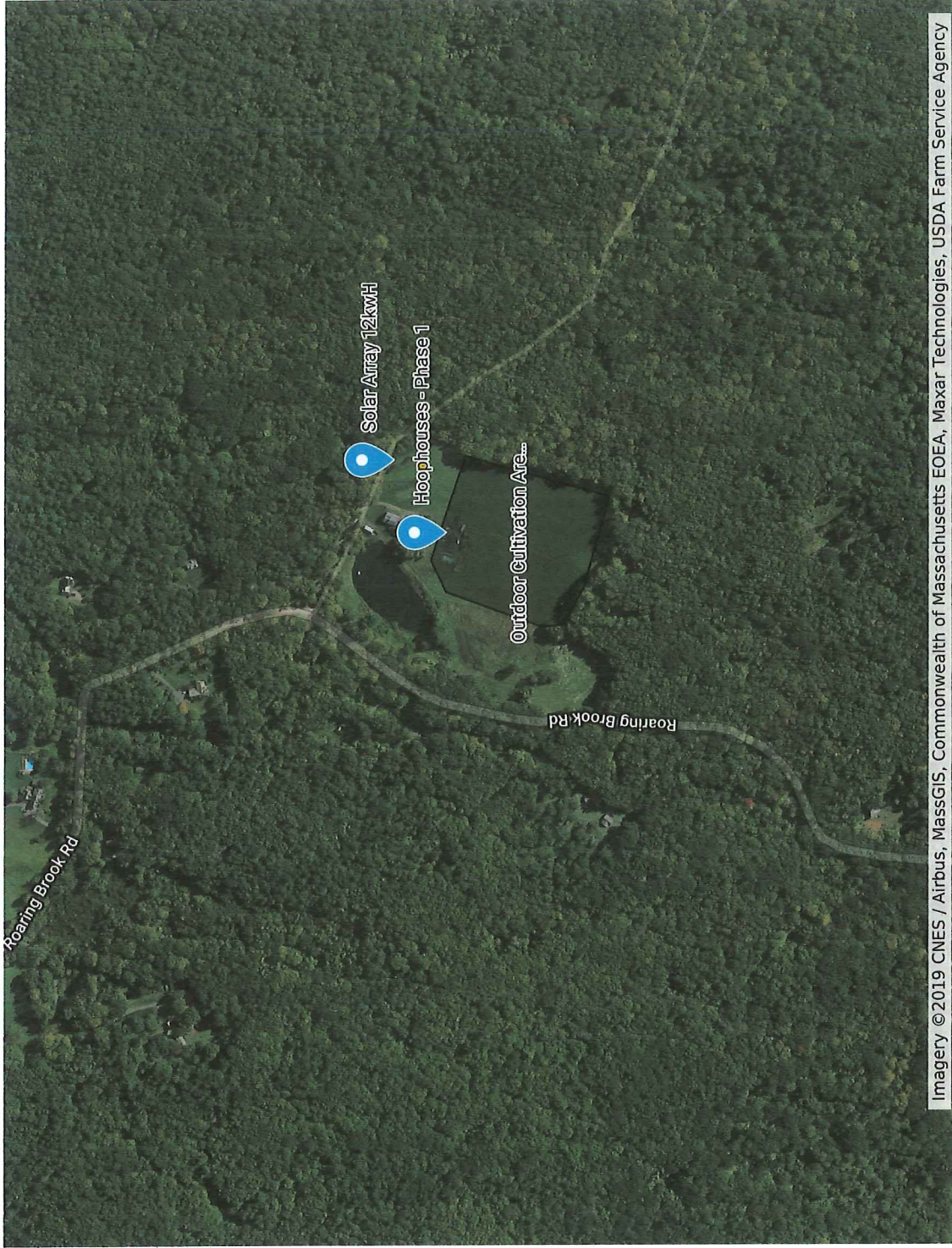
# Roaring Glen Farms

Locus  
Map-  
Exhibit 1

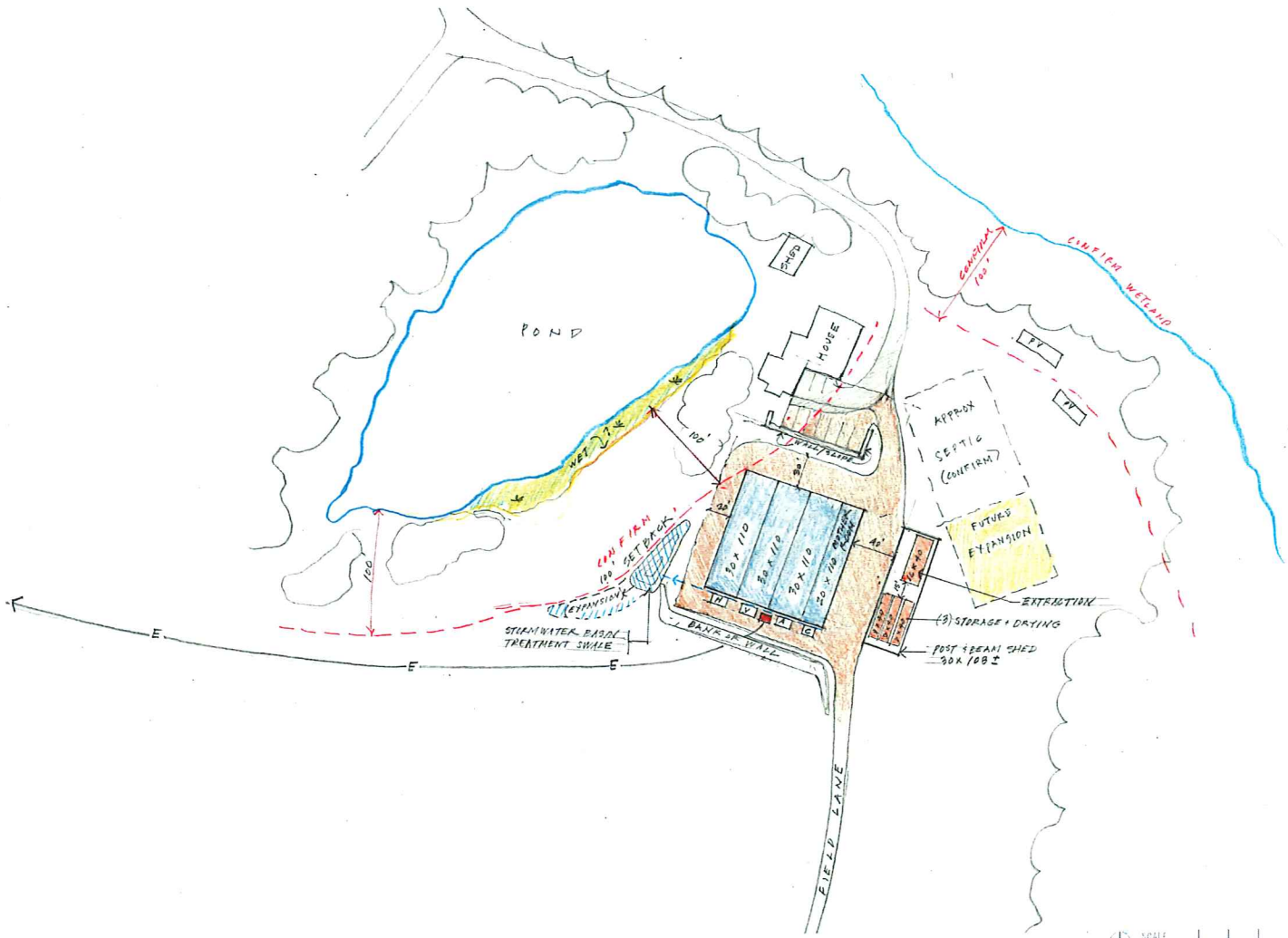
Untitled layer

- Outdoor Cultivation Area
- Hoophouses - Phase 1
- Solar Array 12kwH

40 Whately Glen Road  
Conway, MA 01341







Conceptual Site Plan

ROARING GLEN FARMS Conway, MA  
16 10 2019

SCALE 1"=50'-0" 0 25 50 100 FEET

STIMSON

Exhibit 3 - Possible Phase 2

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
417-003-000	1076 ROARING BROOK RD	Moore, John	Gustavsen, Lisa					
417-005-000	0 ROARING BROOK RD	Moore, John	Gustavsen, Lisa					
417-004-001	0 ROARING BROOK RD.	Scranton, Dean	Sullivan, Gayle	1211 Roaring Brook Rd		Conway	Ma	1341
417-004-002	0 ROARING BROOK RD.	Scranton, Dean	Sullivan, Gayle	1211 Roaring Brook Rd		Conway	MA	3141
417-006-000	1211 ROARING BROOK RD	Scranton, Dean	Sullivan, Gayle	1211 Roaring Brook Rd		Conway	Ma	1341
417-004-003	0 ROARING BROOK RD.	Osterman, Dorothy (Estate of)		43 Mount Curve		St. Paul	MIN	
417-007-000	0 OFF WHATLEY GLEN RD	W.D. COWLS, Inc.		PO Box 9677		North Amherst	Ma	1059
417-008-000	0 ROARING BROOK RD	South Deerfield Water District		PO Box 51		South Deerfield	MA	1373
417-023-000	0 ROARING BROOK RD	South Deerfield Water District		PO Box 51		South Deerfield	MA	1373
417-024-000	1076 ROARING BROOK RD	New England Church of God	C/O Peace Dale First Church of God	209 Allen Ave		Wakefield	RI	2879
417-024-001	1024 ROARING BROOK RD	Tinen, Ellen		938 Roaring Brook Rd		Conway	Ma	1341

*Abutter's List*

## Host Community Agreement Certification Form

The applicant and contracting authority for the host community must complete each section of this form before uploading it to the application. Failure to complete a section will result in the application being deemed incomplete. Instructions to the applicant and/or municipality appear in italics. Please note that submission of information that is “misleading, incorrect, false, or fraudulent” is grounds for denial of an application for a license pursuant to 935 CMR 500.400(1).

### Applicant

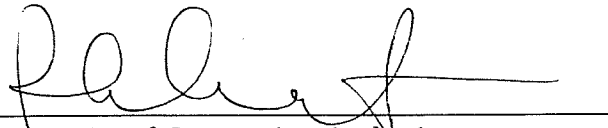
I, Lisa C Gustavsen, (insert name) certify as an authorized representative of Roaring Glen Farms LLC (insert name of applicant) that the applicant has executed a host community agreement with Town of Conway, MA (insert name of host community) pursuant to G.L.c. 94G § 3(d) on 3-18-19 (insert date).



Signature of Authorized Representative of Applicant

### Host Community

I, Robert Armstrong, (insert name) certify that I am the contracting authority or have been duly authorized by the contracting authority for Conway (insert name of host community) to certify that the applicant and Conway (insert name of host community) has executed a host community agreement pursuant to G.L.c. 94G § 3(d) on 3/18/19 (insert date).



Signature of Contracting Authority or  
Authorized Representative of Host Community

# Special Permit Application

# Town of Conway Planning Board

1. **Name of Applicant:** Lisa Gustavsen and John Moore Phone #: 413-350-5171  
 Mailing Address: 40 Whately Glen Road, Conway, MA 01341  
 E-mail Address: roaringglenfarms@gmail.com

2. **Property Owner(s)** (If different from above. All entities listed on deed must be included. Please attach additional sheets if necessary.)  
 Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_

3. **Name of Registered Land Surveyor/Engineer:** Daniel Werner  
 Mailing Address: Daniel Werner Surveying, 22 Shelburne Line Road, Colrain, MA 01340  
 Phone #: 413-624-3700 E-mail Address: \_\_\_\_\_

4. **Parcel ID: Street Address:** 40 Whately Glen Road  
 Map:\* 417 Lot/Parcel #:\* 4 Zoning District:\* RR/A  
*\*This information can be found on your tax bill or can be obtained from the Board of Assessors.*

5. **Deed Reference:** Book: 6381 Page: 26

6. **Plan Reference:** Book: 1827 Page: 128

7. **Parcel Area:** (all figures should be in square feet)  
 Total Land Area: 2,565,684 sq. feet (56ac) Area of Disturbed Land: <40,000 sq. feet site is existing sawmill/firewood processing/agr storage and parking/equipment storage area

Gross Floor Area of proposed construction: NA Net Floor Area: NA

8. **Proposed Use:**
- |   |  |
|---|--|
| <input type="checkbox"/> 22.1: Restricted uses (15/50)  | <input type="checkbox"/> 22.3: Accessory Apartments  |
| <input type="checkbox"/> 32.5-2: Unregistered vehicles  | <input type="checkbox"/> 31.2: Alteration of structure or use                                    |
| <input type="checkbox"/> 32.4: Stripping land of soil and loam                                  | <input type="checkbox"/> 41.2.1: Exceptions to clearances for accessory buildings and structures |
| <input type="checkbox"/> Article 8: Wireless Communication Facilities.                          | <input type="checkbox"/> Article 10: Age Restricted Housing                                      |
| <input checked="" type="checkbox"/> Article 11: Adult Use Recreational Marijuana Establishments | <input type="checkbox"/> Article 12: Large Scale Industrial & Commercial Facilities              |

**Describe the proposed use in detail, including square footages, where applicable:**

The proposed use is the outdoor, organic cultivation of approximately 3,000 cannabis plants. Plants will be grown in fabric containers weighing approximately 200 pounds in an existing hayfield of approximately 6 acres. Each container will sit on the land surface, requiring no land disturbance (i.e., change of topography). Irrigation, if needed, will lie on the surface or be transported by farm tractor. If outdoor cultivation is successful, then Phase 2, will include a 12,800 sq.foot greenhouse located outside of the resource areas as delineated by GZA and T.Reynolds Engineering's conceptual plan (attached).

File # \_\_\_\_\_

9. Property listed under Chapter 61, 61A or 61B for tax purposes?  Yes  No

10. Modification of Existing Permit?  Yes  No

11. Site Plan Review Application Pending?  Yes  No

12. Stormwater Permit Required?  Yes  No

13. List any other Federal, State, and/or Municipal Permits required: State permit required:  
Craft Marijuana Cooperative License \_\_\_\_\_

14. I hereby certify that the information contained in this application is true and complete:

Applicant's Signature:

*Sara Anderson Merys*

Date: 11-13-19

Owner(s) Signature(s):

\_\_\_\_\_

Date: \_\_\_\_\_

(if different from applicant;  
attach additional sheets if necessary)

\_\_\_\_\_

Date: \_\_\_\_\_

15. Building Commissioner Certification: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

15. Town Clerk Certification: \_\_\_\_\_ Date: \_\_\_\_\_



1. Name of Applicant: Roaring Glen Farms, LLC Phone #: 413-350-5171  
Lisa Gustavsen and John Moore  
Mailing Address: 40 Whately Glen Road, Conway, MA 01341  
E-mail Address: roaringglenfarms@gmail.com

2. Property Owner(s) (If different from above. All entities listed on deed must be included. Please attach additional sheets if necessary.)  
Name: see above Phone #: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

3. Name of Registered Land Surveyor/Engineer: Daniel Werner  
Mailing Address: Dan Werner Land Surveyors, 22 Shelburne Line Road, Colrain, MA 01340  
Phone #: 413-624-3700 E-mail Address: \_\_\_\_\_

4. Parcel ID: Street Address: 40 Whately Glen Road, Conway, MA 01341  
Map:\* 417 Lot/Parcel #: 4 Zoning District:\* RR/A

5. Deed Reference: Parcel 4 - Book 6381 Page: 21

6. Plan Reference: Parcel 4: Book: 1827 Page: 128

7. Parcel Area: (all figures should be in square feet)

Total Land Area: 2,565,684 sq. ft (parcel) Area of Disturbed Land: <40,000 sq feet (existing sawmill/firewood processing/agr storage and parking area - See Exhibit 1)

Gross Floor Area of proposed construction: N/A; Net Floor Area: NA

8. Proposed Use: (mark all that apply)
- New Construction
  - Alteration/Expansion
  - Municipal
  - Institutional
  - Commercial
  - Industrial
  - Multi-family
  - Mixed Use
  - Parking lot
  - Outdoor retail
  - Solar Electric Installation
  - Flexible Development
  - Planned Unit Development

Describe the proposed use in detail, including square footage  
The proposed use is the outdoor, organic cultivation of approximately 3,000 cannabis plants. Plants will be grown in fabric containers weighing approximately 200 pounds in an existing hayfield on approximately 6 acres (Exhibit 1). Each container will sit on the land surface, requiring no land disturbance (i.e., change of topography). Irrigation, if needed, will lie on the surface or water will be transported by farm tractor. If outdoor cultivation is successful, then Phase 2 will include a 12,800 sq.foot greenhouse located outside of the resource areas as delineated by GZA and on T.Reynolds Engineering conceptual plan (attached).

9. Property listed under Chapter 61, 61A, or 61B for tax purposes?  Yes  No

10. Modification of Existing Plan?  Yes  No

11. Special Permit Application Pending?  Yes  No

12. Stormwater Permit Required?  Yes  No

13. List any other Federal, State, and/or Municipal Permits required: Special Permits from the Conway Planning Board and Conway Board of Health. A Craft Marijuana Cooperative license from the CCC.

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14. I hereby certify that the information contained in this application is true and complete:

Applicant's Signature:

*Amelia Manay*

Date: 11-13-19

Owner(s) Signature(s):

\_\_\_\_\_

Date: \_\_\_\_\_

(If different from applicant;  
attach additional sheets if necessary)

\_\_\_\_\_

Date: \_\_\_\_\_

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PLEASE ATTACH TWO ORIGINAL 24" x 36" SITE PLANS  
AND THE COMPLETED SITE PLAN REVIEW APPLICATION CHECKLIST

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15. Building Commissioner Certification: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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16. Town Clerk Certification: \_\_\_\_\_ Date: \_\_\_\_\_