

**Town of Becket
Board of Selectmen's Meeting
August 24, 2016
7:00 p.m.
Town Hall – Community Room
557 Main Street, Becket**

Attendees:

Board of Selectmen: William Elovirta, *Chairperson*; Jeanne Pryor, *Vice Chairperson*;
Nicole Ledoux, *Clerk*

Staff: Ed Gibson, *Town Administrator*; Beverly Gilbert, *Recording Secretary*;
Kristopher McDonough, *Becket Chief of Police*

Others: *Kristy Cedarhoff – Engineer, Foresight Land Services*; Joseph McCarthy, *President and CEO of Ipswich Pharmaceutical Associates*; Kevin McTeague, *Ipswich Pharmaceutical Associates*; Adam Fine, *Attorney for Ipswich Pharmaceutical Associates*; Barbara Brand, Douglas Brand, Julia Maynard, Jeanne Morano, Keith Mackie, Nancy Spencer, Lee Hirsch, Bob Hirsch, Marcia Parnell, Dan Parnell, Randy Thomas, Lynn Terelle, Laura Graham, Robert Ronzio, Melissa Leonhardt, Rosemary Bongiovanni, Jenna O'Brien, Al Blake, Martin Robertson, Walter A. Maronde, Jason Maronde, Stanley Marcus, Julia Bale, Gabriel Greenspan, Robin Greenspan, Amy Perlmutter, Kristine O'Malley-Levy, Julie Shanahan, Michael Lavery, Linda S. Gurski, Pat Crispo, Johanna Cormack, Russell Faerber, Donna R. Maronde, Don Wishingrad, M. Germaine, Vivian Wishingrad, Madelaine Z. Elovirta, Margaret De Cubas, Will Rodgers, June Babcock, George Bruneau, Roger Gillette, Sue Szenda, Rob Gorden, Ed Harada, Gilbert Berst, Donna MacDonald, Pat MacDonald, Deborah Toomey, Barbara Craft-Reiss, Steven Reiss

Call to Order

Bill called the meeting to order at 7 p.m. He stated that the meeting is being held in accordance with the Open Meeting Law and Guidelines for the Becket Board of Selectmen Meetings.

Beverly for the Board of Selectmen, Bob Ronzio, and Dan Parnell indicated that they were recording the meeting.

Pledge of Allegiance

The Chairperson led those attending in the Pledge of Allegiance.

Opening of Bonny Rigg Hill Road Culvert Replacement Bids & Possible Award

At 7:05 p.m. Chief Procurement Officer Ed Gibson opened and summarized the bids submitted for the Bonny Rigg Hill Road Culvert Replacement Project. The BOS took the bids under advisement to allow for the engineering firm, Foresight Land Services, to review and provide a recommendation for a possible award at a future meeting.

Company	bid amount
Kenefick Corporation, Quincy	\$ 553,000.00
Clayton Davenport Trucking, Greenfield	\$ 643,520.00
CA Construction, Chicopee	\$ 497,800.00

Northern Construction Service LLC, Weymouth \$ 594,010.00
JH Maxymillan, Pittsfield \$ 487,561.60

7:05 p.m. Open Public Hearing on Ipswich Pharmaceutical's request that the Board of Selectmen issue a letter of support or non-opposition in order for Ipswich Pharmaceutical Associates to consider applying to the Town to operate a Registered Marijuana Dispensary (Cultivation Only) on Yokum Pond Road (Assessors' Map 409, Lots 30 & 30.1 totaling 26.66 acres) per 105 CMR 725.100.

At 7:12 p.m., Bill opened the Public Hearing on Ipswich Pharmaceutical's request that the Board of Selectmen issue a letter of support or non-opposition in order for Ipswich Pharmaceutical Associates to consider applying to the Town to operate a Registered Marijuana Dispensary (**Cultivation Only**) on Yokum Pond Road (Assessors' Map 409, Lots 30 & 30.1 totaling 26.66 acres) per 105 CMR 725.100.

Bill read the Public Hearing Notice:

The Board of Selectmen will conduct a Public Hearing on Ipswich Pharmaceutical's request that the Board of Selectmen issue a letter of support or non-opposition in order for Ipswich Pharmaceutical Associates to consider applying to the Town to operate a Registered Marijuana Dispensary (**Cultivation Only**) on Yokum Pond Road (Assessors' Map 409, Lots 30 & 30.1 totaling 26.66 acres) per 105 CMR 725.100. The Becket Board of Selectmen will hold a public hearing on August 24th, at 7:05 p.m. in Town Hall, 557 Main Street, Becket, MA 01223. Any person interested or wishing to be heard should appear at the time and place designated. If unable to attend please submit comments in writing to the Becket Board of Selectmen for receipt before the date of the scheduled hearing. Signed by the Board of Selectmen

Bill provided the Agenda Order for the Public Hearing:

1. Call Hearing to order – announce preliminary guidelines
 - a. Before speaking you must be recognized by the Selectmen Chairman.
 - b. After being recognized state your name and address for the record.
 - c. Direct your remarks only to the Selectmen during the hearing.
 - d. Each speaker is limited to five (5) minutes.
 - e. An individual may only speak once until all others wishing to speak have had an opportunity to do so.
 - f. An individual may speak a second time only if providing new information or questions.
 - g. Finally, please be courteous and civil.
2. Ipswich Pharmaceutical Associates to make presentation – limited to 15-20 minutes.
3. Board of Selectmen members will ask questions.
4. Public to ask questions.
5. Board to vote to support, not support, table or take any other action.

Ipswich Pharmaceutical Associates to make presentation

Adam Fine, Attorney for Ipswich Pharmaceutical Associates (IPA), indicated that IPA appeared before the BOS in May 2016 to introduce themselves, and at the request of the BOS, we are here to provide information and address concerns. He discussed a nine-page PowerPoint presentation document describing the proposed Yokum Pond Road Marijuana Cultivation Facility including

Grow Pod Containers, Greenhouses, Construction of Greenhouses, Seed-to-Sale Tracking System, Cultivation Facility Security, and Benefits to Becket. He stated that they are looking to be good neighbors and partners with the Town of Becket. The proposed is for cultivation only (growing the plants – pods and containers in greenhouses) and that the plants will be transported and processed and sold elsewhere and not in the Town of Becket. Processing the marijuana plants will occur in Ipswich. He stated that he wanted to emphasize that they are not trying to force themselves on the Town of Becket and are here to have a dialogue and see if they are a right fit. He stated that they want to be good corporate citizens and provide economic benefit to the town.

IPA has a binding letter option to purchase property located on Yokum Pond Road (Assessors' Map 409, Lots 30 & 30.1 totaling 26.66 acres) contingent upon receiving the Town's approval of a special permit for a Marijuana Cultivation (growing only) Facility.

The Commonwealth of Massachusetts granted approval to IPA for a provisional license to operate a cultivation facility in Ipswich. To grow marijuana in Becket, IPA would need to apply to the Commonwealth to amend its license for a change in location. The footprint of the proposed structures and fenced-in area would be a small portion of the 26.66 acre parcel. Early growth starts with pods in fully enclosed structures with appropriate ventilation, lighting, and heating. Mr. Fine stated there will be minimal noise impact which will be limited to fans and it is anticipated that noise would be similar to noise emitted from a tomato growing facility. Once the plants approach a certain size, they will be transferred in the enclosed structures to the fully secured greenhouse portion of the facility which will have natural lighting. Mr. Fine indicated that the fully secured greenhouse structures will prevent viewing the plants from outside.

Joseph McCarthy, President and CEO of IPA, stated that he has researched greenhouses. He described the structure of the proposed steel buildings structure with poly carbon hard plastic. The greenhouses will allow in 88 per cent of light fusion, and have steel doors on both the outside and inside. The corridor inside the facility will require special access, will come with steel roll-up doors on both the outside and inside. There will be no exposure to the public from the outside. Joe indicated that artificial light will supplement natural lighting. Lighting needs vary based on the growing stages and there will be separate growing areas for the phases of growth. For indoor lighting, he anticipates using 300 watts. Plants will be on trays and as they mature, they will be rolled into other rooms.

Joe McCarthy and Adam Fine stated that the facility will be highly secured and IPA will follow all State and Town regulations. Mr. Fine stated that he considers the regulations of the Commonwealth of Massachusetts with respect to medical marijuana to be probably the most stringent in the country. The facility will house high definition low light impact infrared cameras on every portion of the property both inside and outside. There will be fully redundant security systems. He has not heard about any security incidents in Massachusetts with respect to its seven cultivation/retail facilities and this is consistent with national data reflecting that there is no increase in crime rates in communities with a medical marijuana cultivation/retail facility. He stated that in the Town of Brookline, a security camera at a medical marijuana facility that had captured a license plate, helped solve a string of unsolved burglaries.

Mr. Fine offered that Ipswich Pharmaceutical may conduct a light impact study upon the request of the Town.

Joseph McCarthy and Adam Fine stated that IPA is not looking to rush the process and that they only want to be here if the Town of Becket wants us here.

IPA is willing to sign contracts on the town's behalf including: 1) a commitment to hire local residents for an estimated 10 to 15 full-time jobs 2) that IPA will pay the town full real estate taxes, and donate 2 ½ percent of the gross sales of IPA's retail facility to the town.

Board of Selectmen members to ask questions.

Bill Elovirta: Why did you pick Becket?

Joseph McCarthy stated that at the vote, (2012 State Elections) 69% of Becket residents voted yes to the marijuana ballot question ["A Yes vote would enact the proposed law eliminating state criminal and civil penalties related to the medical use of marijuana allowing patients meeting certain conditions to obtain marijuana produced and distributed by new state-regulated centers or, in specific hardship cases, to grow marijuana for their own use."] Joseph stated that he would like to be a good neighbor, a good business man, and a resource (providing jobs, and financial benefits) to the community that looks favorably on medical marijuana. He stated that he feels that the community can benefit from extra revenue, and employment.

Bill Elovirta stated that he noticed Joe McCarthy's biography does not include a medical degree. He asked how Mr. McCarthy became involved in medical marijuana.

Joseph McCarthy stated that his motivation to become involved is based on the below reasons:

- As a 13 year old teenager, Joe McCarthy saw how it greatly helped reduce the number of his younger brother's seizures without the negative side-effects of the traditionally based phenobarbital opiate based medications
- It provided relief to several of his relatives suffering from cancer
- It effectively treated (better than opiate or alcohol-based drugs) veterans afflicted with post-traumatic stress disorder, and other sources of pain.

Joseph McCarthy indicated that there are as many as 2,700 different strains of marijuana that have the ability to address many health issues.

Bill asked Joe to confirm that during the presentation it was said that IPA received state licensing to cultivate the marijuana in Ipswich but if approved by the Town of Becket, he would apply to grow the marijuana in Becket. Joseph McCarthy confirmed.

Jeanne Pryor: How will the proposal impact traffic?

Joseph McCarthy stated that he counted cars on Yokum Pond Road over six or seven weekend days, and 5 weekdays. He observed approximately 18 cars an hour during the week, and about 22 cars per hours during weekends. He was not able to determine if the cars were from residents. He does not think additional traffic from his business would be a safety issue.

Jeanne Pryor: Please advise about transporting marijuana.

Joseph McCarthy: The Commonwealth of Massachusetts Dept. of Health has regulations about transporting marijuana for medical use of which they will follow. They will have two agents in

the vehicle. A vehicle transporting medical marijuana must be properly registered with the state and pass inspections specific to that purpose. IPA will have two GPSs (of which one will be hidden). IPA will not use the same vehicle each time. The drivers will not have physical access to the marijuana which will be in a permanent locked container welded to the vehicle. IPA's Security Chief and the Becket Police Chief will review and approve all transportation procedures.

Jeanne Pryor: Explain the volume of water you will need to use.

Joseph McCarthy: After describing several stages of the growing process, Mr. McCarthy indicated that the 10,000 square foot facility would use 100 to 150 gallons per day. An average family of four uses 50 gallons each per shower.

Jeanne Pryor inquired about how the lighting will affect the night sky.

Joseph McCarthy: Cameras will use infrared lighting (can operate in darkness) and for the safety of personnel, there will be minimal low-level perimeter (10 watt bulbs) lighting on the walkways. Minimal lighting in the greenhouse will be used to supplement natural lighting when plants are in various growing stages.

Jeanne asked how far from Yokum Pond Road the facility would be placed:

Joe McCarty stated he would want to discuss this with the BOS and Planning Board. Jeanne asked for his thoughts on the state requirement for a 500 foot buffer zone, and the Planning Board's draft proposed by laws asking for a 1,000 foot buffer zone. He stated that IPA will follow all state and town regulations.

Nicole Ledoux stated that her only concern is who is being prescribed the medicine and that she has heard horror stories about children accessing marijuana. She asked how that can be controlled.

Joe McCarthy and Adam Fine described what is required in order for patients to obtain marijuana from a licensed dispensary. The FDA has not approved marijuana and it is not treated in the same manner as prescriptions for drugs approved by the FDA. Patients must have an established bona-fide relationship with their physician and be evaluated, and obtain a certification by a state qualified health care provider in order to begin the registration process. The patient may then apply to register with the Medical Use of Marijuana Program with the Dept. of Public Health. If the registration is approved by the Program, the patient will receive a Medical Use of Marijuana Program ID card. The patient must have regular visits with the qualified health provider for an annual renewal. Adam Fine stated that he imagines there could be isolated incidents of overprescribing marijuana. There was discussion about the number of physicians authorized to provide Registered Physicians under the state's Medical Use of Marijuana Program. [Note: As of 08/31/2016, the Commonwealth's website shows 167 as the number of Registered Physicians.]

Bill Elovirta expressed concern and inquired about incidences of patients selling their marijuana to others.

Adam Fine stated that he has not heard about this happening in Massachusetts, and although it would be disingenuous to say it does not occur, he thinks the rates are low. IPA would notify the police and the Commonwealth if it receives word about diversion. The Dept. of Public Health would revoke the cards and advise dispensaries to cease sales of marijuana to any individuals caught engaging in fraudulent use of their cards.

Bill asked to hear from Ipswich's Security Chief, Kevin McTeague.

Mr. McTeague worked as a NJ State Trooper for 27 years (retired 2013). Joseph McCarthy and he met in 1977 while serving in the Marine Corps. In his opinion, Mass. Department of Public Health has very strict regulations pertaining to medical marijuana facility security. He indicated that he met with Police Chief McDonough in June to let him know IPA's plans and intentions with respect to the security of the facility. All potential employees (they estimate hiring ten to fifteen) will have a CORI (Criminal Offender Record Information) background check, and IPA would present candidates to Chief McDonough for his input/final say. Mr. McTeague described the elaborate video alarm systems which will include infrared cameras on doors, windows, any place marijuana is grown, outside of the building and may be viewed remotely (cloud based system) by the Becket Police Chief (through password access) 24 hours, seven days per week with a 90-day archive.

An eight foot fence will surround the facility. He cited 725.110 MCR outlining the strict requirements of the state. Employees will have DPH identification cards, and IPA cards to access portions of the facility relating to their functions. There will be two alarms, one redundant alarm. There will be a panic, failure, intrusion, and fire alarms. There will be steel roller doors so walls cannot be penetrated. There will be extensive inspections (administrative and physical) and IPA will obey the town and state laws and rules. Kevin has sent communication to the Becket Police Chief, and Western Massachusetts State Trooper Superintendent to inquire if they are interested in providing security detail to the operation.

Chief McDonough stated that he met with Mr. McTeague and Joseph McCarthy and they laid everything out for him and their presentation to him was concrete.

Public to ask questions.

Douglas Brand, 333 Leonhardt Road, asked what the zoning is in the area around the planned facility and whether there would be an impact on the nature of the area from being the first business allowed in that neighborhood. Bill stated that the entire town is residential agricultural zoning, and all businesses must apply for a special permit through the Planning Board. Mr. Brand asked if the Board considered the effects on property values and traffic. Bill stated that those are issues that the Board is considering.

Donna Maronde, 243 Leonhardt Road, indicated that the proposed facility would abut her property. She spoke against the project on the basis that she is concerned about noise (fans), and traffic. She wants to be able to keep her windows open without hearing the hums of fans. She is worried about being disturbed by noise in the middle of the night.

Kristine O'Malley-Levy, 504 Brooker Hill Road, inquired about lighting, and if IPA would guarantee that they will use organic products even if they are not as cost effective. She expressed concern about pesticides leaching into the water table. Joe McCarthy stated that the fertilizer contains all natural ingredients such as manure from cow, pig, chicken, bat, sea gull. He uses the same fertilizer for his tomato plants. The growing units will have a drainage container in order to recycle/reuse water when possible, and there will be a treatment containment system similar to what is required at beauty salons. Attorney Fine stated that currently Massachusetts regulations

prohibit inorganic pesticides and products for medical marijuana. Joe McCarthy repeated information re: lighting that he had provided earlier in the meeting.

Al Blake, 352 Werden Road, inquired about IPA's cultivation experience, and projected revenue to the Town from tax and 2 ½ percent.

Joe McCarthy stated that IPA is willing to pay the full-property taxes to the town, and he will commit to giving the town 2.5 percent of the total sales. He projects sales to be 4.5 million which would yield approximately \$100,000. Mr. McCarthy stated that his many years working as a licensed electrician (since 1969) with expertise in HVAC (lighting and fans) will be an asset to the business. He has hired a horticulturist who graduated from Oaksterdam University, California with degrees in cleanliness purity, cloning and legality.

Bob Hirsch 492 County Road, stated that he and his neighbors do not want IPA in the community. He moved to Becket to get away from industry and does not want an operation involving police, security, lights that you won't see, noises that you won't hear, and cutting woods. He has a strong feeling that a marijuana facility would lower property taxes and the town would not reap financial gain.

Pat Crispo, 445 County Road, asked if the BOS would vote based on the public's response at the Public Hearing. Bill indicated that that is his approach although he cannot speak for the other members. He clarified that the BOS may vote based on what they think is in the best interest of the town.

Julia Maynard, 1525 Wade Inn Rd., expressed concern about the appearance of the facility (prison-like?) which will have an 8 foot tall fence and inquired about the type of fencing (barbed wire, chain linked?). Mr. McCarthy stated that he will defer to the Planning Board (and Police Dept.) regarding type of fencing. Bill stated that the facility will not be visible from the road.

Amy Perlmutter, 79 Leonhardt Road, stated that a 1,000 foot buffer will bring the facility closer to her home, and she thinks it would be better for security to have it closer to the road. She stated that tomato growing operations do not have 8 foot fences, security guards, cameras, and roll-up doors. She does not like the appearance of storage units, does not want to hear the noises emitting from roll-up doors, and thinks the operation belongs in an industrial park or a less residential part of town (Main Street). She researched locations of other medical marijuana facilities in the Commonwealth and noted they are housed in industrial complexes. She is concerned that to obey Massachusetts security regulations stating that no one may conceal themselves, IPA will need to clear-cut extensive sections of trees and bushes on the property. She stated that it is a shame that Becket does not have industrial zoning. Joe McCarthy clarified that state regulations do not require the operation to be 1,000 set back from the road. The state regulations mandate a minimum buffer zone in the amount of 500 feet in certain instances (from playgrounds, schools, etc.). Adam Fine stated that although there would be some clearing around the perimeter of the facility, he disagreed that the regulations would require clearing massive amounts of land. He pointed out that the property is 28 acres and those passing by will not even know the facility is there. He stated that high definition cameras would eliminate the need for strong lighting around the perimeter.

Roger Gillette, who lives in Orlando Florida and owns a property on Yokum Pond Road, stated that he was surprised to hear that 69 percent of Becket residents support medical marijuana. He stated that the property belongs in an industrial complex with nearby transportation. Discussion ensued regarding IPA's application process. Joseph McCarthy stated that he would like to reside in Becket. Joe McCarthy and Adam Fine stated that IPA is interested in Becket for environmental reasons and the Ipswich facility lacks the square footage that would allow for a greenhouse, and the cost of land is less expensive in Becket. Operating a growing facility in Ipswich (which would not allow for a greenhouse) would require a significantly larger carbon footprint and costs. Joe McCarthy stated he likes the area, wants to utilize the sun, and bring employment to an area that is rather lacking in employment.

Keith Mackie, 204 Yokum Pond Road, stated that he does not want to see a marijuana growing facility on his street or in the Town of Becket. He stated that he is an avid hunter, and views the proposal as a threat to animal migration routes.

Rosemary Bongiovanni, 806 County Road stated that she is not comfortable with this facility and that it does not belong in our beautiful community.

Michael Lavery, 223 Silverleaf Drive, pointed out that 40 acres is a square mile and that a small portion of the 26 acre property would be used and offset 1,000 feet from the road. He further stated that there would probably be a small sign at the end of the long driveway and all we would see would likely be woodlands. Mr. Lavery stated he is a full-year round resident, and he does not think there would be many other year-round businesses that would provide the same good opportunity to reap tax revenues utilizing green energy. The business is green and will not use tremendous amounts of power and water. Medical marijuana helps many people, including Joe's family. He stated that there are strains such as Charlotte's Webb that have no psycho-active properties but helps young children who have seizures. He spoke in support of this business which will not interfere with the natural aspects that "we are proud to call Becket."

Lynn Terrelle, 443 Yokum Pond Road, stated that she is an abutter, and based on the drug problems in neighboring towns and cities in Western Massachusetts, she is afraid people will trespass on her property to go to the growing facility.

Linda Gurski, 445 County Road, expressed concern and worry about bringing in a medical marijuana facility to the town based on the safety of homes of residents who are not able to install high-priced systems such as gated security.

Jenna O'Brien, 167 Leonhardt Road indicated that her backyard abuts the proposed. She stated that she does not like the look of storage facilities and because the proposed location has northwest sun exposure, she is not satisfied with the reasoning behind selecting Becket. She expressed concern about the growth of the facility if marijuana becomes legal and she is worried that property values will be reduced. She stated that she agrees (with Amy Perlmutter) that other places in town would be more appropriate. Attorney Fine stated that the potential of medical marijuana facility parlaying into recreational marijuana is not possible under the proposed permit and state regulations. He also indicated state law does not require a 1,000 buffer zone.

Bob Ronzio, Chairman of the Planning Board, clarified that in 2013, the Planning Board had a hearing about medical marijuana and the Planning Board had proposed a 1,000 feet buffer. The Dept. of Public Health requires a 500 feet minimum buffer for playgrounds. He pointed out that in accordance with the current town zoning bylaws, businesses/industry is not precluded from any neighborhoods in Becket and that the Planning Board may grant permits to businesses/industry if they qualify. He stated that it is possible to change zoning and he would like to hear from residents if they would like to change the zoning bylaws to establish commercial industry districts. Mr. Ronzio also stated that in the 2012 vote referenced earlier in this hearing, 76% percent (not 69%) voted in favor marijuana. Becket was the second highest percentage in Berkshire County (Town of Mount Washington voted 84% in favor).

Marcia Parnell, 350 Tyne Road, stated that she agrees with her neighbors and remains concerned about light and road pollution, and declining property values. She does not think IPA's presentation telling everyone not to worry about those matters was factual based but more anecdotal and opinion-based. She inquired about the purpose of having a letter of non-opposition. Adam Fine stated that a letter of non-opposition, which may be revoked at any time, is one of the first steps to allow an RMD to continue to other aspects of the application phase. He indicated that IPA may conduct a light impact study. He stated that there is no data to support that medical marijuana facility causes a decline in property values (and in Colorado, property values have sky rocketed).

June Babcock, 766 Leonhardt Road, stated that we have many power outages in Becket and asked if IPA will have a generator. Joseph McCarthy stated that there will be a backup generator run with propane to maintain heat levels.

Johanna Cormack, 473 County Road, expressed concerns about the drainage system. She had heard a news report reflecting that marijuana chemicals had leached into the water tables in Colorado location. Adam Fine stated that the initial finding from that news report contending THC levels showed in water systems turned out to be incorrect. He stated that anything going into the septic system will be tested beforehand. Jodie stated each room will have its own drainage and closed collection systems. Plants will be hand-watered.

Don Wishingrad, 655 Yokum Pond Road, stated that because the roads by the proposed facility (secondary roads) are not designed for an extensive and heavy vehicle traffic, another area in Becket would be more appropriate. He expressed concern about the negative impact on roads if the business expanded.

Vivian Wishingrad, 655 Yokum Road, expressed her deep appreciation to the town, and for the property her family has occupied for over forty years. She stated that she believes the community's philosophy re: medical marijuana contrasts where a cultivation facility belongs. She stated that she is hoping that the town cannot be bought, and suggested that through more reflection that a more suitable location be considered.

Will Rodgers, 668 County Road, stated that he does not want to see this facility in town and that he agrees with what Mr. Hirsch had said.

Madeleine Elovirta, 651 Main St., asked for clarification about how IPA intends to schedule off-duty police officers for its premises and if there will be someone there at all times. Joe McCarthy stated that at the onset, during the daytime there will be employees at the facility who are monitoring the facility and there will be at least a night patrol detail. Once there is a particular level of production, there will be someone there 24/7.

Madeleine Elovirta inquired about the management of alarm systems. She resides across from the Becket Post Office of which despite assurances before opening its facility does not have the personnel to manage alarms triggered after hours. Joe stated that alarms will not be a problem for three reasons: 1) the generator will respond within 15 seconds during power outages. 2) There will be an employee on the premises. 3) The alarm system management will be accessible through the internet. Ipswich and the Becket Police Department will have access to the alarm system. Ms. Elovirta inquired about animals triggering alarms. Joe stated that the high fencing around the facility will prevent deer, snow mobilers, and other animals from tripping the alarms.

Dan Parnell, 350 Tyne Road, asked about the maximum acreage that may be developed. Joe McCarthy stated that he would agree to sign a document saying he will develop no more than four acres.

Gabriel Greenspan, 78 Beach Road, asked why IPA is buying 26 acres if it does not plan to develop more than four. Joe McCarthy stated that the additional land will create a buffer zone.

Pat Crispo, 445 County Road inquired about the offers relating to the purchase of the property. She was told that the purchase price of \$120,000 was contingent upon the town granting approval for the medical marijuana growing facility. Mr. McCarthy placed a deposit on the property.

Pat MacDonald, Leonhardt Road, stated that he opposes the project.

Marty Robertson, County Road, inquired about their motivation for entering the business if they are non-profits. Adam Fine indicated that the Commonwealth of Massachusetts requires RMDs to be non-profit.

Juliann Shanahan, 1220 County Road, pointed out that non-profits can still be profitable. A discussion ensued in which it was indicated that non-profits are subject to regulations including reasonable compensation rules, and how profits must be reinvested.

Donna MacDonald, Leonhardt Road, stated that she is opposed to the proposed facility.

Bob Ronzio, Planning Board Chairman stated that he wanted to clarify if those voicing opposition of having a medical marijuana growing facility was due to the specific location or throughout the entire town. Bill stated that this hearing was specific to this location. Bob Ronzio cautioned that former AG Martha Coakley rendered a decision stating towns cannot outright ban this activity. Adam Fine stated that although it is possible for an applicant to take an aggressive stance, he emphasized that IPA only wants to be in a community if welcomed.

Lynn Terrelle, 443 Yokum Pond Road, expressed concern about a possible negative impact IPA would have on the second homeowner real estate market which would not be in the town's best financial interest.

Amy Perlmutter, 79 Leonhardt Road, inquired if the alarm is silent. Joe stated that it will have a silent alarm with no lights. She asked if the town would table voting on the letter of non-opposition until overlay districts are created. Bill stated that changing our zoning bylaws is an involved process and the BOS will reach a decision prior to that happening

Another person expressed concern about relying on the internet for the alarm systems. Joseph McCarthy stated that this is being addressed through satellite systems, and on-site police/security officers.

Deb Toomey, 37 Mitchell Road, stated that organic materials/manure are also damaging to the environment and she expressed concern about the potential for discharge from the facility into our water resources such as Yokum and Buckley Dunton Ponds.

Bill acknowledged receipt of letters (all in opposition, none in favor) from Margaret De Cubis, Amy Perlmutter, Dorothy Erikson (email), Maureen Grant (email), Lynn and Michael Aptman, Jan and Debbie Elovirta (email), Milt Reiss, William Rogers (voicemail to Town Secretary), John and Tricia Dicke, Dan & Marcia Parnell (email), Barry Dichter (email), Judith Dichter (email)

Jeanne pointed out that only abutters got notices and many others in town may not have knowledge about tonight's hearing.

Bill announced that someone had placed flyers relating tonight's public hearing into mailboxes. He asked that this not happen again because it is against the federal law for anyone other than postal authorities to place items into mailboxes.

Marty Robertson, County Road stated that selecting Becket boils down to money where land is less expensive. Otherwise, it does not make sense to select such a rural spot far away from the processing facility

Michael Lavery, 223 Silverleaf Drive, asked for what the BOS would consider using the 2½ percent gift from IPA. Bill stated that it is premature to discuss this question.

A woman inquired if IPA was related to Massachusetts Alternative Care Inc. and if they may supply each other. Joseph McCarthy replied that they are not related and that regional facilities may supply up to 30 percent of its product from another dispensary.

Discussion ensued about Robin Greenspan's, Beach Road, inquiry as to other Becket locations IPA considered.

Bill asked if anyone else wished to comment. After no one responded, at 9:15 p.m., Bill stated that the discussion was closed and he thanked all for being civil.

Bill made a motion that the Board of Selectmen does not support Ipswich Pharmaceutical's request that the Board of Selectmen issue a letter of support or non-opposition to operate a Registered Marijuana Dispensary (Cultivation Only) on Yokum Pond Road, seconded by Nicole. Vote of Motion: Nicole – Yes, Bill – Yes, Jeanne - No.

Any other business to come before the Board

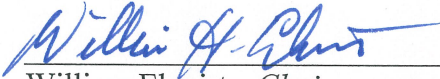
The Town Administrator indicated that there was no other business to come before the Board.

Selectmen to Adjourn Meeting.

Jeanne moved to adjourn. Nicole seconded. At 9:20 p.m., Bill adjourned the meeting.

Reviewed Payroll/Expense Warrants.

Respectfully submitted,
Beverly Gilbert, Secretary



William Elovirta, Chairperson

Documents discussed at this meeting:

Bid documents:

Kenefick Corporation, Quincy
Clayton Davenport Trucking, Greenfield
CA Construction, Chicopee
Northern Construction Service LLC, Weymouth
JH Maxymillan, Pittsfield

Letters/emails (referenced above)

PowerPoint Presentation Yokum Pond Road Cultivation Facility, Becket, MA