



TOWN OF AVON
2022 MAY -6 A 9:03
TOWN CLERK

BUCKLEY CENTER, Avon, MA 02322
Telephone: 508-588-0414

Avon Planning Board

Date: April 7, 2022

Members Present: Chuck Comeau, Chair; Charles Comeau, Jr.; Vice Chair; Robert Pillarella, Member; Jason Suzor, Jr.; Clerk

Members Absent: Charles Marinelli, Member

Others Present: Daniel Sarver, Senior Business Development Manager of I.N.S.A.; Brian Hammond, Director of Security for I.N.S.A.; Francis Crimmons, Jr. AB Initio Elder Law Solutions, LLC., Attorney for I.N.S.A.; Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

Chuck Comeau, Chair called the meeting to order at 7:22 p.m. with all members present except Charles Marinelli. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

This meeting of the Planning Board is being conducted via a hybrid method. The public may attend the meetings in-person or may continue to participate via remote Zoom access. Until further notice, in-person attendees, who are not vaccinated, will be recommended to wear a mask.

Minutes

A motion was made by Jason Suzor, Jr. to approve the meeting minutes of March 17, 2022, seconded by Robert Pillarella. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Charles Comeau, Jr. voted aye, Jason Suzor, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.

Public Hearing for 20 Stockwell Drive

The Public Hearing for 20 Stockwell Drive opened at 7:22 p.m. Robert Pillarella read in the Public Hearing Notice.

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, April 7, 2022 at 7:15 P.M. regarding property located at 20 Stockwell Drive. Petitioner, I.N.S.A. Inc. of 122 Pleasant Street, Suite 144 Easthampton, MA is requesting the hearing which will consist of a Special Permit under Section 255-14.3 and Site Plan review under section 255-12.2 for a proposed medical marijuana treatment and dispensing facility at 20 Stockwell Drive., Avon, MA. The hearing will be held at the Avon Town Hall, Buckley Center. The hearing will be conducted via hybrid participation. The meeting link can be found at <https://www.avonma.gov/node/63/agenda/2022>. Plans may be viewed by appointment prior to the hearing at Town Offices or found on the Town Website. <https://www.avon-ma.gov>.

Publication dates: March 22, 2022 and March 29, 2022 in The Enterprise. Mr. Francis Crimmons, Attorney for I.N.S. A. introduced himself to the members of the Planning Board. He began by noting that 20 Stockwell Drive is seeking a use Special Permit and Site Plan Review. He introduced Bryan Hammond, Director of Security and Daniel Sarver, Senior Business Development Manager.

Bryan Hammond, Director of Security stated that he worked for the Department of State Security for 22 years. He notes that the property is a Commercial Zoning District in Avon and they are here to get a use Special Permit to operate a medical marijuana treatment and dispensing facility at 20 Stockwell Drive, Avon, MA. Bryan Hammond states that the company was founded in 2013 and has been doing business in MA since 2017. They currently have locations in Springfield and East Hampton, MA. Bryan Hammond reviewed the Site Plan and noted that they are looking for a use special permit for the purpose of a medical marijuana treatment and dispensing facility. He stated that there are 60 cameras outside (motion activated); glass breakers on all windows and doors (doors are card access); the cameras store 90-120 days of footage; ID and check in required for entry; they expect 150-200 customers per day; open seven days a week (7-10 employees at a time).

The Planning Board members discussed the Town of Avon Bylaw regarding hours of operation (8 am to 10 pm); any exterior lighting (dark sky compliant); add a filter system for marijuana related odors; all deliveries at rear of building; the police department will be supplied with the name and number of the key holder; establish with the fire and police department the visual unit numbering designation; dumpster and trash barrel placement. The Planning Board members read in the letter from the Avon Board of Health stating that there are no issues with the proposed medical marijuana treatment and dispensing facility at said property.

A motion was made by Robert Pillarella and a second by Charles Comeau, Jr., the vote, by roll call, Robert Pillarella voted aye, Charles Comeau, Jr. voted aye, Jason Suzor, Jr. voted aye, and Chuck Comeau voted aye. The vote was unanimous in the affirmative to grant a SPECIAL PERMIT valid for two years for the medical marijuana treatment and dispensing facility at 20 Stockwell Drive, Avon, MA 02322, under *By-Laws Town of Avon Section 255-14.3 Standards* with the following order of conditions:

- Add filter system for marijuana related odors
- All deliveries at rear of the building
- Operating hours to be 8 am -10 pm
- Any exterior lighting to meet dark sky compliant regulations
- Supply the police department with the name and number of the key holder
- Confer with the fire and police chiefs to establish the visual unit numbering designation
- All dumpster and trash barrels to be within secured fenced trash area.

A motion was made by Robert Pillarella and a second by Charles Comeau, Jr., the vote, by roll call, Robert Pillarella voted aye, Charles Comeau, Jr. voted aye, Jason Suzor, Jr. voted aye, and Chuck Comeau voted aye. The vote was unanimous in the affirmative to grant approval of SITE PLAN, as presented and revised, under *By-Laws Town of Avon Section 255-12.2*. Plans are listed above.

The Public Hearing for 20 Stockwell Drive closed at 8:35 p.m.

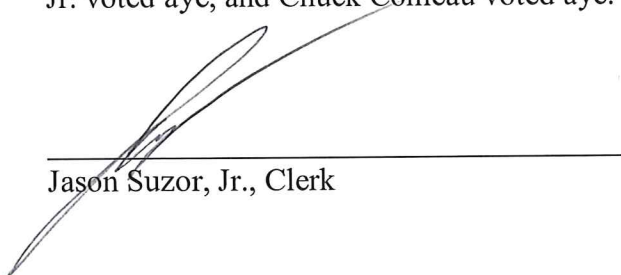
Discussions:

The Planning Board members reviewed mail.

The Planning Board is in process of reviewing the 2020 Model Floodplain Bylaws and the Review of the Town of Avon Rules and Regulations Governing the Subdivision of Land.

The next Planning Board meeting is scheduled for April 21, 2022 at 7:00 p.m.

A motion was made by Jason Suzor, Jr. to adjourn the meeting at 8:40 p.m. seconded by Robert Pillarella. A roll call vote was taken. Bob Pillarella vote aye, Charles Comeau, Jr., Jason Suzor, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.



Jason Suzor, Jr., Clerk

List of Documents:

1. April 7, 2022 meeting agenda
2. March 17, 2022 meeting minutes
3. Planning Board misc. mail
4. Public Hearing Notice, Application, Site Plan, Abutters list for 20 Stockwell Drive
5. Board of Health Letter regarding 20 Stockwell Drive