

91 Kuniholm Drive and 551 Concord Street Holliston, MA

Site Plan and Special Permit Application Project Narrative

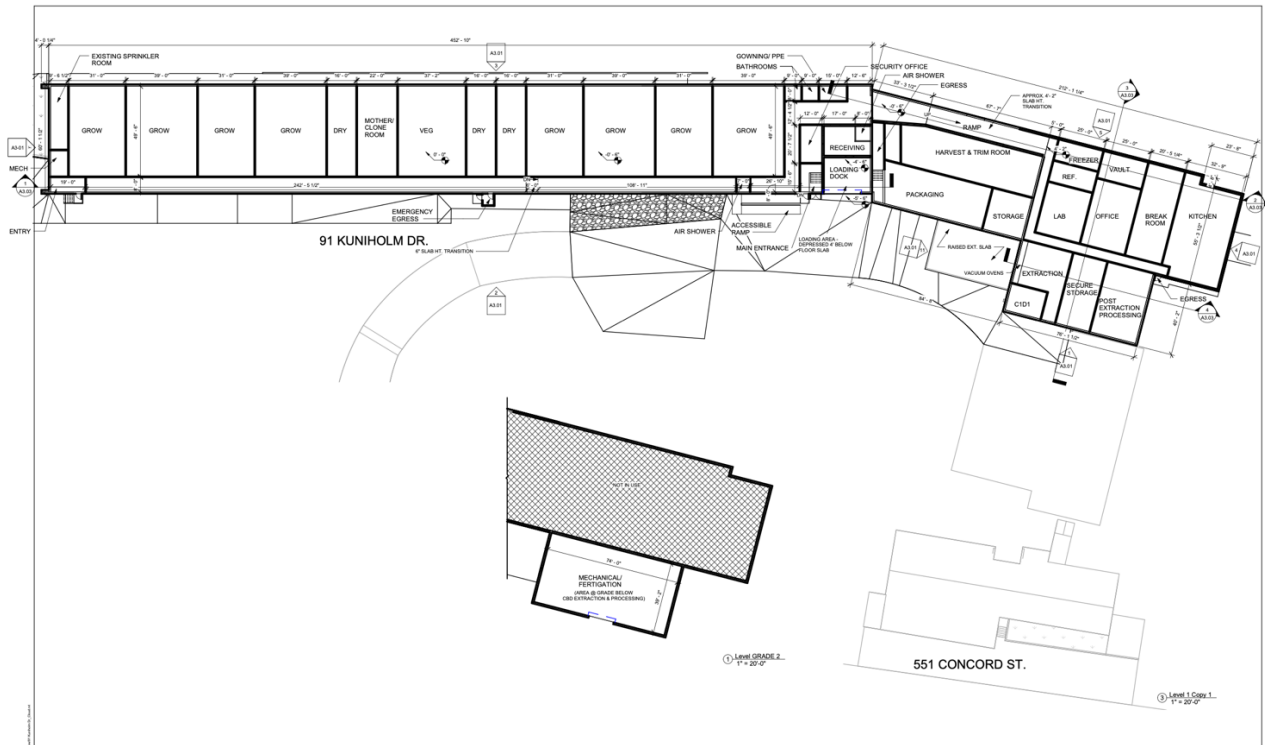




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PROJECT TEAM

Proponent:

Peter Zagorianakos, Manager
151 Dudley Road
Newton, MA 02459

Paragon Harvest, LLC

Growth Industries
815 Jefferson Blvd
Warwick, RI 02886

Legal Counsel:

Michael Ford, Esq.
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Boston, MA 02128
(617) 328-3400
mford@fordlawpc.com

Ford Law P.C.

Architecture:

Ron Bennett, AIA
906 East Second Street, No. 206
South Boston, MA 02127

RB design Pro

Security:

DJM Consulting
1130 Ten Rod Road
Building D, Suite 205a
North Kingstown, RI 02852

Brigadier General David J. Medeiros

SITE AND PROJECT SUMMARY

This Site Plan and Special Permit Application (the "Application") is being submitted by Paragon Harvest, LLC (the "Proponent"), in accordance with Article Section III-G and Section VI-E of the Zoning Code of the Town of Holliston (the "Code" or "Zoning Code").

The project site includes approximately 188,315 square feet of land at the corner of Kuniholm Drive and Concord Street, with an unimproved surface lot and a non-descript industrial structure (the "Property Site" or "Site").

The Proponent envisions revitalizing this distressed industrial Property site with a new state-of-the art cannabis cultivation and processing facility. Specifically, the proposed project includes the substantial retrofitting of the existing on-site structures, with on-site parking for up to 66 vehicles, and dedicated loading docks (the "Proposed Project").

The scale, design and programming of the Proposed Project has been carefully shaped and scoped. In planning the building, care was given to respecting the immediate abutting properties and improving the conditions at the intersection of Kuniholm Drive and Concord Street. As a result, the new building and its related site upgrades have been designed to complement the existing and future industrial uses.

Community Benefits

The Proposed Project will offer many public benefits to the neighborhood and to the Town of Holliston, including the following:

- Revitalizing an underutilized industrial property site with the renovation of an existing commercial building.
- Landscape buffering and associated improvements
- Creation of approximately 30-35 new jobs in the emerging Cannabis industry.
- The expected temporary creation of more than 50 construction jobs over the length of the Project.
- Future generation of hundreds of thousands of dollars in new property tax and HCA revenue annually to the Town of Holliston.

DETAILED SITE AND PROJECT INFORMATION

a). Property Site Details

The Property Site includes 188,315 sf of land area, comprising one parcel situated at 91 Kuniholm Drive and 551 Concord Street, Holliston, MA

The parcel is recorded in the Town's Assessing records as follows:

Parcel ID:	014.0-0004-0010.0
Address:	551 Concord Street
Property Type:	Industrial
Classification Code:	400
Lot Size:	188,315 sq ft

b). Development Program, Data and Dimensions

Lot Area:	188,315 sf
Maximum Building Height/Stories:	1-2 Stories
Total Building Square Footage:	51,314gsf
Floor Area Ratio:	.27
Parking Spaces:	70 (6 handicap, 64 full size)

c). Building Design and Programming

The project consists of 2 single story buildings, 91 Kuniholm Drive which is approximately 45,527 sq ft. and 551 Concord Street which is approximately 5,985 sq ft. The building program will be phased. 91 Kuniholm Drive will be renovated as phase 1, and 551 Concord Street will be renovated at a later date as phase 2. 66 surface parking space will be provided at various locations shown on the detailed site plan. The building will be used for cannabis cultivation, processing, and manufacturing. There are accessible entrances on the side of 91 Kuniholm Drive. All employees and visitors will enter a secured lobby space and be checked in by security personnel. The first floor consists of cultivation support and grow rooms on one side of the facility, with all processing, manufacturing, packaging, and support space on the other. Mechanical and water storage rooms along with shipping and receiving round out the program on this floor. Trash and plant waste material will be stored inside the shipping and receiving area to enhance security. The floorplan is designed to separate on site labor based on the lifecycle of the product. All extraction and post-harvest activities take place on the isolated second floor of the structure. Loading bays are central to the facility and can accommodate large trucks for loading.

d). Vehicular Access, Parking and Deliveries

All passenger vehicles will enter and exit the parking area from Kuniholm Drive or the right of way connecting the rear of the lot to Concord Street. The applicant does not anticipate this proposal having any impact upon existing traffic and parking conditions in the area. Although a traffic and parking study is not required per Section 7.3.4 of the Holliston Zoning code we have thought through the employee and delivery circulation into and out of the facility. When fully operational we anticipate about 2-5 deliveries per week that will be accommodated by the current loading bays.

ANTICIPATED PERMITS AND APPROVALS

Holliston Inspectional Services Department

- Demolition Permit; Building Permit; Certificate of Occupancy

Holliston Fire Department

- Permits for Demolition, Construction (including C1D1 extraction facility) and Fire Alarm

Holliston Planning Board

- Special use permit to operate as a marijuana establishment

Holliston Police Department

- Approval of a satisfactory security plan

Holliston Transportation Department

- Construction Management Plan

HOLLISTON ZONING CODE REQUIREMENTS

a). Underlying Zoning Code

The Property Site is located in the Industrial District. There are no zoning overlays applicable to the Property Site. The Proposed Project's Cannabis Manufacturing and Cultivation Uses are permitted by Special Permit from the Planning Board of the Town of Holliston as a Marijuana Establishment pursuant to Section III-G and Section VI-E of the Code.

The applicable Zoning Code requirements for the as-built zoning characteristics of the Proposed Project are as follows:

Dimensional Regulation	Industrial District	Proposed Project Conditions	Zoning Relief Required
Minimum Lot Size	20,000 SF	188,315 SF	No
Minimum Lot Depth	150'	354'	No
Minimum Lot Width	None	894'	No
Minimum Frontage	100'	200'	No
Maximum Floor Area Ratio (FAR)	.5	.27	No
Maximum Building Height	40' 3 Stories	25' 1-2 stories	No
Minimum Front Yard	30'	36'	No
Minimum Side Yard	20'	97' and 9'	No (grandfathered as existing)
Minimum Rear Yard	30'	31'	No

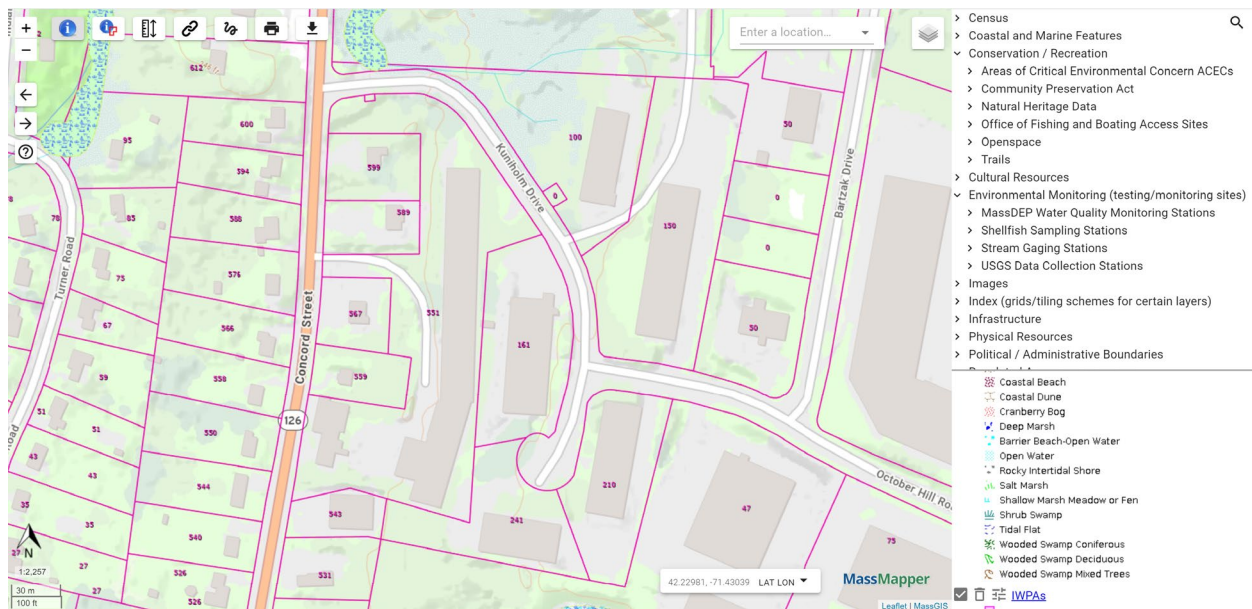
Dimensional Regulation	Industrial District	Proposed Project Conditions	Zoning Relief Required
Maximum lot coverage	40%	27%	No
Off Street Parking	1 space for every 1.3 employees (approx. 27 spaces)	2 Loading Bays 70 parking spaces	No

Paragon Harvests believes the Project Site is an appropriate location for the proposed use(s) and establishment and that there will be no adverse effects to the neighborhood or Town of Holliston by the grant of a Special Permit to this existing facility for the proposed use. More specifically:

- a. The Project Site complies with the dimensional requirements of the zoning code and merely requires relief for the intended use itself; it is in an appropriate location and does not significantly alter the character of the neighborhood; is compatible with existing uses and other uses allowed by-right in this Industrial district, and is designed to be compatible with the character and the scale of neighboring properties.
- b. To the extent feasible, the proposal has been integrated into the existing terrain and surrounding landscape, minimizing the impacts to the aquifer and/or recharge area, wetlands, steep slopes, and floodplains.
- c. Adequate and appropriate facilities shall be provided for the proper operation of the proposed use, including screening and provisions for convenient and safe vehicular and pedestrian circulation within the site and in relation to adjacent streets and properties.
- d. The proposed project shall not create any significant emission of noise, dust, fumes, noxious gases or any other adverse environmental impact including storm water, erosion and sedimentation.
- e. There shall be no unreasonable glare from lighting, whether direct or reflected, onto ways, the night sky or onto adjacent properties.

E.) Environmental/resource area impacts.

The subject site is not located within nor does it contain any State or locally defined resource areas or wetlands as depicted on MassMapper as depicted below:



F.) Hours of operation and employees

Proposed hours of operation are 8am-5pm Monday through Friday. It is anticipated that phase one will have about 15 employees per day at the facility.

G.) Odor Mitigation plan engineering review

We engaged Trinity Consulting to review our odor mitigation plan and strategies per the request of the Holliston town council. We laid out a 3 prong approach to make sure that any odors are properly mitigated and remediated as to not become a nuisance. We will employ air ionizers within the HVAC system to ionize the volatile organic compounds emanating from the marijuana plant that are responsible for the characteristic smell. This will allow our inline carbon filters to actively trap the volatile organics eliminating the odor. As an added redundancy we will also have ozone generators integrated in to the HVAC exhaust which will destroy any remaining odors at a molecular level. On top of this three-pronged approach the entire facility will be under constant negative pressure so that no air exchange will happen unless deliberate. Trinity concluded that these are "industry best practices for cannabis facilities...that should provide sufficient odor control." Entire letter attached here as Exhibit A

H.) Septic system/ Title V

The Current septic system on site was issued a clear Title V by Holliston Sewer Service on February 15th, 2022. The current tank was installed in 1991, and is 10x5x4

or approximately 200 gallons and is designed for a flow of 225 GPD. We have contacted and hope to engage GLM to design a larger septic system to accommodate the employees for phase 2. In addition to utilizing the current septic system for domestic sewer, we will also be installing a reverse osmosis water treatment plant with sand and carbon filtration, so that all domestic water used in the cultivation will be treated and reused as opposed to discharged, as will any condensate from the HVAC system. This means that over 95% of water used on premises will be treated and reused. Whatever waste is generated by the water treatment plant will be kept on site until removed by a qualified contractor. The historical use of this building since constructed in 1971 has been light manufacturing and warehousing.

I.) Waste Management

The Proposed facility will have a dumpster coral with two 30 yard dumpsters, one for organics and one for traditional refuse as depicted on the site plan (Exhibit B). These dumpsters will be serviced by a qualified third party waste company. All disposal of marijuana or marijuana byproducts will be done in strict accordance with the CCC guidelines for disposal.

J.) Security and Fencing

We plan to install new access gates at the 3 vehicular entrances to the facility in order to control vehicular entry during hours where the facility is not operational. These proposed gates are depicted on Exhibit B.

CAMERA AND VIDEO SECURITY

The cultivation and processing facility will be monitored twenty-fours a day, every day, by closed circuit television systems and IP video capture. The IP video capture will provide on line, real time viewing of all facilities, and all areas that may be monitored by law. The resolution of each camera will be high density resolution (HD1080) and also will be equipped with infra-red electronics to capture images in low light situations. We will also be utilizing wide dynamic range technology ("WDR") that allows better angle coverage and will reduce overexposure effects and difficult lighting. To prevent vandalism to outdoor cameras, each will be encased in a protective housing that will prevent water or weather damage.

The video management software will allow our system to record, view and manage all cameras from a monitoring station or a remote device such as a tablet or smartphone. Some of the primary features of the system may include:

- a. Digital archiving capability.
- b. Color printing capability.
- c. Still photography capability.
- d. System failure notification.
- e. Battery backup (minimum of one hour).
- f. All recorded information will be archived onsite as well as transmitted in real time to an outside “cloud” storage facility.
- g. All camera coverage will include both secure and restricted areas.
- h. All camera coverage will include all points of entry to, or exit from secure and restricted access areas, as well as sale and storage areas.
- i. Storage for all video capture will be archived for a minimum of thirty days.
- j. All video capture will have a visible time and date stamp.
- k. All video capture will use a commercial authentication system to ensure non-tampering with the date.

FACILITY SECURITY

The facility security is designed to deter security breaches from the outside in. The facility will feature overlapping physical security measures and procedures that control access to cultivating and processing areas, enhance security at vulnerable times and locations, and enable rapid response in the event of an incident. The Complex site plan shows the entire complex of processing and cultivating buildings, including the nearby streets, parking lot, and any other entities that physically border the site. Cannabis and associated products will not be visible from any public property or property controlled by the cultivation center.

Building opening and closing protocols

The Director of Security and Director of Cultivation will designate supervisor-level staff. These supervisors will receive special authority associated with their biometric information to enable them to lock and unlock their respective buildings or access areas. In order to open any building or other Limited Access Area from a secured situation, one of these supervisors must enter his unique entrance code. The supervisors will have a checklist to walkthrough upon entry, verifying that surveillance cameras in all rooms are operating correctly and that there are no suspicious signs in the facility. The supervisor shall complete and digitally submit the form to the Director of Security prior to beginning operations or allowing other staff through the clean room. This checklist should take 5-10 minutes to complete. Both will confirm in a written log that the facility status is normal before admitting additional personnel to the facility. The last person to leave the Limited Access Area buildings and the property must be a supervisor. The supervisor must enter a special command and biometric information, such as a fingerprint, in order to secure

the facility. A supervisor must follow this exit protocol to secure the facility each time the Limit Access Area building is left unattended. Security will always monitor personnel leaving the main Central Processing Center or Cannabis Cultivation Complex property.

Limited Access Areas The Director of Security may designate areas of the premises as Limited Access Areas (LAA). Typically, an LAA will be an area of the premises containing cannabis plants or product, business records, security or surveillance equipment, or cash. However, the Director of Security may designate additional areas as LAA at his or her discretion. All LAAs are considered heightened security areas. The Director of Security will specifically review access authorization to these areas at least on a monthly basis and will strive to limit access authorization only to personnel who require that access. No visitors will be permitted into an LAA without advance documentation and authorization. Official visitors present for purposes of inspection will be permitted as required but shall be accompanied by the Director of Security or another senior employee. All access to LAAs will be recorded through the lock's electronic log and by video surveillance. The Director of Security will review these records at least monthly.

Product Security All areas where cannabis clones, culture, plants, or products are stored, processed, manufactured, shipped or received shall be defined as LAA. These areas will include climate-controlled vaults for finished products, climate-controlled storage containers for intake, and separate climate-controlled storage containers for products that have passed testing.

Exhibit A



153 Cordaville Rd, Ste 120, Southborough, MA 01772 / P 508.273.8600 / trinityconsultants.com

VIA E-MAIL: SparrellB@holliston.k12.ma.us

July 25, 2022

Mr. Benjamin Sparrell
Chair, Select Board
703 Washington Street
Holliston, MA 01746

RE: Odor Control Review for Paragon Harvest – Holliston, Massachusetts

Dear Mr. Sparrell:

Trinity Consultants (Trinity) was retained by Wadleigh & Associates, Inc. (Wadleigh) to review the odor mitigation strategies for the Paragon Harvest, LLC (Paragon) cannabis cultivation and production facility to be located at 91 Kuniholm Drive in Holliston, Massachusetts. Trinity reviewed the proposed control system design and determined that Paragon plans to install controls that are industry best practices for cannabis facilities. Each grow room will maintain negative pressure such that fugitive emissions from the rooms will be minimized. The rooms will be equipped with carbon filters and an ionization system that will control odors in the recirculating indoor air. This will reduce odors in the exhaust air from each of the rooms. The exhaust from each of the rooms will also be equipped with carbon filters and inline ozone generators. If the ventilation is designed correctly to maintain negative pressure and the odor control devices are operated and maintained according to the manufacturer's guidelines, this system should provide sufficient odor control such that offsite odor impacts will be minimized.

If you have any questions or comments about the information presented in this letter, please do not hesitate to contact Ms. Santos at 978.376.1522.

Sincerely,

TRINITY CONSULTANTS

A handwritten signature in black ink that reads "Lynne Santos".

Lynne Santos, P.E.
Managing Consultant

A handwritten signature in black ink that reads "Kristine Davies".

Kristine Davies
Principal Consultant

HEADQUARTERS

12700 Park Central Dr, Ste 2100, Dallas, TX 75251 / P 800.229.6655 / P 972.661.8100 / F 972.385.9203

Exhibit B