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September 16, 2020

Town of Mansfield Planning Board
c/o Shaun Burke
Director of Planning & Development
6 Park Row
Town Hall, First Floor
Mansfield, MA 02048

Re: Special Permit Application of Community Gardens, LLC

Dear Board Members:

This supplemental statement is submitted under chapter 230, §§ 3.4 and 5.5 of the Mansfield Zoning Bylaws on behalf of Community Gardens, LLC (“CG”) in support of its application for a special permit to operate a marijuana cultivation facility in Mansfield. CG came before the Board on June 24, 2020 for a Public Hearing on its application. Following the Public Hearing, CG received multiple memorandums prepared by Shaun Burke, Director of Planning and Development and Rick Alves, Town Engineer. These memoranda raised various issues concerning CG’s plans for the proposed facility as well as questions raised by the public during the initial Public Hearing.

In response, CG’s architect, Denis Colwell, and CG’s civil engineer, Edmond T. Spruhan, have worked with the Town to redesign multiple areas of the site and make suggested changes to the plans submitted to address the specific issues raised. Also, Mr. Colwell and Mr. Spruhan each prepared memorandum addressing many of the issues raised. Those memoranda are attached hereto as Exhibits A and B, respectively.

One area of concern raised by Mr. Burke in response to the Public Hearing involves potential odor that many residents believe will be generated by the operation of the proposed facility. CG has engaged EcoBuds, Inc. who has worked in this area with other similar cultivation facilities to successfully mitigate odors to the surrounding neighborhoods. Attached here as Exhibit C is an Executive Summary prepared by Kyle Baker, a co-founder of EcoBuds, Inc. The purpose of the Executive Summary is to provide neighbors and members of the Mansfield community with a laypersons explanation of the cause of the odor from marijuana cultivation, how it can be combated, and framework behind CG’s biosecurity and odor mitigation plan. Also, attached as Exhibit D is CG’s current biosecurity and odor mitigation plan designed by EcoBuds.

The purpose of providing both documents to the Planning Board for consideration is to demonstrate the active steps CG is taking to address the community concerns raised at the last public meeting. As Mr. Bakes explains in his Executive Summary, the entire focus of the odor mitigation plan is to contain any odor as much as possible inside the facility.

The plan is backstopped by a series of redundancies that mitigate odors before they become an issue for the surrounding community. These redundancies include a fully sealed building envelope that includes spray foam sealant insulation designed to prevent the seepage of air through the wall joints which could allow odor to escape the building. These features are available because of the new construction.

The building design also incorporates the use of Bluezone technology. Bluezone Products, Inc. is headquartered in Woburn, Massachusetts and in a short time has become a world leader in air purification. The Bluezone air purifiers that will be used here serve two purposes - they protect against odor release and work to protect crops from pathogens. Specifically, Bluezone works by circulating air through a reaction chamber designed to destroy pathogens. Chemical compounds that create odors are oxidized with Chlorine Dioxide, while mildew spores and botrytis are drawn through a self-contained ultraviolet light which kills them instantly. More information on the Bluezone systems is available at <https://bluezonefresh.com/> and <https://www.agrifify.com/bluezone-cannabis-air-scrubber>.

Finally, the plan incorporates that to the extent any odor leaves the encapsulated system inside the building it will be handled and process through the high plume heated air exhaust system, the system is designed to dispose of the odor in a way consistent with the directives of the Zoning Bylaws that mitigates any potential smell so as not to interfere with CG's neighbors quiet enjoyment of their property or pose a present or potential hazard to human health, safety, welfare or the environment.

To this end, it is worth noting that the compounds anticipated to be present in the exhaust air stream are non-hazardous and not regulated emissions by the Massachusetts Department of Environmental Protection.

In addition to issues with odor, on July 8, 2020, Mr. Burke submitted an additional question requesting that CG provide an explanation of how a typical air exhaust and odor mitigation system on a building of the size proposed would function. While the exact specifics have not been finalized, the system that CG plans to utilize here is a state-of-the-art system that has been installed in multiple similar cultivation facilities throughout Massachusetts, including in

neighboring Attleboro, and the New England region without any known serious issues. This is also the same system that is currently in use at Alpha Analytical at 320 Forbes Boulevard in Mansfield. The system planned for CG's facility will be similar in height and functionality.

The system planned, like those systems mentioned above, uses three systems to mitigate potential odors in exhaust air. These systems include: automated disinfection system, gas phase system and, lastly an air purification system. The first two systems utilize a solution of Chlorine Dioxide to deodorize the air in the specific growing containers and growing areas. The final system focuses on extracting the non-hazardous exhaust air by filtering it through activated carbon filters, heated sufficiently in temperature for buoyancy, and diluted via high plume exhaust fans that are approximately forty (40) feet in height from the average grade on the street. These exhaust fans run at a very high rate of speed in order to force the exhaust to a significant altitude in order to avoid being a nuisance to city residents. It is expected that this exhaust system will force the exhaust approximately 30-50 feet above the end of the exhaust stack. Once high in the atmosphere, the sun will work to further breakdown the exhaust air, naturally, into inert compounds.

Despite running at a high rate of speed the fans themselves do not produce a noise that violates the Use Regulations under the Mansfield Zoning Bylaws. Based on experiences with similar systems currently in use, and for use as a comparator, the sound generated will be quieter than a commercial kitchen exhaust. Given the size of the property in question and the location of the exhaust system on the roof, it is expected that sound generated by the operation of the exhaust fans will be barely perceptible to the human ear from any location off the property.

As briefly discussed during the Public Hearing, the exhaust system mentioned above is to be monitored by the facility automation system. This will provide real time information concerning the system's functioning and capabilities. CG also plans to use redundant controls by having the system inspected regularly by employees and professional technicians to ensure that it is working up to its designed capabilities. This redundancy plan will help to ensure that should the system require maintenance of any kind it is taken care of immediately to minimize any potential impacts to the community.

The ongoing communications between CG's team and the Town have resulted in revised plans and a new rendering for the proposed facility, which will be provided by Mr. Colwell's office. All changes and new features added to the plans since the last Public Hearing will be addressed by CG during the Public Hearing on September 23, 2020.

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As discussed at the first Public Hearing, the proposed use of the premises as described is consistent with and in harmony with the current zoning regulations and the benefits offered by the proposed development far outweigh any potential negatives. CG is a vibrant young company that is eager to become a valuable member of the Mansfield community. CG is owned and operated by individuals who have ties to Mansfield and the surrounding communities and represent a group of hardworking and dedicated individuals who are looking to bring sustainable business to the area.

CG looks forward to continuing its work with the Town and the public at large to make this project a project emulated by others. Thank you for your time and consideration.

Sincerely,



James E. Gallagher, Esq.

JEG:ps