

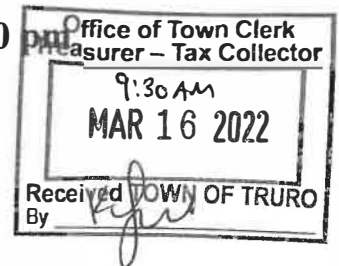


Truro Planning Board Agenda

Remote Meeting

Wednesday, March 23, 2022 – 5:00

www.truro-ma.gov



Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website (www.truro-ma.gov). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at **1-877-309-2073** and entering the access code **670-341-781#** when prompted. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing Barbara Carboni, Town Planner and Land Use Counsel, at bcarboni@truro-ma.gov.

Meeting link: <https://meet.goto.com/670341781>

Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

1. Planner Report

2. Chair Report

Board Action/Review

Paul A. Brandon, 5 Russell Way, Subdivision Plan of Land, Lot 3, Plan Book 581 Page 87, Covenant Book 16892 Page 54. Discussion and approval of a full covenant release from the Town of Truro "Form F – Certification of Completion & Release of Municipal Interest in Subdivision Performance Security". The original Lot 1 (Plan Book 430 Page 1) has been subdivided into four (4) lots. Lots 1, 2, and 4 have already been released in previous years by the Truro Planning Board.

Public Hearings

2022-001/SPR – Arthur Bosworth and Stephanie Rein, Out There Grown, LLC (High Dune Craft Cooperative) for property located at 23 Old Bridge Road (Atlas Map 50, Parcel 232, Registry of Deeds title reference: Book 377, Page 44). Applicant seeks a Residential Site Plan Review under §70 and §100 of the Truro Zoning Bylaw for a Recreational Marijuana Establishment (RME).

2022-002/SPR – Debra Hopkins, Pure Joy Farm, LLC (High Dune Craft Cooperative) for property located at 23 Old Bridge Road (Atlas Map 50, Parcel 232, Registry of Deeds title reference: Book 377, Page 44). Applicant seeks a Residential Site Plan Review under §70 and §100 of the Truro Zoning Bylaw for a Recreational Marijuana Establishment (RME).

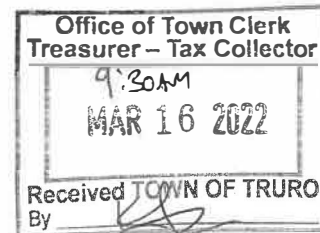
Minutes

- ◆ June 2, 2021 Work Session
- ◆ November 17, 2021
- ◆ December 8, 2021 Work Session
- ◆ January 5, 2022
- ◆ January 12, 2022 Work Session
- ◆ January 19, 2022
- ◆ January 26, 2022 Work Session
- ◆ February 9, 2022

Next Meetings: Wednesday, **April 6, 2022 at 5:00 pm:** Housing Conversation; continued Public Hearings

Wednesday, **April 13, 2022 at 5:00 pm:** Public Hearing on Articles referred to Annual Town Meeting

Adjourn



STAFF MEMORANDUM

To: Truro Planning Board
From: Barbara Carboni, Town Planner and Land Use Counsel
Date: March 21, 2022
Re: March 23, 2022 meeting

Site Plan Review, Recreational Marijuana Establishments

Applicants: Out There Grown, LLC, Arthur Bosworth and Stephanie Rein
Pure Joy, LLC, Debra Hopkins and Peter Daigle

Applications for: Marijuana Site Plan Review under Zoning Bylaw Sections 70 and 100

Property location: 21 and 23 Old Bridge Road (Parcels 050-202-000 and 050-232-000)
Residential Zoning District
Total Area: 2.1 acres

Two members of the High Dune Marijuana Craft Cooperative, Out There Grown, LLC and Pure Joy LLC, have applied to the Planning Board for Site Plan Review under Sections 70 and 100 of the Zoning Bylaw. As the review process for Recreational Marijuana Establishments (RMEs) is detailed, this Memorandum is intended to serve as an introduction to applicable Zoning Bylaw and other regulatory provisions. More in-depth discussion of issues raised during the hearing process will gladly be prepared as requested by the Board.

I. Applicable state law

The licensing and operation of all Recreational Marijuana Establishments in the Commonwealth are governed by G.L. c. 94G (Regulation of the Use and Distribution of Marijuana Not Medically Prescribed); and regulations issued by the Cannabis Control Commission, including 935 CMR 500.00 et seq. (Adult Use of Marijuana). Commission regulations at 935 CMR 500.100 et seq. (Application Requirements) define the process by which an applicant, prior to seeking permits from municipal boards, first obtains provisional approval from the Commission. (A Final License is issued by the Commission after local permits are granted).

The Commission's review includes background checks of individuals associated with the applicant entities; disclosure of individual and entities having financial or controlling interests in applicant entities; review of applicant business plans and operating plans; and other matters appropriately entrusted to a state agency with in-house expertise in finance and licensee

suitability. It is left to municipalities to manage the land use component of RMEs, in the same manner in which municipalities manage other land uses permitted under zoning regulations.

State regulatory authority and local regulatory authority are carefully balanced: RMEs shall “comply with all local rules, regulations, ordinances, and bylaws,” see 935 CMR 500.170(1), and “[n]othing in 935 CMR 500 shall be construed so as to prohibit lawful local oversight and regulation. . . that does not conflict or interfere with the operation of 935 CMR 500.000,” see 935 CMR 500.170(2).

The High Dune Marijuana Craft Cooperative has received a Provisional License from the Commission, allowing Cooperative members to apply for permits under the Town’s Zoning Bylaw.

II. Applicable provisions of Zoning Bylaw Section 100, Regulation of Marijuana

Applicants Out There Grown, LLC and Pure Joy, LLC are members of the High Dune Craft Marijuana Cooperative, a use authorized under Section 100.3 of the Zoning Bylaw. See s. 100.3 “Eligibility” (use table). “Craft Marijuana Cooperative” is defined in the Bylaw:

Craft Marijuana Cooperative shall mean a Marijuana Cultivator comprised of residents of the Commonwealth and organized as a limited liability company, limited liability partnership, or cooperative corporation under the laws of the Commonwealth. A cooperative is licensed to cultivate, obtain, manufacture, process, package and brand cannabis or marijuana products to transport marijuana to Marijuana Establishments, but not to consumers.”

Bylaw Section 100.2.D. This use is permitted in the Residential District by Special Permit. See Section 100.3 (use table). The Zoning Board of Appeals is the Special Permit Granting authority. See Section 100.4.A. All RMEs must obtain Site Plan Approval from the Planning Board prior to obtaining a Special Permit. Section 100.4.A. A Craft Marijuana Cooperative “shall obtain a single Special Permit,” but Site Plan Review is “parcel specific.” Section 100.4. Accordingly, Out There Grown and Pure Joy have applied for Site Plan Review with respect to the property at 21-23 Old Bridge Road.¹

¹ As there are two separate corporate entities (Pure Joy and Out There Grown) proposing to operate in common on the site, each entity has submitted a separate application for Site Plan Review and will be issued a separate Site Plan Approval decision. Staff advised that the two applications could share a common “appendix” of documents to avoid unnecessary duplication of materials.

III. Site Plan Review Process

Site Plan Review of an RME is conducted under Section 70.4, Residential Site Plan Review. See Section 100.4 (referencing applicable design criteria of Section 70.4.D) and Section 100.7.D (referencing applicable submission requirements of Section 70.4.C).

A. Submission requirements

The submission requirements for Site Plan Review of an RME include—where applicable, and subject to waiver of any requirements as requested by applicants- items in listed in Section 70.4.C (Residential Site Plan Review) and Section 100.7. (Application Requirements). Note that the Security Plan required under Section 100.7.A is not submitted to the Planning Board for review; rather, it is submitted to the Police and Fire Chiefs for their review and approval prior to issuance of Site Plan Approval.

B. Applicable criteria

The criteria and considerations to be applied in Site Plan Review of an RME include:

- The review criteria of Section 70.4.D (Residential Site Plan Review):

1.Relation of Buildings and Structures to the Environment. Proposed development shall relate to the existing terrain and lot and shall provide a solar and wind orientation which encourages energy conservation.

2. Building Design and Landscaping. Proposed development shall be consistent with the prevailing character and scale of the buildings and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques.

3. Preservation of Landscape. The landscape shall be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil.

4. Circulation. Curb cuts and driveways shall be safe and convenient and shall be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro.

5. Lighting. Lighting shall be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There shall be protection of adjacent properties and the night sky from intrusive lighting.

and

- The RME-specific criteria contained in Section 100.9.B:

1. The proposal shall provide for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excess noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses, and
 2. The proposal shall provide for structural and/or landscaped screening or buffers for storage areas, loading docks, dumpsters, rooftop or other exposed equipment, parking areas, utility buildings and similar features viewed from street frontages and residentially used or zoned premises.
- In addition, the Planning Board is required to “conduct all Site Plan Review . . . determinations on a case-by-case basis, taking into consideration:
 1. The particular form of Marijuana activity proposed;
 2. The site location (including proximity of abutters, schools, or sensitive natural habitat) or historic properties identified in the Town’s inventory of historic resources;
 3. The traditional uses of the site and their similarity to or difference from the proposed activities; and
 4. The intensity of the proposed activities, including impacts on neighbors and the environment.

IV. Conclusion

As noted above, this Memo is intended as an introduction to the applicable Zoning Bylaw and other regulatory provisions. Should particular questions or issues arise during the course of public hearing, these may be addressed in subsequent Staff memoranda.

Elizabeth Sturdy

From: Jarrod Cabral
Sent: Wednesday, March 16, 2022 12:55 PM
To: Elizabeth Sturdy
Cc: Barbara Carboni
Subject: RE: 5 Russell Way - Subdivision - 5-2003-0263

Hello, see below in red – Thanks – Jarrod

From: Elizabeth Sturdy
Sent: Tuesday, March 15, 2022 10:24 AM
To: Jarrod Cabral <jbabral@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: 5 Russell Way - Subdivision - 5-2003-0263
Importance: High

Jarrold,

One more question: Do you typically review/inspect the construction of roadway before a Covenant Release? Is this roadway satisfactory? **No have not - This the first time I've been notified of a Covenant release - Roadway is satisfactory**

5 Russell Way is Lot 3 of four (4) lots; the other three (3) have been released.

Thank you very much for all your assistance.

Liz

From: Jarrod Cabral <jbabral@truro-ma.gov>
Sent: Friday, March 11, 2022 7:08 AM
To: Elizabeth Sturdy <Esturdy@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: FW: 5 Russell Way - Subdivision - 5-2003-0263

5 Russell Way is all set – Thanks – Jarrod

From: McConarty, Cindy (DOT) <cindy.mcconarty@state.ma.us>
Sent: Thursday, March 10, 2022 12:12 PM
To: Jarrod Cabral <jbabral@truro-ma.gov>
Cc: Vieira, Daniel N. (DOT) <daniel.vieira@state.ma.us>; Fitzgerald, Robert M. (DOT) <robert.fitzgerald@state.ma.us>; Berthiaume, Nicole M. (DOT) <nicole.m.berthiaume@state.ma.us>
Subject: RE: 5 Russell Way - Subdivision - 5-2003-0263

Good Afternoon Jarrod,

Our office was told that you were looking to confirm if the subdivision on Russell Way was issued a Driveway Access Permit by our office. In looking in SHAPS, yes, it appears that a Permit for access to a 4 lot subdivision was issued to Slade Associates. Inc. on 4/28/2003. Should you have any further questions, please let us know.

Thank You
Cindy A. McConarty
Permits Section
Permits Office: 857.368.5230

From: Jarrod Cabral <jcabral@truro-ma.gov>
Sent: Thursday, March 10, 2022 11:16 AM
To: Vieira, Daniel N. (DOT) <Daniel.Vieira@dot.state.ma.us>
Subject: FW: 5 Russell Way - Subdivision

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello, Can DOT confirm that there is an approved curb cut for this subdivision.

Thanks – Jarrod

From: Elizabeth Sturdy <Esturdy@truro-ma.gov>
Sent: Monday, March 7, 2022 2:00 PM
To: Jarrod Cabral <jcabral@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: 5 Russell Way - Subdivision

Jarrod,

Mr. Brandon would like to go before the Planning Board and have his Covenant released so he may sell this property. He already has a buyer.

Barbara suggested I contact you to see what information you would need to certify the work per conditions/Covenant have been completed. Homes have been built on other lots, and there is a Homeowner's Association with this subdivision.

Let me know your thoughts and if you need further information. I would like to get back to Mr. Brandon by end of week if possible. Thanks so much!

Liz

Elizabeth Sturdy

Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov

MEMO CONCERNING APPLICATION TO REMOVE COVENANT ON 5 RUSSELL WAY

To: Truro Planning Board
From: Paul A Brandon
Date: March 4, 2022

I am applying to have a covenant removed on 5 Russell Way (Lot 3). The development was completed in 2003. At the time, the Planning Board approved of all aspects of the subdivision. I had buyers lined up for Lots 1, 2, and 4. At that time, I had planned on keeping Lot 3 indefinitely. The planning board released the covenants on lots 1, 2, and 4. This was meant to satisfy the urgency of the 3 buyers. There was no immediate need to release the covenant on Lot 3.

There was some concern that the T-Top would wash away, so the Board said they would hold back on releasing the covenant for a while to see if the road stood up. That was almost 20 years ago. The road held up with some periodic maintenance. In September 2021, the upper three quarters (which includes Lot 3) was re-surfaced by Noons.

The Homeowners' Association sought quotes for upgrading the road. The members voted to go forward with a quote from Alden E Silva Enterprises to provide 2" of T-base and with 2" of ¾" stone rolled on top. This road then will be 12' wide and 4" deep. Additionally, we accepted his quote to clear trees within 2 feet on either side of the road.

I currently have a buyer for Lot 3 (5 Russell Way). I think the only remaining issue per the Purchase and Sale Agreement is the removal of the covenant on Lot 3.

Thank you very much for your consideration.

Paul Brandon
860-861-8610
pjbrandon@comcast.net



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM F

CERTIFICATION OF COMPLETION AND RELEASE OF MUNICIPAL INTEREST IN SUBDIVISION PERFORMANCE SECURITY

Date: March 3, 2022

Subdivision Name: Russell Way Location: Russell Way off of RT 6

Owner: Original Developer: Paul A Brandon. Lots 1,2,4 have been sold. Brandon still owns Lot 3

Owner address: 151 Dawley Drive, Stonington, CT 06378

Applicant: Paul Brandon

Applicant address: 151 Dawley Drive, Stonington, CT 06378

Date of Subdivision Approval: Feb 26, 2003

Barnstable County Registry of Deeds, Decision Book See Form D #7, Page _____

Barnstable County Registry of Deeds, Plan Book 581, Page 87

Barnstable County Land Registry, L.C.P. No. _____

Form D Covenant Doc. No. 55473, Book 16892, Page 54

The undersigned, being a majority of the Planning Board of the Town of Truro, Massachusetts, hereby certify that the construction of ways and the installation of municipal services for the subdivision cited above have been fully and satisfactorily completed in accordance with the Planning Board Rules and Regulations to serve the following lots: Lot 3, 5 Russell Way

Pursuant to MGL c.41, §81-U and in consideration of said construction and installation, the Town of Truro, a Massachusetts municipal corporation, acting through its Planning Board, hereby release its interest in the performance security for the subdivision cited above.

Truro Planning Board Signatures: _____ Date: _____

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, SS

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, one of the above signed members of the Truro Planning Board, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document in my presence.

My commission expires: _____

NOTARY PUBLIC



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM E

APPLICATION FOR MODIFICATION, AMENDMENT OR RESCISSION OF DEFINITIVE SUBDIVISION

To the Planning Board of the Town of Truro, MA

Date March 4, 2022

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Subdivision Plan of land in Truro Made for Paul Brandon

By Slade Associates, Inc dated Feb 26, 2003 and described as follows:

Located: Russell Way, Truro Assessor's Map(s) and Parcel(s): _____

Number of Lots Proposed: 0 (4 in existing subdivision) Total Acreage of Tract: originally 4.02

Hereby submits said plan for (circle one) **MODIFICATION** AMENDMENT RESCISSION in accordance with the Rules and Regulations of the Truro Planning Board for the following reason(s):

The undersigned's title to said land is derived under deed from Russell E Blank Trust, dated 4/9/97, and recorded in the Barnstable Registry of Deeds Book and Page 10710/289 or Land Court Certificate of Title No. _____ registered in Barnstable County, and said land is free of encumbrances except for the following:

Lots 1,2,4 have been sold. Lot 3 has a covenant (which is what this application is to remove said covenant)

The undersigned hereby applies for approval of said MODIFICATION, AMENDMENT OR RESCISSION plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Applicant:

Paul A Brandon

(Printed Name of Applicant)

(Signature of Applicant)

Applicant's Telephone Number(s) 860-861-8610

Applicant's Legal Mailing Address 151 Dawley Drive, Stonington, CT 06378

Owner's Signature if not the applicant
or applicant's authorization if not the owner:

<same as Applicant>

(Printed Name)

(Signature)

Owner's Legal Mailing Address _____

Surveyor Name/Address Slade Associates, Out of Business. Records at Outermost Land Survey, 46 Main St, Brewster
(or person responsible for preparation of the plan)

File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Town Planner at planner1@truro-ma.gov

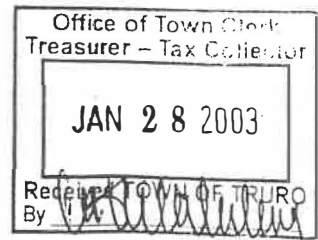
2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST – Applicant

Not applicable. Subdivision and all requirements have been met previously. See Memo attached

Address: <u>5 Russell Way</u>		Applicant Name: <u>Paul A Brandon</u>		Date: <u>March 4, 2022</u>
No.	Requirement	Included	Not Included	Explanation, if needed
<u>2.5.7 Evidence of Satisfactory Performance</u>				
	Before the Board will release the interest of the town (Form F) in a performance bond or deposit or, in the case of approval with covenant, issue a release of covenant, the following must be submitted to and approved by the Board:			
a.	Five copies of an "As Built" drawing prepared and certified by an engineer or land surveyor.			
	Certification shall be by the engineer or land surveyor employed by the applicant at his or her own expense and shall indicate by a statement on the plan that "all streets, sidewalks, sewers, storm drains, and water mains, and their appurtenances shown have been constructed in accordance with the lines and grades of the approved plan or the approved revised plan and are accurately located as shown hereon."			
	The "As-Built" Plan shall accurately show the following and shall be drawn on twenty- four (24) by thirty-six (36) inch reproducible sheets at a scale of			
	one inch equals forty feet (1"= 40') horizontal and			
	one inch equals four feet (1 "= 4') vertical:			
1	Final as-built centerline profile and the "as designed" centerline.			
2	Street lines, traveled ways, berms and sidewalks.			
3	Permanent monuments and boundary points.			
4	All roadway drainage including:			
	• basin and manhole rim and invert elevations			
	• structure type and size			
	• type and size of all other drainage such as underdrains, trenches, channels and detention/retention areas.			
5	Location of water mains, gate valves and hydrants.			
6	Location of above and underground utilities.			
7	Location of all easements including drainage and slope.			
8	Location of miscellaneous features installed within the street layout such as signs, lights, guardrail, or other similar appurtenances.			
9	Location of ancient ways, historic walls, foundations, or other similar structures.			

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>5 Russell Way</u> Applicant Name: <u>Paul A Brandon</u> Date: <u>March 4, 2022</u> .				
No.	Requirement	Included	Not Included	Explanation, if needed
<u>2.5.7 Evidence of Satisfactory Performance</u>				
b.	The Board shall obtain in writing from the Applicant's Engineer a statement that all work required by the Rules and Regulations and the approved Definitive Subdivision Plan has been inspected by him or her and completed in each street in the subdivision (or the street or streets serving the lots in question), including storm drains, bridges, and sidewalks, and that he or she has approved the methods of construction and materials used in the performance of such work. (Form E)			
c.	There shall be one-year growth for all grass and plantings.			



Truro Planning Board
TRURO, MASSACHUSETTS

Certificate of Approval
of
Definitive Subdivision Plan

Date: January 24, 2003

1. Name of Applicant: Paul Brandon
Address: 151 Dawley Drive, Stonington, CT 06378
2. Name of Surveyor or Engineer: Slade Assoc.
Address: P.O. Box 592, Wellfleet, MA 02667
3. Deed of property recorded in the Truro Assessors' Atlas
Sheet: 39 Parcel: 235
4. Location of property: 365 Rte. 6

This notice is to inform you that your subdivision plan submitted to this Board on:

has been approved on: January 21, 2003

subject to the following conditions:

1. An appeal period of 20 days.
2. Covenant to be filed with the Planning Board before endorsement of the plan.
3. Homeowners' Assoc. agreement in regard to buffer restr., and easement, and road maintenance and easement bypass in right of way to be provided.

[Signature]
Secretary, Chairman
for Truro Planning Board

Copy to Town Clerk

N O T
A N
D E E D
N O T
A N

William A. Cotter of Boston, Massachusetts, formerly known as William A. Cotter, Jr., as Trustee of the Russell E. Blank Trust, established by Indenture of Trust dated September 29, 1965, recorded with Barnstable County Registry of Deeds, Book 7998, Page 204, as affected by the First Amendment dated December 21, 1979 and recorded with Barnstable Deeds, Book 7998, Page 219, for \$60,000.00 consideration paid and for the purpose of making a distribution from the Russell E. Blank Trust, grants to Paul A. Brandon of Ledyard, Connecticut, the land in Truro, Barnstable County, Commonwealth of Massachusetts identified as Lot 1 on the "Plan of Division of Land in Truro, Mass. as Surveyed and Prepared for Russell E. Blank", dated November 14, 1986, prepared by Schofield Brothers, Inc., Registered Professional Engineers & Land Surveyors, recorded with Barnstable Deeds in Plan Book 430, at Page 1, Lot 1 being bounded and described, according to said plan, as follows:

Beginning at the Southeasterly corner of the granted premises at a concrete bound, as shown on said plan, and running Southwesterly, a distance of 309.28 feet to a point;

Then, turning and running Northerly on a line that is approximately parallel to Massachusetts State Highway Route 6, as shown on said plan, a distance of 583.61 feet to a point;

Then turning and running Easterly by a 40 foot wide right of way as shown on said plan, a distance of 26.34 feet to a point in the Northerly bound of the granted premises, as shown on said plan:

Then continuing along said Northerly bound by the 40 foot wide right of way shown on said plan, a distance of 245 feet to a point marked by a concrete bound, as shown on said plan;

Then turning and running Southerly, as shown on said plan, a distance of 599.18 feet to the point of beginning.

Lot 1 contains, according to said plan, approximately 4.023 acres.

For this grantor's title, see deed recorded with Barnstable Deeds in Book 1107, Page 236, and see also ancillary probate of the will of Russell E. Blank in Barnstable Probate, 90P-1013EF1, and affidavit recorded with Barnstable Deeds, Book 7998, Page 202. See also certificate releasing the Massachusetts estate tax lien on the granted premises issued for the Estate of Russell E. Blank and recorded with Barnstable Deeds, Book 7831, Page 094

granted premises: 365 Route 6, Truro, MA

BARNSTABLE COUNTY
REGISTRY OF DEEDS
COUNTY EXCISE TAX
04/23/97 #11111
TAX 136.80
TOTAL 136.80
CHECK 136.80

0005
#01 #1111 08:33
COUNTY EXCISE TAX

DECEMBER 01
BARNSTABLE
04/23/97
CANCELLED

TAX 205.20
CHCK 205.20
8201A000 08:34
EXCISE TAX

N O T N O T

I certify that the Russell E. Blank Trust was in effect on the date of Russell E. Blank's death, July 30, 1989, that such trust had not been revoked prior to that date or amended except by the December 21, 1979 First Amendment, dated and recorded as above noted, and that the Russell E. Blank Trust continues in full force and effect as of the date of this deed. I further certify that upon the death of Joan N. Blank on July 5, 1993, I became, and at all times since then have been, the sole trustee serving under such trust.

O F F I C I A L O F F I C I A L

Address of Granted Premises: 365 Route 6, Truro, Massachusetts

Grantee's Address: 62 Church Hill Road, Ledyard, Connecticut 06339

Executed Under Seal on April 9, 1997

William A. Cotter, Trustee as aforesaid

Commonwealth of Massachusetts

Suffolk, ss.

April 9, 1997

On this date personally appeared before me William A. Cotter who acknowledged he executed the foregoing instrument as his free act and deed.

Jason M. Cotton, Notary Public
Commission Expires: 4/12/2002

PABOS2:JAC:30222_1

NO FORM E NOT
CERTIFICATE OF PERFORMANCE & RELEASE FROM COVENANT

Date: August 13, 2003 **OFFICIAL COPY** **OFFICIAL COPY**

Subdivision: Paul Brandon, Route 6, No. Truro **NOT**

Location: Route 6 **OFFICIAL COPY** **OFFICIAL COPY**

Owner: Paul Brandon **OFFICIAL COPY** **OFFICIAL COPY**

Address: 151 Dawley Drive, Stonnington, CT 06378

Applicant: Same as owner

Address: _____

Recording, Barnstable County Registry of Deeds, Plan Book 581, Page 87

Registration, Barnstable County Land Registry, Doc. No. _____
Book _____, Page _____

The undersigned, being a majority of the Planning Board of the Town of Truro, Massachusetts, hereby certify that the requirements for work on the ground called for by the Covenant for the Subdivision cited above dated February 26, 2003 and recorded at the Barnstable County Registry of Deeds, Book 16892, Page 54 or registered in the Barnstable County Land Registry, Doc. No. _____, Certificate of Title No. _____, Book _____, Page _____ have been completed to the satisfaction of the Planning Board as to the following enumerated lots: Lots 1, 2 & 4 as shown on the Plan entitled Subdivision Plan of Land in Truro Being a Subdivision of Lot 1 as Shown on a Plan Recorded in Plan Book 430, Page 1 Made for Paul Brandon

_____ and are hereby released from the restrictions as to sale and building specified in the Covenant.

Larry Snow
Andrew Thayer
Carol B. Chapen

Planning Board

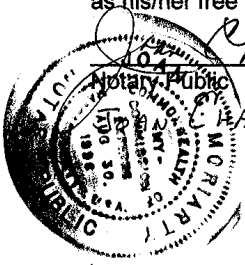
Carol B. Chapen
William C. White
Cheryl Miller

Date: September 16, 2003

COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss: TRURO

On this 16th day of SEPTEMBER there personally appeared before me ALL THE ABOVE known to me to be the person^s described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.



Chadwick Moriarty
CHADWICK MORIARTY

August 20, 2010
My commission expires

Route 6 P. Truro

signed Paul Brandon of 151 Dawley Drive, Stonnington,
06378 hereafter called the "Covenantor", having submitted to
Truro Planning Board, a definitive plan of a subdivision, entitled "Subdivision
Plan of Land in Truro Being a Subdivision of Lot 1 as Shown For a Plan Recorded in Plan Book 430, Page
1 Made for Paul Brandon" COPY COPY
 dated Nov. 6, 2002 made by Slade Associates, Inc. does hereby covenant and agree with
 said Planning Board and the successors of office of a said Board, pursuant to G.L., C.41, Sec. 81U, as
 amended, that:

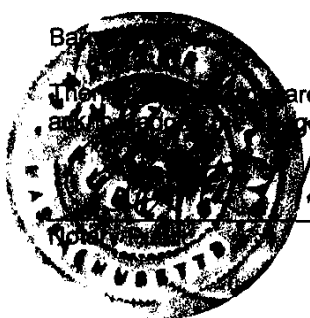
SEE PLAN RECORDED IN PLAN BK SB1, PG. 81
 PROPERTY ADDRESS: ROUTE 6, TRURO

1. The Covenantor is the owner of record of the premises shown on said plan;
2. This covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the Covenantor, and their successors in title to the premises shown on said plan;
3. The construction of ways and the installation of municipal services shall be provided to serve any lot in accordance with the applicable Rules and Regulations of said Board before such lot may be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell any such lot, subject only to the portion of this covenant which provides that no such lot so sold shall be built upon until such ways and services have been provided to serve such lot;
4. Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board without first providing such ways and services;
5. This covenant shall take effect upon the approval of said plan;
6. Reference to this covenant shall be entered upon said plan and this covenant shall be recorded when said plan is recorded.
7. See attached.

The undersigned _____ wife, husband, of the Covenantor hereby agree that such interest as I, we, may have in said premises shall be subject to the provisions of this covenant and insofar as is necessary release all rights of tenancy by the courtesy, dower and other interest therein.

EXECUTED as a sealed instrument this 14TH day of JANUARY 2003

COMMONWEALTH OF MASSACHUSETTS



Notary Public for the Commonwealth of Massachusetts
 The foregoing instrument to be PAUL BRANDON and _____
 signed PAUL BRANDON and _____
 dated 14 JANUARY 2003
 free act and deed, before me
Ally
Oct. 2, 2009
 My Commission Expires

7. Attachment to Brandon Covenant

We, the undersigned, being a majority of the Truro Planning Board present at a meeting held January 14, 2003, hereby agree to waive certain requirements as set forth in Section IV (Design Standards) of our regulations and allow instead the following improvements for Russell Way:

- The requirement for constructing the cul-de-sac is waived;
- The access easement as shown on the aforementioned plan shall be constructed to a width of 14 feet with a "T" turn near the terminus on Lot 3;
- The entrance apron shall be paved and drainage installed in accordance with the plan and profile plan on file with this board;
- A state highway entrance permit must be obtained from Mass Highway;
- A homeowners association shall be placed on record with the Barnstable County Registry of Deeds before any lots are conveyed. Included in the functions of the association will be the maintenance of the access apron and drainage, the access easement and buffer strip as shown on the aforementioned plan.

William C. Worthington
Come B. Charis

Sheldon J. Smith
Andrew W. Spurgeon

Truro Planning Board

FEBRUARY 26, 2003

Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

FEB 26, 2003

Then personally appeared WILLIAM C. WORTHINGTON, one of the above-signed members of the Truro Planning Board, and acknowledged the fore-going instrument to be his free act and deed before me.

My commission expires:

JULY 31, 2003

Joan C Moriarty
 Notary Public
 JOAN C MORIARTY

BARNSTABLE REGISTRY OF DEEDS

Bk 17746 Pg 209 #115373
10-02-2003 @ 03:10p

NOT A N O T
HOMEOWNERS' ASSOCIATION
OFFICIAL OFFICIAL

COPY *October* *COPY*
DECLARATION made this 1st day of September, 2003 by Paul A. Brandon, of 151 Dawley Drive, Stonington, CT 06378, (hereinafter called DEVELOPER).

WHEREAS, DEVELOPER is the owner of land situated in Truro, Barnstable County, Massachusetts, hereinafter described, and is desirous of creating an attractive residential community; encouraging harmonious and pleasing homes; assuring a high quality of community appearance; preserving and protecting the natural character of the land; conserving the trees, shrubbery and other natural features for the benefit of all property owners; preventing nuisances; maintaining the desired tone of the community and thereby securing to site owners the full benefit and enjoyment of his home, with no greater restrictions upon the free and undisturbed use of his site than is necessary to insure the same advantages to the other site owners; and

WHEREAS, DEVELOPER desires to provide and insure the preservation of the values in said community and, to this end, desires to subject the real property together with such additions as may hereinafter set forth, each of which is and are to be for the benefit of said property and each owner thereof;

NOW THEREFORE, DEVELOPER declares that each and every lot appearing on the following plan entitled, "Subdivision Plan of Land in Truro Being a Subdivision of Lot 1 as shown on a Plan recorded in Plan Book 430, Page 1 Made for Paul Brandon", dated November 6, 2002, made by Slade Associates, Inc., being LOTS 1 through 4 thereon shall be subject to the following restrictions:

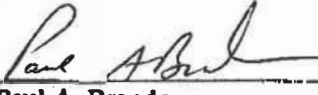
HOMEOWNERS ASSOCIATION: The lot owners of Lots 1, 2, 3, and 4 hereby agree to be bound by a homeowners association to assure for the maintenance of the way to the standards originally specified by the Town of Truro Planning Board shown as on said subdivision plan. The DEVELOPER or its agent shall serve as the Trustee of said Association until such time as the DEVELOPER owns no more than fifty percent of the subject Lots 1, 2, 3, and 4. Thereafter, the owners of said lots shall elect a Trustee to administer said Association. In addition to assuring for the maintenance of the roadways, the Association shall serve to keep brush cut back to maintain the proper clearance for emergency vehicles along the roadways and such other maintenance of common elements as may be necessary or mandated. For the purpose of carrying out the terms of this trust, the Trustee shall have the power and duty necessary for the administration purposes herein. The Trustee shall from time to time prepare a budget for the trust to determine the amount of common charges payable by the owners to meet the common expenses. Each lot owner of said Lots 1, 2, 3, and 4 shall pay one-quarter (1/4th) of said expenses. Each assessment so made upon an owner shall constitute and remain a charge and lien upon such owner's land and every portion thereof from the date of the assessment until paid in full and also shall constitute a personal debt of the owner who is the owner of such land on the date of the assessment. Any charge, lien or personal debt may be enforced or collected by the Trustee by any available process including, without limitation, foreclosure of the charge or lien against the land. Notwithstanding the above provision, such charge and lien shall be junior to each bona fide first mortgage to a recognized

*See Plan bk 581 p. 87
Route 6 Dard Truro*

N O T N O T
mortgage lending institution outstanding upon such land on the date of the assessment. Upon request, the Trustee shall issue a statement that there are no outstanding unpaid common charges. Any amendments or termination of the Association or resignations and appointments of Trustees shall be filed with the Barnstable County Registry of Deeds. Any person shall be entitled to rely on the records of said Registry with respect to the termination of the Association, the terms of the Association, any amendment thereto, the identity of the Trustee, the identity of the lot owners, and to any other matter pertaining to the Trust, the Trustees or the owners of the Trust property.

Any of the enumerated lots shall have the benefit and/or burden of the aforementioned easements upon conveyance by the DEVELOPER.

IN WITNESS WHEREOF I have hereunto executed this declaration as a sealed instrument this 1st day of ~~September~~ ^{OCTOBER}, 2003.

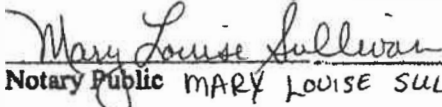

Paul A. Brandon

STATE OF ~~CONNECTICUT~~ Rhode Island

County of Newport

Date: ~~September~~ ^{October 1}, 2003

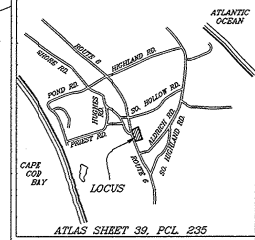
Then personally appeared the above named Paul A. Brandon and acknowledged the foregoing instrument to be his free act and deed, before me.


Notary Public MARY LOUISE SULLIVAN



BARNSTABLE REGISTRY OF DEEDS

PCL A
SEE PLAN
BK. 129, PG. 42
MARK N. PETERS



I HEREBY CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE SOCIETIES OF MASSACHUSETTS IN PREPARING THIS PLAN.
DATE 11-6-02
REGISTERED LAND SURVEYOR

FOR REGISTRY USE

1953 ALTERATION

CLARK'S ROAD - PRIVATE - 40 FT. WIDE

RUSSELL WAY PRIVATE - 40 FT. WIDE

LOT 1
A=42,114 SQ. FT.±
=0.967 AC.±

LOT 2
A=42,113 SQ. FT.±
=0.967 AC.±

LOT 3
A=42,113 SQ. FT.±
=0.967 AC.±

LOT 4
A=42,113 SQ. FT.±
=0.967 AC.±

JOHN H. & NANCY M. BLOOM

SEE PLAN BK 450, PG. 47

MICHAEL J. & PAMELA G. MEDEIROS

KYLE WAY PRIVATE 40 FT. WIDE

STATE HIGHWAY - ROUTE 6
1951 ALTERATION

NON FINAL OF RECORD OF DEEDS



I, CHESTER NIMITZ, CLERK OF THE TOWN OF TRURO, MASSACHUSETTS, DO HEREBY CERTIFY THAT THE NOTICE OF PUBLICATION OF THIS PLAN BY THE TOWN PLANNING BOARD HAS BEEN REGISTERED AND RECORDED AT THIS OFFICE AND NO APPEAL HAS BEEN MADE DURING THE TWENTY DAYS AFTER THE REGISTRY AND RECORDING OF SUCH NOTICE.

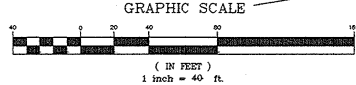
DATED 11/6/02
TOWN CLERK

SUBDIVISION PLAN OF LAND IN TRURO

BEING A SUBDIVISION OF LOT 1 AS SHOWN ON A PLAN RECORDED IN PLAN BOOK 430, PAGE 1.

MADE FOR PAUL BRANDON

SCALE 1"=40' NOVEMBER 6, 2002
SLADE ASSOCIATES, INC., REG. LAND SURVEYOR
RT. 6 & PINE POINT RD., WELLFLEET, MA 02667



KATHLEEN M. FARLEY

APPROVED: Carol B. Chopin
William C. Whittier
Andrew W. [Signature]
Andrew N. [Signature]

FOR THE TOWN PLANNING BOARD
DATE 11/6/2002
SEE COVENANT TO BE RECORDED HEREWITH
PLAN #2002-127

STONE & REID
ATTORNEYS AT LAW
A PROFESSIONAL ASSOCIATION *
SOUTH YARMOUTH PROFESSIONAL BUILDING
1292 ROUTE 28 SOUTH YARMOUTH, MA 02664-4452
TEL (508) 394-5648 FAX (508) 398-1699

DAVID S. REID, ESQ.
DSReid@verizon.net

MICHAEL F. STONE, ESQ.
MFStoneEsq@comcast.net

March 21, 2022

Truro Planning Board
P O Box 2030
Truro MA 02666

c/o Barbara Carboni, Esq.
Planner and Land Use Counsel
bcarboni@truro-ma.gov

RE: Out There Growing , LLC
2022-001SPR
Pure Joy Farm, LLC
2022-002 SPR

Dear Planning Board Members,

The above captioned applications are pending for review by the Board on March 23, 2022, on related applications for Site Plan Review, in order to be permitted to conduct on the property at 23 Old Bridge Road Recreational Marijuana Establishments. I represent Mr. John Douglas Wilson, of 25 Old Bridge Road and 19 Hatch Road (the two adjoining properties to the east of locus). Upon review of the applications and materials submitted in support of these applications, we have several concerns and questions about the proposed operations and the suitability of the site for this use, as presently submitted:

1) The proposed use includes cultivation of marijuana for non-retail sale and distribution. Zoning Bylaw section 100.3 permits this use in the Residential zoning district, upon favorable site plan review. However, footnote 2 to this section states that "Cultivation in the Residential District is limited to parcels of 1.5 acres or more." According to the Plan of Record for the locus at 23 Old Bridge

* Each Attorney in this office is an independent practitioner
who is not responsible for the practice or liabilities of any
other attorney in the office. Rule 7.5 (d)

Road, the lot contains only 1.15 acres of land, making it ineligible for this use. (see Plan Book 377 page 44 and bylaw §100.3 attached)

2) We believe the applications and materials submitted are lacking in essential details of the intended operation and are inadequate to demonstrate compliance with the site plan review:

a) Use - the narratives state that the operations, in addition to the cultivation, will include to “obtain, manufacture, process and brand” products. No information is included as to what these operations will entail, or where they will be performed. The floor plans provided for the existing residential structure show only residential areas; no processing or commercial spaces are proposed. Where and how will these additional operations be performed ? What will they entail ?

b) Odors - The Host Agreement and standards require adequate odor control measures to protect the neighborhood from offensive conditions. The materials submitted make reference to “passive ventilation” in the green house and wooded areas surrounding the site, but provide no details as to how odors will be controlled. A “work limit” line is provided on the site plan; will the preservation of the natural vegetation beyond that line be a condition of any site plan approval? While the application points out the isolated nature of the site, the fact is the adjoining property at 25 Old Bridge Road is also a residentially zoned and potentially buildable lot, and the Wilson’s home at 19 Hatch Road is not far to the east. We request that further detail and assurances that the standards will be upheld be provided.

c) Scope of Use - The narrative makes clear that marijuana products from other sites and operations may be brought to this site for processing of some sort. However, no quantities or details as to the magnitude of this element of the business are provided. Are there no limits on the volume and frequency of such transactions ? The application asks, without explanation, that no restriction on the hours of operation be included in the Board’s review. We believe this is inappropriate. This is a commercial operation and is in a residential neighborhood.

d) Parking - no parking details are provided in the site plan, other than the driveway (loading area) to and from the planned storage trailers. The narrative indicates that four employees are planned for the operation. While presently two are reported to reside in the adjoining property, that may not always be the case. For purposes of site plan review, adequate capacity for on-site parking should be demonstrated. In addition, the narratives indicate that product from other sites

may be brought to the site for “processing”. Parking and loading capacity for such operations is also needed. Finally, the narrative indicates that among the “Daily Operations” will be “Seminars/Industry gatherings”. No floor plan for such gatherings/assemblies is provided, nor is parking for such attendees provided on the site plan. This is not, as the application suggests, the last developable lot on the road, so off-street parking is relevant.

e) Residence - the site includes an existing single-family residence. Will this continue to be occupied, and if so, by whom ? One would assume that the security measures proposed would make occupancy by other than the principals in the operation impossible.

In sum, we believe that the presently submitted supporting materials are inadequate for final approval by the Board. We request that additional information and details be provided before any action is taken on these applications.

Thank you for your attention to this matter and for your dedication to the enforcement of the Bylaw and implementation of its purposes for the protection of all residents of Truro. My client does not begrudge the applicants the right to use their property for any lawful and appropriate purposes, but requests that sufficient information be provided in advance to assure that the rights and interests of all are protected in the process.

Very truly yours,



David S. Reid

encl(2)

§100.3 Eligibility

USE	R	BP	NT6A	TC	NTC	Rt6	S	Limitation on total # of permitted Establishments
Marijuana Cultivator	SP ²	N	SP	N	N	SP	N	1
Medical Marijuana Treatment Center (cultivation only)	SP ²	N	SP	N	N	SP	N	1
Medical Marijuana Treatment Center (dispensary/retail)	N	N	N	SP	SP	SP	N	1
Marijuana Product Manufacturer	N	N	SP	N	N	SP	N	1
Independent Testing Laboratory for Marijuana	N	N	SP	N	N	SP	N	1
Marijuana Research Facility	N	N	SP	N	N	SP	N	1
Third-Party Marijuana Transporter	N	N	N	N	N	SP	N	1
Marijuana Retailer	N	N	N	SP	SP	SP	N	2
Marijuana Microbusiness	SP ²	N	SP	N	SP	SP	N	2
Marijuana Craft Cooperative	SP ^{1, 2}	N	SP	N	N	SP	N	1

R: Residential, BP: Beach Point Limited Business, NT6A: Route 6A, North Truro Limited Business, TC: Truro Center Limited Business, NTC: North Truro Center General Business, Rt6: Route 6 General Business, S: Seashore

N: Not permitted, SP: Permitted by Special Permit, P: Permitted

¹ The total number of parcels allowed to be utilized per Craft Marijuana Cultivator Cooperative licensee for Marijuana cultivation in the Residential District shall be limited to six (6).

² The initial special permit shall limit the amount of total canopy to a Tier 3 production level under 935 CMR 500.05 (20,000 sq. ft. or less) in the Residential District. Every year thereafter, the Craft Marijuana Cultivator Cooperative, MMTCCP or Marijuana Cultivator may apply to the Zoning Board of Appeals to modify the special permit to increase production levels one Tier per year to a maximum of Tier 8 production levels as established under 935 CMR 500.05 (70,000 sq. ft. or less) provided however (i) each licensee seeking to increase production levels must undergo additional Site Plan Review; and (ii) in no instance shall the Craft Marijuana Cultivator Cooperative, MMTCCP, or Marijuana Cultivator exceed the lot coverage and canopy limitations set forth elsewhere in this Bylaw. Cultivation in the Residential District is limited to parcels of 1.5 acres or more.

377-44

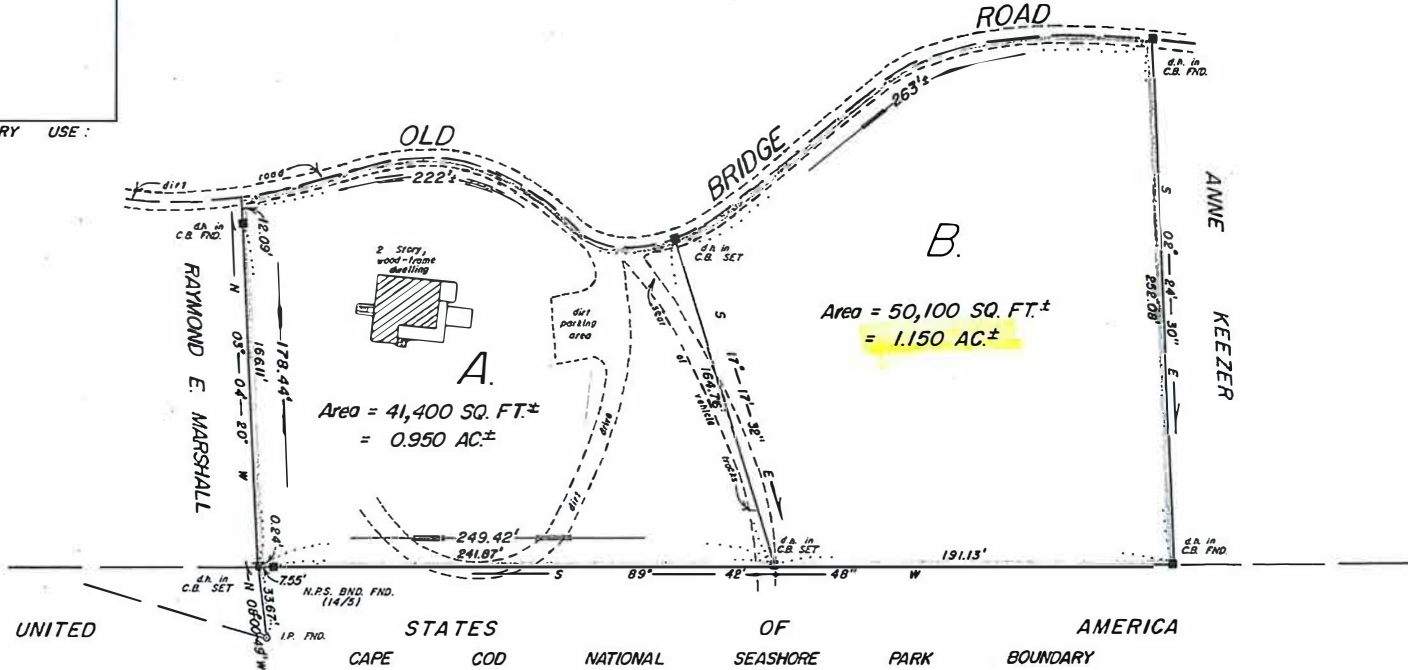
377 PAGE 44

N O N T
O F C O P Y A L
O F C O P Y A L
N O N T
O F C O P Y A L

N O N T
O F C O P Y A L
N O N T
O F C O P Y A L

RECEIVED & RECORDED
OCT 25 10 21 AM '83
BARBARA R. WHEATLEY
REGISTRAR
STEPHEN

FOR REGISTRY USE:



DIVISION
PLAN OF LAND IN TRURO
made for

JOSEPH & EULA C. MANTA

I HEREBY CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
Christa Kay DATE: 9/27/83
REGISTERED LAND SURVEYOR

SCALE: 1" = 40 FT.
SLADE ASSOCIATES, INC.
E. MAIN ST. AT RTE. 6, WELLFLEET, MA.

REG. LAND SURVEYORS
SEPT. 1983
02667



APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW:
John Humphrey 10-24-83

TRURO PLANNING BOARD
DATE:



GRAPHIC SCALE: IN FEET

From: [Jamie Calise](#)
To: [Elizabeth Sturdy](#)
Cc: [Barbara Carboni](#)
Subject: RE: Review of Planning Board Applications - High Dune Craft Cooperatives
Date: Monday, March 14, 2022 12:11:54 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Thanks, Liz.

My review of the prospective plans will be guided by the security requirements in MGL. Ch. 94G §12 and 935 CMR 500.110. These touch upon overall containment, access, etc. As soon as I receive the written security plans, I will review. If I can be of any other assistance, please let me know.

Thanks.

Jamie M. Calise
Chief of Police
Truro Police Department
344 Route 6
Post Office Box 995
Truro, Massachusetts 02666
508.487.8730
jcalise@truro-ma.gov



From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Monday, March 14, 2022 11:42 AM
To: Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: Review of Planning Board Applications - High Dune Craft Cooperatives
Importance: High

Chief Calise, Chief Collins, Jarrod, Emily, Rich, Zana, Lynne:

I would like to incorporate your comments as part of the packet submission to the Planning Board on the 23rd. Please get back to me regardless of comments or not. Both OTG and PJF are identical except for the application which I have broken out separately as the entire file would be too large to send.

Just a reminder: The Supplemental Attachments are incomplete from the applicant at this time:

BB-HCA – Copy of the Host Community Agreement extension document to be provided
EE-Chief Calise Security Letter – Approval to be provided pending discussion with applicants
OO-Lease Agreement – Document to be provided

Let me know if you have any questions. Thank you – appreciate your feedback,

Liz

From: Elizabeth Sturdy

Sent: Monday, February 28, 2022 1:05 PM

To: Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>

Cc: Barbara Carboni <bcarboni@truro-ma.gov>

Subject: Review of Planning Board Applications - High Dune Craft Cooperatives

Chief Calise, Chief Collins, Jarrod, Emily, Rich, Zana, Lynne:

The attached applications for Marijuana Site Plan Review will be on the March 23 Planning Board Agenda. Please get back to me with any comments you may have, or not. Appreciate any and all input.

Let me know if you have any questions. Thanks,

Liz

Elizabeth Sturdy

Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov

From: [Tim Collins](#)
To: [Elizabeth Sturdy](#)
Subject: Re: Review of Planning Board Applications - High Dune Craft Cooperatives
Date: Monday, March 14, 2022 12:17:47 PM
Attachments: [2022-001 SPR OTG Packet.pdf](#)
[PJF - Cover Letter and Application only.pdf](#)

No issues from Fire Department

Sent from my iPhone
Tim Collins

On Mar 14, 2022, at 11:42 AM, Elizabeth Sturdy <ESturdy@truro-ma.gov> wrote:

Chief Calise, Chief Collins, Jarrod, Emily, Rich, Zana, Lynne:

I would like to incorporate your comments as part of the packet submission to the Planning Board on the 23rd. Please get back to me regardless of comments or not. Both OTG and PJF are identical except for the application which I have broken out separately as the entire file would be too large to send.

Just a reminder: The Supplemental Attachments are incomplete from the applicant at this time:

BB-HCA – Copy of the Host Community Agreement extension document to be provided
EE-Chief Calise Security Letter – Approval to be provided pending discussion with applicants
OO-Lease Agreement – Document to be provided

Let me know if you have any questions. Thank you – appreciate your feedback,

Liz

From: Elizabeth Sturdy
Sent: Monday, February 28, 2022 1:05 PM
To: Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: Review of Planning Board Applications - High Dune Craft Cooperatives

Chief Calise, Chief Collins, Jarrod, Emily, Rich, Zana, Lynne:

The attached applications for Marijuana Site Plan Review will be on the March 23 Planning Board Agenda. Please get back to me with any comments you may have, or not. Appreciate any and all input.

Let me know if you have any questions. Thanks,

Liz

Elizabeth Sturdy
Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov<<mailto:esturdy@truro-ma.gov>>

[cid:image001.png@01D83797.A9FA4450]<<http://www.truro-ma.gov/>>



Elizabeth Sturdy

From: Rich Stevens
Sent: Tuesday, March 15, 2022 10:58 AM
To: Elizabeth Sturdy; Jamie Calise; Tim Collins; Jarrod Cabral; Emily Beebe; Arozana Davis; Lynne Budnick
Cc: Barbara Carboni
Subject: RE: Review of Planning Board Applications - High Dune Craft Cooperatives

Hi Liz,
No comments at this time other than the need for building permits and all other required documents prior to any construction.

Thanks,

Rich

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Monday, March 14, 2022 11:42 AM
To: Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: Review of Planning Board Applications - High Dune Craft Cooperatives
Importance: High

Chief Calise, Chief Collins, Jarrod, Emily, Rich, Zana, Lynne:

I would like to incorporate your comments as part of the packet submission to the Planning Board on the 23rd. Please get back to me regardless of comments or not. Both OTG and PJF are identical except for the application which I have broken out separately as the entire file would be too large to send.

Just a reminder: The Supplemental Attachments are incomplete from the applicant at this time:

BB-HCA – Copy of the Host Community Agreement extension document to be provided
EE-Chief Calise Security Letter – Approval to be provided pending discussion with applicants
OO-Lease Agreement – Document to be provided

Let me know if you have any questions. Thank you – appreciate your feedback,

Liz

From: Elizabeth Sturdy
Sent: Monday, February 28, 2022 1:05 PM
To: Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: Review of Planning Board Applications - High Dune Craft Cooperatives

Chief Calise, Chief Collins, Jarrod, Emily, Rich, Zana, Lynne:

The attached applications for Marijuana Site Plan Review will be on the March 23 Planning Board Agenda. Please get back to me with any comments you may have, or not. Appreciate any and all input.

Let me know if you have any questions. Thanks,

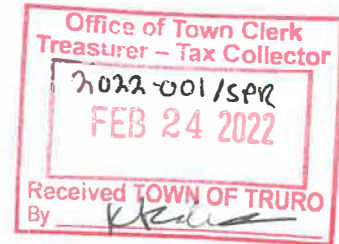
Liz

Elizabeth Sturdy

Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov



Out There Grown, LLC
21 Holsbery Road
Truro, MA 02666



By Hand Delivery

Barbara Carboni
Town Planner and Land Use Counsel
Truro Town Hall
24 Town Hall Road
P.O. Box 2030
Truro, MA 02666

Re: Application for Adult Use Marijuana Establishment (RME)

Dear Ms. Carboni,

On behalf of Out There Grown, LLC ("OTG" or the "RME"), enclosed please find the following: Original and fourteen (14) copies

1. Application Form;
2. Response to General Checklist;
3. Site Plan Review Application Form; with supplemental exhibits
4. Plan Prepared by Coastal Engineering ;
5. Response to Review Criteria;
6. Certified Abutters List; and
7. Filing Fee

Please advise if any additional forms or materials are required. We look forward to discussing these matters with you and the Planning Board at your earliest convenience.

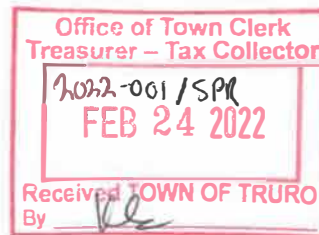
Very truly yours,

Handwritten signature of Arthur Bosworth and Stephanie Rein.

Arthur Bosworth
Stephanie Rein
Out There Grown, LLC



Town of Truro
P.O. Box 2030, Truro, MA 02666



APPLICATION FOR MARIJUANA ESTABLISHMENT APPROVAL

To the Town Clerk, the Planning Board and the Zoning Board of Appeals of the Town of Truro, MA

Date 2-22-22

The undersigned hereby files an application for a:

- Recreational Marijuana Establishment (RME)
- Medical Marijuana Treatment Center (MMTC)

Is the applicant either a Marijuana Craft Cooperative (MCC) or member of an MCC? yes

1. General Information

Applicant's Name Arthur Bosworth + Stephanie Rein

Applicant's Legal Mailing Address P.O. Box 688 Truro, MA. 02666

Applicant's Phone(s), Fax and Email AB (508) 237-1959 SR (508) 237-2791

Applicant is one of the following: (please check appropriate box) wormvalley@hotmail.com

*Written Permission of the owner is required for submittal of this application.

- Owner
- Operator*
- Lessee
- Other*

Owner's Name and Address Debra Hopkins Po Box 1103 Truro, MA, 02666

Physical Address of Parcel 23 Old Bridge Rd. Truro, MA. 02666

Size of Parcel (in square feet) 49,354 sq. ft.

2. Marijuana Craft Cooperative (MCC) Information (if applicable)

Name of MCC High Dune Craft Cooperative (HDCC)

MCC Member Information:

Name Arthur Bosworth (Out There Grown LLC)

Mailing Address PO Box 688 Truro, MA. 02666

Physical Address of Marijuana Establishment 23 Old Bridge Rd. Truro, MA 02666

Size of Parcel (in square feet) 49,354 sq. ft.

Name Stephanie Rein (Out There Grown LLC)

Mailing Address PO Box 688 Truro, MA. 02666

Physical Address of Marijuana Establishment 23 Old Bridge Rd. Truro, MA. 02666

Size of Parcel (in square feet) 49,354 sq. ft.

Name N/A

Mailing Address _____

Physical Address of Marijuana Establishment _____

Size of Parcel (in square feet) _____

Name N/A

Mailing Address _____

Physical Address of Marijuana Establishment _____

Size of Parcel (in square feet) _____

Name N/A

Mailing Address _____

Physical Address of Marijuana Establishment _____

Size of Parcel (in square feet) _____

Signature(s)

Michael C. Fee, Pierce & Mandell, P.C.

Applicant(s)/Representative Printed Name(s)

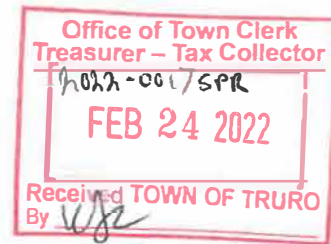
[Signature]

Applicant(s)/Representative Signature(s)

Debra Hopkins

Owner(s) Printed Name(s) or written permission

Owner(s) Signature(s) or written permission



100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: 21/23 OLD Bridge Rd. Applicant Name: Out There Grown, LLC Date: 3/21/22

No.	Requirement	Met	Not Met	Explanation, if needed
100.5 Applicability of Regulations				
A	The use of land for cultivation, production, processing, manufacturing, assembly, packaging, retail or wholesale sale, trade, distribution or dispensing of marijuana for commercial purposes is prohibited unless licensed by all applicable Massachusetts licensing authorities and permitted as an RME or MMTC under this section.	✓		
B	The number of RMEs and MMTCs permitted in Truro shall be in accordance with the Use Table set out in §100.3, <i>supra</i> .	✓		
C	Hours of operation for Recreational Marijuana Retailers and Medical Marijuana Treatment Centers shall not exceed the Alcoholic Beverages Control Commission (ABCC) maximum hours of operation for liquor licenses not to be drunk on premises pursuant to M.G.L c. 138 §15, but may be limited by conditions of the Special Permit.			N/A
D	Marijuana Retailers shall be located in structures without residences.			N/A

**OUT THERE GROWN, LLC
SITE PLAN REVIEW APPLICATION
RESPONSE TO GENERAL CHECKLIST (COPY ATTACHED)**

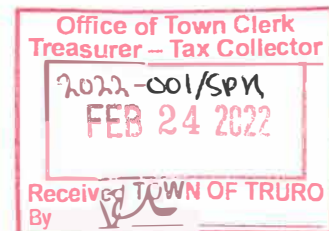
100.5

A. See attached copy of Provisional License (AA of supplemental attachments)

B. Proposed RME is in accordance with use table set out in 100.3 supra

C. N/A

D. N/A



100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: 21/23 Old Bridge Rd. Applicant Name: Out There Grown, LLC Date: 3/21/22

No.	Requirement	Met	Not Met	Explanation, if needed
100.6 General Requirements				
A	No RME or MMTC shall be located within 500 feet, as measured from each lot line of the subject lot, of the following pre-existing uses: Public or private schools providing education in grades K-12.	✓		
B	The 500-foot buffer distance under this section shall be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the RME or MMTC will be located.	N/A		
C	Applicants for an RME or MMTC shall provide the security plan approved by the Commission to the Police Chief, Fire Chief, Health Agent and Building Commissioner prior to the granting of a Special Permit.		✓	<i>In draft by Police Chief.</i>
D	An executed Host Community Agreement shall be required prior to the granting of a Special Permit and Site Plan Approval for an RME or MMTC.	✓		
E	No odor from marijuana cultivation, processing, manufacturing or retail may be noxious or cause a nuisance or danger to public health or impair public comfort and convenience. Marijuana establishments shall incorporate odor control technology and safeguards to ensure that emissions do not violate Board of Health regulations adopted pursuant to M.G.L c. 111, §31C, including but not limited to those specified for odors.	✓		
F	All business signage, marketing, advertising and branding shall be subject to the requirements promulgated by the Commission and the requirements of the Truro Zoning Bylaw and Sign Code. In the case of a conflict, the more restrictive requirement shall apply.	✓		
G	The hours of operation of the RME and MMTC shall be set by the Zoning Board of Appeals as a condition of the Special Permit.		✓	<i>Set by ZBA</i>

Being reviewed

100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: 21/23 Old Bridge Rd. Applicant Name: Out There Growing LLC Date: 3/21/22

No.	Requirement	Met	Not Met	Explanation, if needed
100.6 General Requirements				
H	No RME or MMTC shall be located inside a mobile vehicle such as a trailer, van, or truck, unless operating as a licensed Marijuana Transporter. Craft Marijuana Cultivator Cooperatives, Marijuana Cultivators, MMTCCPs and Microbusinesses shall be allowed to utilize movable structures, except that natural screening, or other approved screening, shall be required as a condition of Site Plan Review, as necessary, to render such structures less visible from public or private ways or abutting properties. The number of movable structures shall be limited to no more than 2 per parcel unless additional containers are approved by the Planning Board in connection with Site Plan Review.	✓		
I	No RME or MMTC shall be located inside a building containing transient housing such as motels or hotels.	✓		
J	<p>To ensure compatibility with the residential character of Truro, the use of greenhouses, defined to have walls and roofs constructed predominantly of glass or other transparent or translucent materials, are to be encouraged in lieu of other types of enclosed buildings for marijuana cultivation.</p> <p>- The total aggregate floor area of all enclosed buildings used by an RME or MMTC within the Residential and NT6A Districts shall not exceed a floor area, as measured from the exterior faces of exterior walls, of 5,000 sq. ft. on a 2-acre lot, plus 500 sq. ft. for each additional contiguous acre of land, or minus 500 sq. ft. for each contiguous acre of land less than two acres, or as the case may be, where the square footage per acre specified above is pro-rated for a portion of an acre. Greenhouses and Gross Floor Area of any Dwelling Units shall be excluded from this floor area calculation.</p> <p>- Building lot coverage for marijuana cultivation, including greenhouses and other similar structures, in the Residential and NT6A Districts shall not exceed 25% of the parcel's total gross square footage.</p>	✓		See Site Plan, Zoning Table (Lot Coverage)

OTG SITE PLAN REVIEW APPLICATION RESPONSE TO GENERAL CHECKLIST

100.6

A&B. The proposed RME is not within 500' of a public or private school.

C. In 2019 OTG met with former town planner Jeffrey Riberio, Truro Fire Chief Tim Collins, Truro Police Chief Jamie Calise, and Health Agent Emily Bebee at the proposed site. At that time Chief Collins and Chief Calise requested a 3' perimeter around exterior of fence to be clear of brush to facilitate access for rescue squad, fire department and police. Chief Calise also requested that fencing not be privacy fencing thus allowing for a clear line of site from outside the fenced area. Per request the Security Plan has been reviewed by Chief Calise. Chief Calise informed the RME that for security reasons he will be the only person to review security plans.

D. See attached copy of HCA (BB of supplemental attachments)

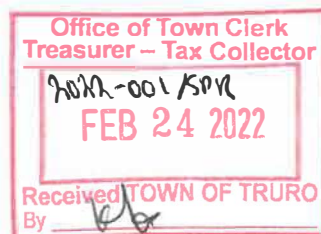
E. See Review Criteria Response (Sec. 3 of Site Plan Review Application)

F. The proposed RME will use no signage except as mandated by CCC.

G. Due to the nature and scope of the activities inherent in operating this type of RME, the applicant request that the ZBA allow no specific hours of operation.

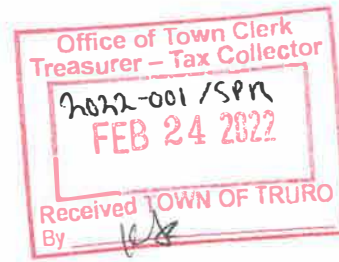
H. See Sec.3 of Site Plan Review Application

I. N/A



OTG SITE PLAN REVIEW APPLICATION RESPONSE TO GENERAL CHECKLIST

J. Proposed 3,600 sq. ft. greenhouse combined with total, 240 sq. ft. of proposed tool sheds, equals 3,840 sq. ft. well below 25% of parcel's total square footage which is 49,354 sq. ft. (1.13 AC.).



100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: 21/23 Old Bridge Rd. Applicant Name: Out There Crown, LLC Date: 3/21/22

No.	Requirement	Included	Not Included	Explanation, if needed
100.7 Application Requirements				
A	Security Plan		✓	In draft for
1	The applicant shall submit a copy of its security plan, approved by the Commission as part of the issuance of a Provisional License, to the Police and Fire Departments for their review and approval prior to the issuance of Site Plan Approval.		✓	review by Police Chief
2	The security plan shall be updated on an annual basis and any changes shall be reported to the Police and Fire Departments.		✓	
3	The security plan shall meet all security requirements of 935 CMR 500.110.		✓	
B	Resource Plan	✓		
1	All Marijuana Cultivators, including but not limited to Craft Marijuana Cooperatives and Microbusinesses, MMTCCPs, and Marijuana Product Manufacturers shall submit a resource use plan to the Planning Board outlining planned practices for use of:	✓		See Application Response to General Checklist, Section 100.7B, page 4 of 6.
	energy	✓		
	water	✓		
	waste disposal	✓		
	and other common resources and to ensure there will be no undue damage to the natural environment.	✓		
2	The Resource Plan, if applicable, shall include:	✓		See Application Response to General Checklist, Section 100.7B, page
	electrical system overview		✓	4 of 6 and
	proposed energy demand		✓	Supplemental
	proposed electrical demand off-sets		✓	Attachments Section CC,
	ventilation system and air quality	✓		FF. See also,
	proposed water system	✓		CCC Regulations CMR
	utility demand	✓	✓	Section 500.103(1)
	The Planning Board may waive this requirement if it is determined that the scale and scope of the use does not require such review.	✓		and (2) (attached here to). and CMR Section 500. 120(11).

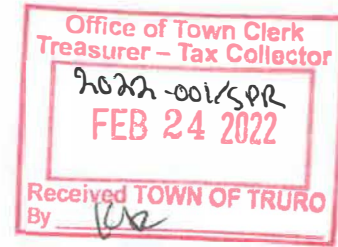
100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: 21/23 OLD BRIDGE Rd Applicant Name: Out There Grown, LLC Date: 3/21/23

No.	Requirement	Included	Not Included	Explanation, if needed
100.7 Application Requirements				
C	Traffic Study and Circulation Plan	✓		See Application
1	The applicant shall submit a traffic circulation plan for the site to ensure the safe movement of pedestrian and/or vehicular traffic on site.	✓		Response to General
2	A traffic impact and access study shall be required for all Marijuana Retailers and MMTCs. The study shall be based on standard traffic engineering guidelines developed by the Massachusetts Environmental Protection Act (MEPA). The Planning Board may waive the requirement of a traffic impact study if, in the opinion of the Planning Board, a traffic impact study is not necessary to ensure safe movement of pedestrian or vehicular traffic on site.	N/A		Checklist, Section 100.7 C, page 5 of 6.
D	In addition to the requirements of §70.4C and §30.8 all Site Plan Review applications and Special Permit applications shall include the following:			
1	A copy of a Provisional License or Provisional Certificate of Registration from the State of Massachusetts as an RME under 935 CMR 500.00 or a MMTC under 935 CMR 501.00;	✓		See Application to General Checklist Response;
2	An executed Host Community Agreement;	✓		Section 100.7 D, page
3	A site plan showing existing conditions on the site and the boundaries of any proposed outdoor growing area;	✓		5 of 6, and
4	Elevations of any proposed new construction for indoor growing and/or processing;	✓		Supplemental Attachments
5	A plan of any new signage;		✓	AA, BB, DD.
6	A narrative describing the management and general operation of the facility;	✓		See Section 2.6 of Application.
7	A security plan;		✓	
8	A fire protection plan (if applicable);		✓	
9	A table showing the use and square footage of all proposed buildings; and	✓		Site Plan.
10	A completed Special Permit or Site Plan Review application form.	✓		Attachment DD.

OTG SITE PLAN REVIEW APPLICATION RESPONSE TO GENERAL CHECKLIST

100.7



A. See response to 110.6 C on prior page.

B. Resource Plan

1) Energy source is electric, provided by Ever Source and partially off set by existing solar array on roof of two story wood frame building represented on Site Plan.

Propane will be provided by Cape Cod Oil Co.

Water will be provided by existing well pump.

Waste of non marijuana material will be disposed at Truro Transfer Station. Any Marijuana waste will be shredded and remediated per CCC law and composted on site.

2) Resource Plans - Includes electrical system overview, proposed energy/utility demand, Vent system and air quality and proposed electrical demand offsets (CC of supplemental Attachments)

Water and Water System Resource Plan and proposed water system-

The proposed RME expects to use approximately 110 gallons of water per day for irrigation of canopy, berm and compost tea applications. This figure also includes water requirements of two story wood frame building within proposed RME fencing.

The RME utilizes deep mulching techniques on all marijuana plants as well as drip irrigation resulting in low water demand. Hand watering is required during seedling stage of marijuana plant growth.

Combined the two RMEs daily water usage totals 220 gallons.

According to the Walpole Massachusetts Government web site, the average four (4) person household uses 300 gallons per day and 109,500 gallons per year. Proposed RME water demand would be less per year than than average 4 person household.

OTG SITE PLAN REVIEW APPLICATION RESPONSE TO GENERAL CHECKLIST

C. Traffic Study & Circulation Plan

1) & 2)- This is a small site with one road in and out. The RME will not be engaged in retail business therefore there will not be extensive traffic. The only traffic will be employees and licensed agents. The RME anticipates 4-8 vehicle trips per workday (2 employees coming and going and qualified agents).

D.

1) - 4) See attached copies of Provisional license (AA), HCA (BB)and Site Plan with elevations (DD).

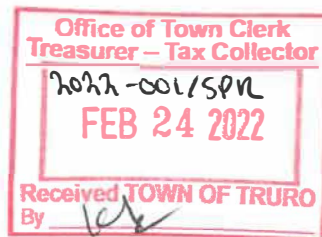
5) The proposed RME will not employ signage other than that required by the CCC.

6) See Sec 2.6

7) & 8) See letter of approval from Chief Calise (EE of Supplemental Attachments)

9) Square Footage Use DD of Supplemental Attachments)

10) Completed Special Permit or Site Plan Review Application Form- See attached forms





Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

Office of Town Clerk
Treasurer - Tax Collector
2022-001/SPR
FEB 24 2022
Received TOWN OF TRURO
By *[initials]*

APPLICATION FOR MARIJUANA SITE PLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA

Date 2.22.22

The undersigned hereby files an application with the Truro Planning Board for the following:

Site Plan Review pursuant to §70 and §100 of the Truro Zoning Bylaw

General Information

Business Type: RME or MMTC RME

Is applicant a Marijuana Craft Cooperative (MCC)? YES If yes, a separate Site Plan Review packet must be submitted for each parcel

Description of Property and Proposed Project Private parcel at end of private way. Craft Marijuana Cultivator Cooperative

Property Address 23 Old Bridge Rd. Truro, MA Map(s) and Parcel(s) Map 50 parcel 232

Registry of Deeds title reference: Book 377, Page 44, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Stephanie Rein + Arthur Bosworth - Out There Grown LLC

Applicant's Legal Mailing Address PO Box 689, Truro, MA, 02666

Applicant's Phone(s), Fax and Email (508) 237-2791 wormvalley@hotmail.com

Applicant is one of the following: (please check appropriate box) Owner Operator* Lessee Other* *Written Permission of the owner is required for submittal of this application.

Owner's Name and Address Debra Hopkins, PO Box 1103 Truro, MA, 02666

Representative's Name and Address Michael C. Fee, Pierce & Mandell, P.C.

Representative's Phone(s), Fax and Email 11 Beacon St., Suite 800, Boston, MA, 02108
Pierce & Mandell, P.C. mfee@pierce-mandell.com P (617) 720-2444 F (617) 619-7237

• The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, and/or Health Department prior to submitting this application.

Signature(s)

Michael C. Fee, Pierce & Mandell, P.C.
Applicant(s)/Representative Printed Name(s)

Debra Hopkins
Owner(s) Printed Name(s) or written permission

[Signature]
Applicant(s)/Representative Signature(s)

[Signature]
Owner(s) Signature(s) or written permission

Your signature on this application authorizes the Members of the Planning Board and town staff to visit and enter upon the subject property

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: 21/23 Old Bridge Rd. Applicant Name: out There Grown, LLC Date: 3/21/22.

No.	Requirement	Included	Not Included	Explanation, if needed
70.4(C) Site Plan Procedures and Plan Requirements				
1a.	An original and 14 copies of the Application for Site Plan Review	✓		
1b.	15 copies of the required plans and other required information including this Checklist	✓		
1c.	Completed Criteria Review	✓		See Application Sec. 3 Criteria Review, and Supplemental Attachments HH
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office	✓		
1e.	Applicable filing fee	✓		
Site Plans				
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer	✓		Supplemental Attachment DD.
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger	✓		
3	Site Plan shall include the following:			
3a. 1	North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.	✓		
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.	✓		
	<u>Existing:</u>			Supplemental Attachment DD.
	All setbacks	✓		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	✓		
	Number of buildings	✓		
	Total number of square feet	✓		
	Any other applicable zoning information necessary for the proper review of the site plan	✓		

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: 21/23 Old Bridge Rd Applicant Name: OUT There Grown, LLC Date: 3/21/22

No.	Requirement	Included	Not Included	Explanation, if needed
70.4(C) Site Plan Procedures and Plan Requirements				
	Proposed:	✓		
	All setbacks	✓		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	✓		
	Number of buildings	✓		
	Total number of square feet	✓		
	Any other applicable zoning information necessary for the proper review of the site plan	✓		
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.	✓		
3a. 4	Graphic Scale	✓		
3a. 5	Title Block - Including:	✓		
	name and description of the project;	✓		
	address of the property;	✓		
	names of the record owner(s) and the applicant(s); and	✓		
	date of the preparation of the plan(s) and subsequent revision dates	✓		
3a. 6	Legend of All Symbols	✓		
3a. 7	Property boundaries, dimensions and lot area	✓		
3a. 8	Topography and grading plan	✓		
3a. 9	Location, including setbacks of all existing and proposed buildings and additions	✓		
3a. 10	Septic system location	✓		
3a. 11	Location of (as applicable):	N/A		
	wetlands	N/A		
	the National Flood Insurance Program flood hazard elevation, and	N/A		
	Massachusetts Natural Heritage Endangered Species Act jurisdiction	N/A		
3a. 12	Driveway(s) and driveway opening(s)	✓		
3a. 13	Existing and proposed lighting	✓		
3a. 14	Existing landscape features both vegetative and structural	✓		

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: 21/23 Old Bridge Rd. Applicant Name: out There Grown, LLC Date: 3/21/23

No.	Requirement	Included	Not Included	Explanation, if needed
70.4(C) Site Plan Procedures and Plan Requirements				
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)	✓		See Criteria Review. Section. 3 (3), p. 1 of 3.
Architectural Plans				
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including:	✓		See Supplemental Attachments
	elevations	✓		FF (greenhouse)
	floor plans	✓		NN (Sheds), PP (2 Story).
3c.	Lighting specification, including style and wattage(s)	✓		Site Plan, DD; Criteria Review 4.D(5).
Neighborhood Context:				
3d.	Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration		✓	Site visit.
3e.	Re-vegetation/Landscaping plan , including both vegetative and structural features	✓		Site Plan, DD

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: 21/23 Old Bridge Rd Applicant Name: Pure Joy Farm, LLC Date: 3/21/22

No.	Requirement	Included	Not Included	Explanation, if needed
100.8 Additional Provisions Regarding Cultivation				
A	When indoor cultivation is proposed, existing buildings, barns, greenhouses, and containers shall be reused wherever possible. Any new construction that requires a building permit shall harmonize with nearby architectural styles to the greatest possible extent. The use of metal buildings or containers shall not be prohibited, however, reasonable natural screening, or other approved screening, may be required as a condition of the Special Permit or Site Plan Approval so as to render such structure less visible from adjacent public and private ways, and abutting properties.	✓		See Application Response to General Checklist Section 100.8., page 6 of 6, Supplemental Attachments DD (Site Plan) and FF (Greenhouse Specifications).
B	Security fencing, as required by the Commission, shall be as inconspicuous as possible and compatible with the surrounding neighborhood. In no case shall barbed wire topped fence or a similar style be permitted.	✓		
C	All lighting shall comply with all Truro Bylaws and be shielded so as not to shed light onto adjacent properties. The Planning Board may require any artificial lighting system to employ appropriate components, including but not limited to LED components, equipped with deflectors in order to mitigate potential light pollution.	✓		
D	The Planning Board shall include in its Site Plan Approval a mandatory condition of any cultivation activities, that sales, gifts or delivery of Marijuana or Marijuana products directly to the public shall be prohibited.	✓		

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: 21/23 Old Bridge Rd. Applicant Name: Pure Joy Farm, LLC Date: 3/21/23

No.	Requirement	Included	Not Included	Explanation, if needed
100.8 Additional Provisions Regarding Cultivation				
E	<p>In the case of Marijuana Cultivators, Craft Marijuana Cooperatives, or MMTCCPs, located in districts other than the Residential District, the Special Permit application shall specify the amount of canopy proposed to be cultivated on each parcel utilized by the applicant, and a limit on the amount of cultivation canopy may be imposed as a condition of the Special Permit. Any material change in the amount of cultivation canopy at each parcel shall be reported to the Zoning Enforcement Officer, the Planning Board and the Zoning Board of Appeals. For the purposes of this section, the term “material” shall mean an increase in canopy utilization of greater than fifty percent (50%) in a calendar year. In the event such change in canopy, in the determination of the Zoning Board of Appeals constitutes a change in the intensity of use authorized under the terms of the Special Permit, the Zoning Board of Appeals may require a modification of the Special Permit and the applicant shall be required to obtain a modification of the Site Plan Approval.</p>	N/A		

OTG SITE PLAN REVIEW APPLICATION RESPONSE TO GENERAL CHECKLIST

100.8

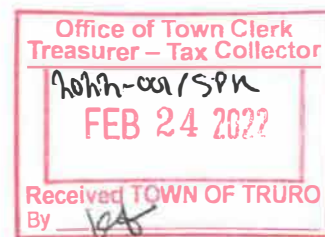
A. See attached Greenhouse Plans and Specifications from Grow-span.(FF of Supplemental Attachments)

B. See Site Plan Fence Detail (DD)

C. All supplemental lighting within the 60'x 60' greenhouse will be down shaded with reflector hoods. All use of supplemental light will be subject to blackout technology. The RME will utilize a fully automated light deprivation system, which is guaranteed to eliminate any light seepage. Perimeter, safety and security lighting will be down shaded and will conform to Chapter IV Sec. 6 of General Bylaws of the Town of Truro.

D. The proposed RME will not engage in sales, gifts, or delivery of marijuana or marijuana products to the public per CCC regulations. Delivery to authorized agents provided by Eagle Eyes Transport (authorized Transport RME)

E. The proposed RME is located within the Residential District.

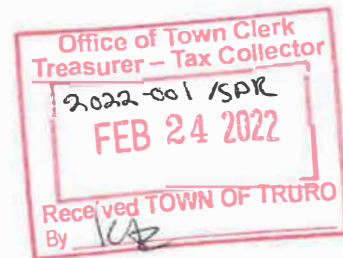


OUT THERE GROWN, LLC
SITE PLAN REVIEW APPLICATION

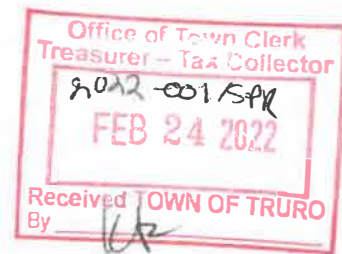
SECTION 2 (CONTENTS)

Required Plans and Other Information Including Checklist (15 copies)

- 2.1 Copy of Provisional License - See Supplemental Document AA
- 2.2 Executed Host Agreement- See Supplemental Document BB
- 2.3 Site Plan(s)- See Supplemental Document DD
- 2.4 Elevations- See Supplemental Document DD
- 2.5 Signage Plans-N/A
- 2.6 Narrative describing general operations- See Supplemental Document HH
- 2.7 Security Plan-Submitted to Police Chief See Supplemental Document EE
- 2.8 Fire Protection Plan- N/A
- 2.9 Table Showing Square footage of buildings- See Supplemental Document DD



**OUT THERE GROWN, LLC
SITE PLAN REVIEW APPLICATION
SEC 2.6**



Background Information and Narrative Addressing Review Criteria

Out There Organics (OTG) is owned and operated by Stephanie Rein and Arthur Bosworth. OTG is a member of High Dune Craft Cooperative (HDCC) which has received a provisional license from the Massachusetts Cannabis Control Commission (CCC) as a Marijuana Craft Cooperative (MCC). HDCC has also executed a Host Community Agreement (HCA) with the Town of Truro.

OTG will implement Natural Farming practices in their cultivation of marijuana. All fertilizers, amendments and solutions for Integrated Pest Management (IPM) are made on site and sourced from our natural environment. All growing practices follow the 25B list of allowable pesticide use per CCC regulations.

Greenhouse plants will be planted in 4'x 52' raised beds of living soil using drip tape and emitter irrigation. Outdoor plants will grown using living soil in three different styles: raised beds, 4'x4'x2' and 6'x6'x2' wooden boxes and Hugelkultur beds. The living soil will be inoculated with indigenous microorganism, harvested and propagated by OTG, which sequester carbon and nitrogen naturally.

OTG will share growing space with Pure Joy Farm ("PJF") which will submit a separate application for Site Plan Review. Both OTG and PJF intend to have two employees, for a total of four employees, two employees reside on the abutting property. The employees will perform functions within the CCC regulations in area highlighted on the Site Plan.

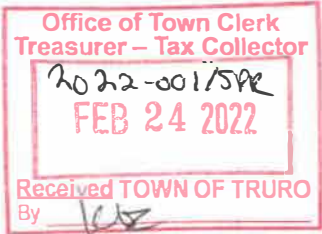
True to the cooperative model, OTG and PJF propose to have operations at 23 Old Bridge Rd. Parcel 232 owned by Debra Hopkins. Ms. Hopkins is also owner of parcel 202 which is an abutter to the proposed location and currently has a 30' x 40' cathedral greenhouse (which is not part of proposal, but will continue vegetable production). Both parcels have a long history of organic vegetable production for market as well as animal husbandry which includes fowl, goats and historically horses. Debra Hopkins holds status as a Schedule F.

23 Old Bridge Rd. is an optimal location for a Recreational Marijuana Establishment (RME) for several reasons. Located at the end of a private way, Old Bridge Road, the proposed area is secluded with virtually no line of sight from abutters residences or buildings nor visible from town roads and is perched on one of the highest elevations in the Town of Truro allowing for passive ventilation for the proposed greenhouse which will utilize the prevailing southwest wind to cool and mitigate odor over open land.

Minimal grading will take place to level area for our proposed 60'x 60', gutter connected, state of the art greenhouse from Growspan. The greenhouse utilizes advanced climate control computer technology with an emphasis on low cost solutions for disease and pest management while using minimal amounts of energy. Soil removed from greenhouse site will be used as part of berm construction (see Site Plan).

The greenhouse will employ a fully automated light deprivation system that will allow OTG to harvest multiple times in a growing season. The greenhouse will utilize natural light with the use of supplemental artificial lights when necessary at night and ONLY when the light deprivation system has been deployed. This system eliminates any light leakage to our night sky consistent with chapter IV, Sec. 6 of General Bylaws of the Town of Truro.

All security lighting, required by CCC and the Truro Police Department (TPD) will be down shaded or utilize night vision technology thus consistent with chapter IV, Sec. 6 of General Bylaws of the Town of Truro.



21.23 OLD BRIDGE Rd.
OUT There Crown, LLC

ADDRESSING THE REVIEW CRITERIA

3/21/22

§100.1 PURPOSE

The purpose of the marijuana bylaw is to provide for the regulation of Adult Use Recreational Marijuana Establishments (“RME”) and Medical Marijuana Treatment Centers (“MMTC”) in accordance with An Act To Ensure Safe Access to Marijuana, Chapter 55 of the Acts of 2017 (the “Act”), and all regulations which have or may be issued by the Cannabis Control Commission, including, but not limited to 935 CMR 500.00 and 935 CMR 501.00, in locations suitable for such uses, which will minimize adverse impacts of RMEs and MMTCs on adjacent properties, residential neighborhoods, schools and other sensitive locations by regulating the siting, design, placement and security of such uses.

Instructions: Please provide the Planning Board with a short explanation of how your application meets each of the review criteria of §70.4D, 100.6E and H, and §100.9 of the Truro Zoning Bylaw. If you require extra space for your answers, please attach the additional information to your application in no more than four (4) pages. This is to provide the Planning Board with an overview of your rationale prior to the meeting.

§70.4D – REVIEW CRITERIA

The Planning Board shall review Site Plans and their supporting information. It is the intent of Site Plan Review that all new construction shall be sited and implemented in a manner that is in keeping with the scale of other buildings and structures in its immediate vicinity in order to preserve the characteristics of existing neighborhoods. Such an evaluation shall be based on the following standards and criteria:

1. Relation of Buildings and Structures to the Environment. Proposed development relates to the existing terrain and lot and provides for solar and wind orientation which encourages energy conservation because:

See attached Response Memorandum

2. Building Design and Landscaping. Proposed development is consistent with the prevailing character and scale of the buildings and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques because:

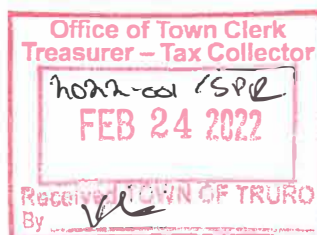
3. Preservation of Landscape. The landscape will be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil because:

4. Circulation. Curb cuts and driveways will be safe and convenient and will be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro because:

5. Lighting. Lighting will be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There will be protection of adjacent properties and the night sky from intrusive lighting because:

§100.6 – GENERAL REQUIREMENTS (all in Checklist)

- E. No odor from marijuana cultivation, processing, manufacturing or retail may be noxious or cause a nuisance or danger to public health or impair public comfort and convenience. Marijuana establishments shall incorporate odor control technology and safeguards to ensure that emissions do not violate Board of Health regulations adopted pursuant to M. G. L. c 111 §31C, including but not limited to those specific for odors. *Briefly explain how you are addressing this:*



H. Craft Marijuana Cultivator Cooperatives, Marijuana Cultivators, MMTCCPs and Microbusinesses shall be allowed to utilize movable structures, except that natural screening, or other approved screening, shall be required as a condition of Site Plan Review, as necessary, to render such structures less visible from public or private ways or abutting parcels. *Briefly explain how you are addressing this:*

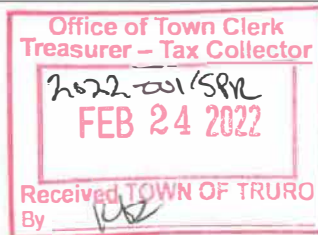
§100.9 – SITE PLAN REVIEW AND SPECIAL PERMIT CRITERIA

A. In addition to the Site Plan Review under §70 et. seq., and the Special Permit criteria under §30.8 the Planning Board and Zoning Board of Appeals, respectively, shall conduct all Site Plan Review and Special Permit determinations on a case-by-case basis, taking into consideration:

1. The particular form of Marijuana activity proposed:

2. The site location (including proximity of abutters, schools, or sensitive natural habitat) or historic properties identified in the Town’s inventory of historic resources:

3. The traditional uses of the site and their similarity to or difference from the proposed activities:

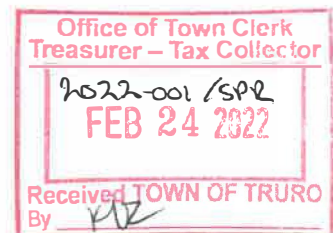


4. The intensity of the proposed activities, including impacts on neighbors and the environment:

- B. In addition to the Site Plan review criteria set forth in §70.4(D), the following shall additionally apply to the Planning Board's review of any RME and MMTC:

1. The proposal shall provide for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excess noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses:

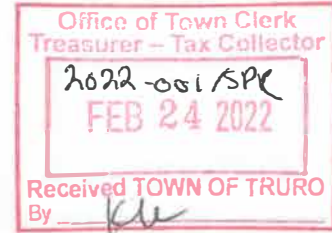
2. The proposal shall provide for structural and/or landscaped screening or buffers for storage areas, loading docks, dumpsters, rooftop or other exposed equipment, parking areas, utility buildings and similar features viewed from street frontages and residentially used or zoned premises:



OUT THERE GROWN , LLC

SITE PLAN REVIEW

SEC.3- CRITERIA REVIEW



References to documents entitled “AA”, “BB”, etc. refer to packet of supplemental exhibits that accompany this application.

S70.4D

- 1) Proposed 60’x60’ greenhouse site requires minimal grading to prepare for construction. Excavated soil will be used to construct berm along Northern boundary of fenced area (see Site Plan DD). The greenhouse is located on the Southern end of the fenced area in order to minimize potential abutter impact while also allowing for maximum solar gain. Greenhouse ventilation system is oriented East-West so exhaust is blowing towards the fewest abutters properties. Proposed (2) wood frame tool sheds will sit on cinder blocks (see Site Plan DD).
- 2) Development is consistent with the existing farm on the proposed site. There currently is a 30’x40’ greenhouse on abutters parcel (parcel 202 owned by Debra Hopkins) constructed over 20 years ago. Proposed site is not visible from any abutters residences or structures other than Debra Hopkins.
- 3) We anticipate limiting site grading to 10’ past the greenhouse footprint (an approximate area of 70’x70’). Limited tree removal is required to optimize natural sunlight in grow areas.
- 4) Not applicable.
- 5) Required entry and security lighting will all conform to Chapter IV, Sec.6 of General Bylaws of the Town of Truro by implementing down shading. Greenhouse supplemental lighting will have zero impact on the night sky due to the use of a fully automated light deprivation system.

100.6- General Requirements

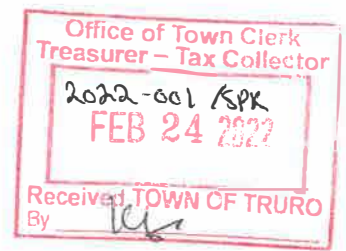
E.

Due to the distance between cultivation activity and abutters, the MRE does not anticipate any odor complaints. In order to avoid odor issues a soil berm planted with a variety of beneficial, fragrant flowers will be installed parallel to existing row of Leland Cypress creating natural odor mitigation between site and nearest abutter (see Site Plan).

If a complaint is filed the RME will follow protocol outlined in the Zoning Bylaws, working with the Truro Board of Health to resolve any issues. The RME is committed to being a good neighbor.

H.

The RME will utilize (2) storage containers approximately 8'x 20'. Existing 40' tall line of Leland Cypress will obstruct containers from view of abutters. Containers will be visible from the entrance, a private road, with parcel 202 (residence of Debra Hopkins) being the only abutter with a line of site.



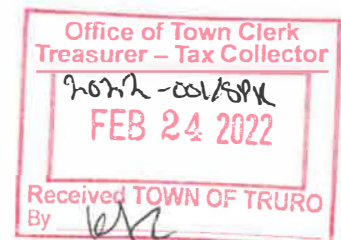
100.9 Site Plan Review and Special Permit Criteria

A.

- 1) The RME will cultivate, obtain, manufacture, process and and brand marijuana products to deliver to licensed Marijuana establishments, but not directly to consumers. (see CCC definition of Craft Marijuana Cooperative).
- 2) The RME site has five abutters: see Site Plan (DD) and Abutters List (II)
 - Parcel 999
 - Parcel 202
 - Parcel 277
 - Parcel 282
 - Parcel 203
- 3) Proposed site has been a working farm for decades producing organic vegetables, herbs, flowers as well as engaging in the art of animal husbandry.
- 4) We anticipate no impact on abutters.

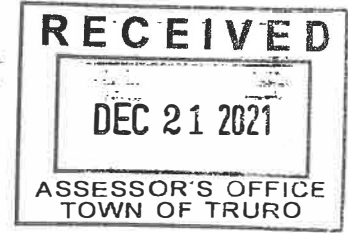
B.

- 1) The RME does not anticipate higher levels of noise, smoke, dust or vibrations than experienced during prior use.
- 2) Activities will not be visible from Town roads or structures/residences of abutters.





TOWN OF TRURO
ASSESSORS OFFICE
CERTIFIED ABUTTERS LIST
REQUEST FORM



APPLICATION FOR ADULT USE
RECREATIONAL MARIJUANA ESTABLISHMENTS (RME) AND
MEDICAL MARIJUANA TREATMENT CENTERS (MMTC)

DATE: 12/20/21

NAME OF APPLICANT: Out There Grown + Pure Joy Farm

NAME OF AGENT (if any): Stephanie Rein

MAILING ADDRESS: Po Box 688 Truro, MA. 02666

CONTACT: HOME/CELL (508) 237-2791 EMAIL warmvalley@hotmail.com

PROPERTY LOCATION: 23 Old Bridge Rd. Truro, MA 02666
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 50 PARCEL 231 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR:

Planning Board Site Plan Review

Zoning Board of Appeals Special Permit

FEE: \$15.00 per checked item (Fee must accompany the application unless other arrangements are made)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

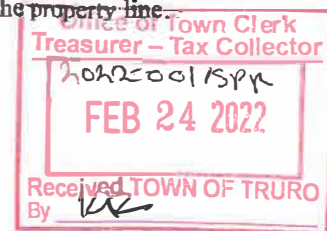
Date request received by Assessors: 12/21/2021

Date completed: 12/21/2021

List completed by: [Signature]

Date paid: 12/21/2021 Cash/Check #3108

Abutters List for: Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line as well as any other property owners within 300 feet of the property line.





TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: December 21, 2021

To: Stephanie Rein, Agent for Out There Grown & Pure Joy Farm

From: Assessors Department

Certified Abutters List: 23 Old Bridge Road

RME/MMTC filing for Planning Board/ Site Plan Review

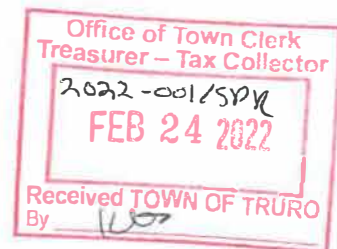
Attached is a combined list of abutters for the property located at 23 Old Bridge Road.

The current owners are John B. & Debra L. Hopkins.

The names and addresses of the abutters are as of December 17, 2021 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

Olga Farrell
Assessing Clerk

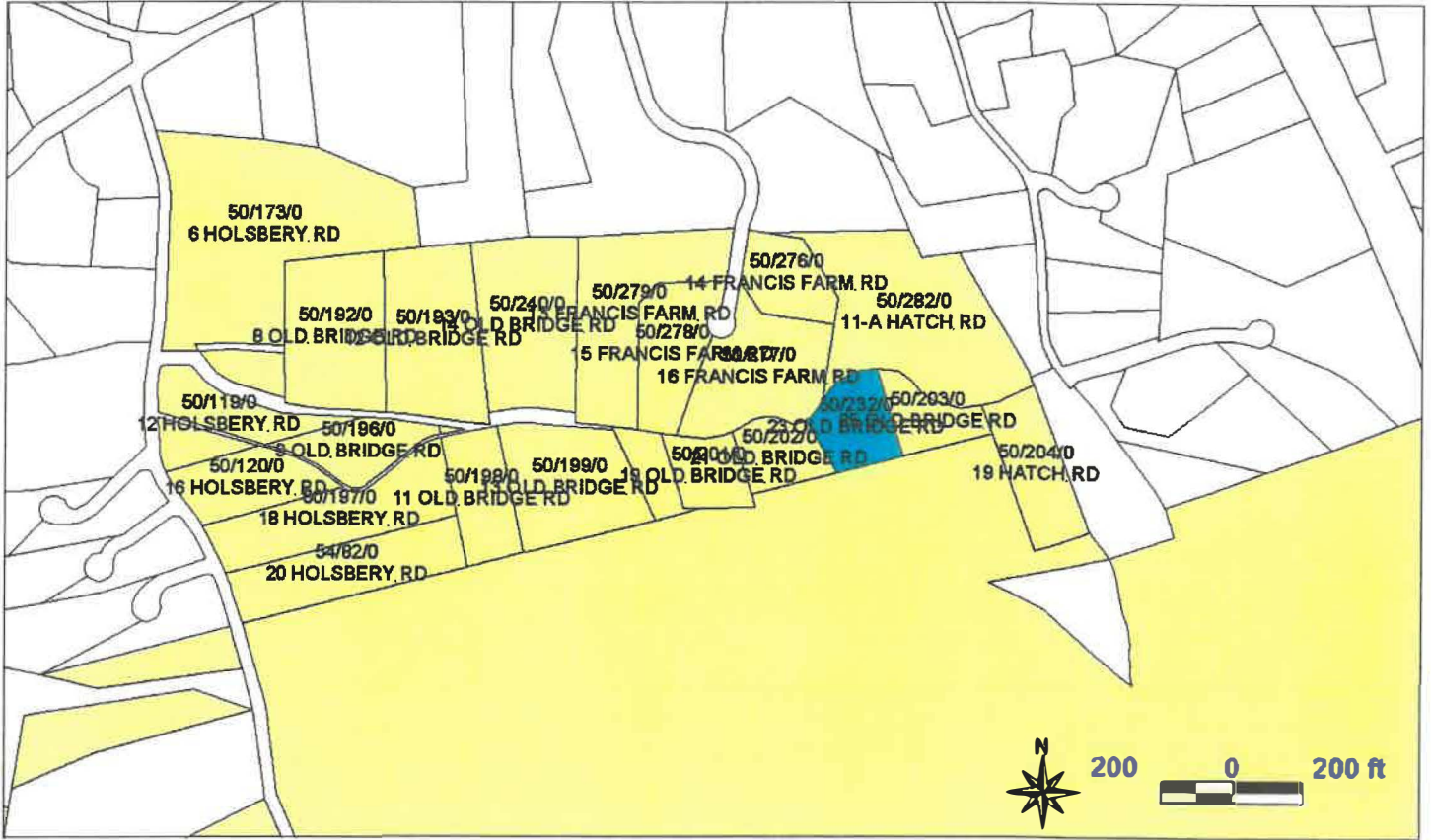


23 Old Bridge Road
 Map 50, Parcel 232
 RME/MMTC filing
 Planning Board/Site Plan Review

TOWN OF TRURO, MA
 BOARD OF ASSESSORS
 P.O. BOX 2012, TRURO MA 02666

Office of Town Clerk
 Treasurer - Tax Collector
 2022-001 SPR
 FEB 24 2022
 Received TOWN OF TRURO
 By *KID*

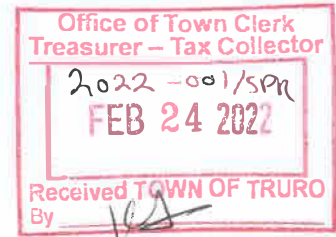
Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZpCd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
2898	50-119-0-R	FRANCIS JOSEPH W ESTATE OF & HEIRS OF CORDES & DYER & ENGMAN	12 HOLSBERY RD	C/O FRAZIER PO BOX 906	WELLFLEET	MA	02667-0906
2899	50-120-0-R	BASS THOMAS A & KRUEGER ROBERTA L	16 HOLSBERY RD	7147 COLLEGE HILL RD	CLINTON	NY	13323
2952	50-173-0-R	WINKLER MICHAEL F & KATHERINE	6 HOLSBERY RD	PO BOX 1110	TRURO	MA	02666
2961	50-192-0-R	TARRASCH/YAMAKIDO LIVING TRUST TRS: MARC E TARRASCH ET AL	8 OLD BRIDGE RD	1418 ARBOR AVE	LOS ALTOS	CA	94024
2962	50-193-0-R	OLD BRIDGE ROAD LLC MGR: JAMES M HIRSHBERG	12 OLD BRIDGE RD	124 VIA VERDE WAY	PALM BEACH GARDENS FL	FL	33418
2965	50-196-0-R	CORCORAN G STEVEN & PAULA	9 OLD BRIDGE RD	34 WOODSIDE LN	NEW HOPE	PA	18938
2966	50-197-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	18 HOLSBERY RD	PO BOX 327	NO TRURO	MA	02652-0327
2967	50-198-0-R	CLARK KATHERINE M & DOWELL RODNEY S	11 OLD BRIDGE RD	64 PROSPECT ST	MELROSE	MA	02176
2968	50-199-0-R	MACK ARIEN LIFE ESTATE RMNDR: ARIEN MACK LIVING TRUST	13 OLD BRIDGE RD	37 WEST 12TH STREET, # 5F	NEW YROK	NY	10011
2969	50-200-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	17 OLD BRIDGE RD	PO BOX 327	NO TRURO	MA	02652-0327
2970	50-201-0-R	MARSHALL JAMES S	19 OLD BRIDGE RD	BOX 994	N KINGSTOWN	RI	02852
2971	50-202-0-R	HOPKINS JOHN B	21 OLD BRIDGE RD	PO BOX 1188	TRURO	MA	02666-1188
2972	50-203-0-R	WILSON JOHN DOUGLAS & DAVID M WILSON 2012 TRUST	25 OLD BRIDGE RD	707 PRUDDEN ST, APT 122	LANSING	MI	48906-5385
2973	50-204-0-R	WILSON JOHN DOUGLAS & THE DAVID M WILSON 2012 TRUST	19 HATCH RD	707 PRUDDEN ST, APT 122	LANSING	MI	48906

John Douglas
 12/28/2021 Page 1

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
3003	50-236-0-R	MICKS RICHARD L & TAMI JOY & HEIRS OF CORDES & DYER & ENGMA	4 OLD BRIDGE RD	C/O MICKS PO BOX 1029	WELLFLEET	MA	02667-1029
3007	50-240-0-R	14 OLD BRIDGE ROAD RLTY TR TRS:HIRSHBERG JAMES M &DIANE B	14 OLD BRIDGE RD	124 VIA VERDE WAY	PALM BEACH GARDENS	FL	33418
3040	50-276-0-R	MONNAHAN KELLY JEROME	14 FRANCIS FARM RD	PO BOX 286	TRURO	MA	02666-0286
3041	50-277-0-R	GLASSMAN JUDITH, LIFE ESTATE GLASSMAN MITCHELL J	16 FRANCIS FARM RD	75 CAMBRIDGE PARKWAY, U E210	CAMBRIDGE	MA	02142
3042	50-278-0-R	FEE MICHAEL C & SMITH MICHELE	15 FRANCIS FARM RD	PO BOX 2011	TRURO	MA	02666
3043	50-279-0-R	WILSON GEOFFREY A & BLAKESLEE EVE M	13 FRANCIS FARM RD	PO BOX 943	BERNARDSTON	MA	01337
3046	50-282-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	11-A HATCH RD	PO BOX 327	NO TRURO	MA	02652-0327
3313	54-82-0-R	TRURO TRUST TRS:CASSILETH GREGORY M & LISA	20 HOLSBERY RD	2112 LINDA FLORA DRIVE	LOS ANGELES	CA	90077



[Handwritten signature]

40-999-0-E

USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

50-119-0-R

FRANCIS JOSEPH W ESTATE OF &
HEIRS OF CORDES & DYER & ENGMAN
C/O FRAZIER
PO BOX 906
WELLFLEET, MA 02667-0906

50-120-0-R

BASS THOMAS A &
KRUEGER ROBERTA L
7147 COLLEGE HILL RD
CLINTON, NY 13323

50-173-0-R

WINKLER MICHAEL F & KATHERINE
PO BOX 1110
TRURO, MA 02666

50-192-0-R

TARRASCH/YAMAKIDO LIVING TRUST
TRS: MARC E TARRASCH ET AL
1418 ARBOR AVE
LOS ALTOS, CA 94024

50-193-0-R

OLD BRIDGE ROAD LLC
MGR: JAMES M HIRSHBERG
124 VIA VERDE WAY
PALM BEACH GARDENS, FL 33418

50-196-0-R

CORCORAN G STEVEN & PAULA
34 WOODSIDE LN
NEW HOPE, PA 18938

50-197-0-E

TRURO CONSERVATION TRUST
TRS: BETSEY BROWN ET AL
PO BOX 327
NO TRURO, MA 02652-0327

50-198-0-R

CLARK KATHERINE M &
DOWELL RODNEY S
64 PROSPECT ST
MELROSE, MA 02176

50-199-0-R

MACK ARIEN LIFE ESTATE
RMNDR: ARIEN MACK LIVING TRUST
37 WEST 12TH STREET, # 5F
NEW YROK, NY 10011

50-200-0-E

TRURO CONSERVATION TRUST
TRS: BETSEY BROWN ET AL
PO BOX 327
NO TRURO, MA 02652-0327

50-201-0-R

MARSHALL JAMES S
BOX 994
N KINGSTOWN, RI 02852

50-202-0-R

HOPKINS JOHN B
PO BOX 1188
TRURO, MA 02666-1188

50-203-0-R

WILSON JOHN DOUGLAS &
DAVID M WILSON 2012 TRUST
707 PRUDDEN ST, APT 122
LANSING, MI 48906-5385

50-204-0-R

WILSON JOHN DOUGLAS &
THE DAVID M WILSON 2012 TRUST
707 PRUDDEN ST, APT 122
LANSING, MI 48906

50-236-0-R

MICKS RICHARD L & TAMI JOY &
HEIRS OF CORDES & DYER & ENGMA
C/O MICKS
PO BOX 1029
WELLFLEET, MA 02667-1029

50-240-0-R

14 OLD BRIDGE ROAD RLTY TR
TRS:HIRSHBERG JAMES M &DIANE B
124 VIA VERDE WAY
PALM BEACH GARDENS, FL 33418

50-276-0-R

MONNAHAN KELLY JEROME
PO BOX 286
TRURO, MA 02666-0286

50-277-0-R

GLASSMAN JUDITH, LIFE ESTATE
GLASSMAN MITCHELL J
75 CAMBRIDGE PARKWAY, U E210
CAMBRIDGE, MA 02142

50-278-0-R

FEE MICHAEL C & SMITH MICHELE
PO BOX 2011
TRURO, MA 02666

50-279-0-R

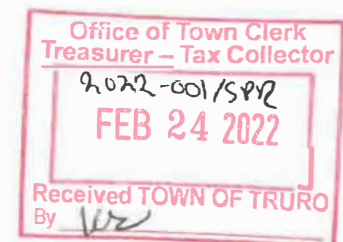
WILSON GEOFFREY A &
BLAKESLEE EVE M
PO BOX 943
BERNARDSTON, MA 01337

50-282-0-E

TRURO CONSERVATION TRUST
TRS: BETSEY BROWN ET AL
PO BOX 327
NO TRURO, MA 02652-0327

54-82-0-R

TRURO TRUST
TRS:CASSILETH GREGORY M & LISA
2112 LINDA FLORA DRIVE
LOS ANGELES, CA 90077



**OUT THERE GROWN LLC
SITE PLAN REVIEW APPLICATION
SUPPLEMENTAL ATTACHMENTS**

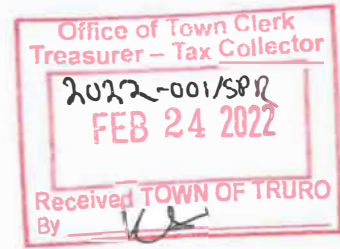


TABLE OF CONTENTS

- AA- Provisional License
- BB-HCA
- CC- Resource Plans
- DD- Site Plan
- EE- Chief Calise Security letter
- FF-Greenhouse plans and specs.
- GG- Narratives
- HH- Abutters list
- II- Well pump image
- JJ- Refrigerator specs
- KK-Dehumidifier Specs
- LL- Waste Resource Plan
- MM- Solar array specs
- NN- Plans and permit application for 2-10'12' tool sheds
- OO- Lease agreement
- PP-Plans for 2 story wood frame structure and images
- QQ- T5 Fluorescent light specs
- RR-HPS Hood specs
- SS-Drip irrigation image

Massachusetts Cannabis Industry Portal (MassCIP)

Cannabis Control Commission > My Licenses > Craft Marijuana Cooperative

This page provides details about your application(s) for **Craft Marijuana Cooperative** license. You may use this page to:

- Start a brand new application
- View the status of your applications
- Return to an application that is in progress and not yet submitted
- Withdraw an application that is in progress, but has not been submitted

If you would like to begin or continue working on applications for a different type of license, certification or registration you may do so by navigating to this page.

Users are able to view where their application(s) are in the Commission's review process. When viewing the application's place in the process, please note that there are four (4) queues in which your application may be placed:

Classification Required: This is the queue your application will be placed in when you first submit your application. Commission staff will review your application in the order it was submitted. Commission staff will assess whether your application receives priority, expedited, or general review based on established regulations and policies. Your application will only move up in this queue.

Applications Requiring Initial Review: Once your application has been assessed for priority, expedited, or general review, it will enter this queue. This queue is sorted in the following order: priority, expedited, and then general applications. Priority applications (those submitted by certified Economic Empowerment applicants and certified MTC Priority applicants) will be reviewed first alternating between these two groups based on the first-in-time submitted application. Expedited applications will be reviewed next based on first-in-time submission. General applications will be reviewed when there are no priority or expedited applications requiring initial review and based on first-in-time submission. Applications in this queue may move up or down the queue based on the submission of additional priority or expedited applications. Additionally, applications may be reclassified (i.e. changed from general to expedited) based on new information. If this occurs, your application may move down in the queue. If your application is reclassified (i.e. changed from general to expedited), it will move up in the queue.

Applications Requiring Supplemental Review: If your application received a Request for Information and was reopened, once your application is resubmitted it will enter this queue. This queue is sorted in the same manner as the applications in the Applications Requiring Initial Review queue. Applications in this queue may move up or down the queue based on the resubmission of additional priority or expedited applications.

Applications Deemed Complete: If you have received a notice from the Commission stating your application was deemed complete, you will see your application in this queue. Your place in this queue is determined by the date your application was deemed complete in comparison to other applications and will move up when applications have been considered for provisional licensure. While in this queue, and pursuant to the notice you will receive from the Commission, you will be required to pay background check fees and have individuals fingerprinted while the Commission awaits for a municipal response from the host community. Your place in the queue is not a direct indicator when you will be considered for provisional licensure as this is dependent on several factors (i.e. receipt/review of background reports, suitability review, municipal compliance).

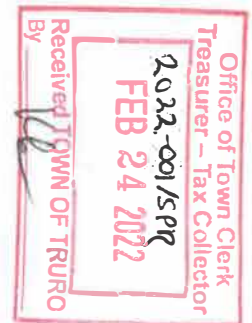
Please note some additional disclaimers:

Applications that are currently in a reopened status will not show the queue/place in queue as only pending applications will have this information.

Applications that are deemed complete, and are requested to be reopened, will be deemed incomplete and reenter the Applications Requiring Supplemental Review queue when resubmitted.

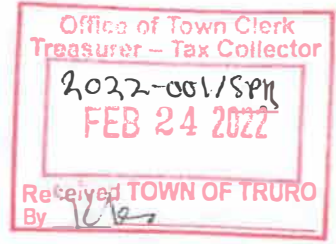
License # C0281297 | High Dune Craft Cooperative LLC | 23 Old Bridge Rd. Truro, MA 02666 (Active)

Your License is Active as of 07/13/2021.



TOWN OF TRURO
AND HIGH DUNE CRAFT COOPERATIVE

HOST COMMUNITY AGREEMENT



FOR THE SITING OF A CRAFT MARIJUANA COOPERATIVE IN THE TOWN OF TRURO

This Host Community Agreement (“Agreement”) is entered into this 10th day of September, 2019 (the “Effective Date”) by and between High Dune Craft Cooperative, LLC, a Massachusetts, Limited Liability Company (“the Co-op”), with a principal place of business at 23 Old Bridge Road, Truro, MA 02666 and the following individual Co-op Members:

1. Longnook Artisan Growers, LLC, 12 Longnook Road, Truro, MA 02666;
2. Outer Cape Cannabis Connection, LLC, 1 Noons Road, Truro, MA 02666;
3. Out There Grown, LLC, 21 Holsberry Road, Truro, MA 02666; and
4. Pure Joy Farm, LLC, 23 Old Bridge Road, Truro, MA 02666 (the “Members”);

and the Town of Truro, a Massachusetts municipal corporation with a principal address of 24 Town Hall Road, Truro, MA 02666 (the Town”), acting by and through its Select Board (hereinafter collectively the “Parties”), in reliance upon all of the representations made herein.

RECITALS

WHEREAS, the Co-op and its Members wish to operate a licensed Craft Marijuana Cooperative for the cultivation of adult use marijuana at the following locations:

1. Longnook Meadows Farm – 6 Pumps Lot Road, Map 46-138, Truro;
2. Outer Cape Cannabis Connection, LLC – 1 Noons Road, Truro;
3. Out There Grown – 23 Old Bridge Road, Truro;
4. Pure Joy Farm, LLC – 23 Old Bridge Road, Truro.

And for the manufacturing of marijuana products at the following locations:

1. Pure Joy Farm, LLC – 23 Old Bridge Road, Truro

in accordance with and pursuant to applicable state laws and regulations, including, but not limited to G.L. c.94G and 935 CMR 500.000, and such approvals as may be issued by the Town in accordance with its Zoning Bylaw and other applicable local regulations, as may be amended; and

WHEREAS, the Town recognizes this Co-op and its Members will benefit the Town and its citizens through increased economic development, additional employment opportunities for residents, and a strengthened local tax base; and

WHEREAS, the Co-op and its Members anticipate that the Town may incur additional expenses and impacts on the Town’s road and other infrastructure systems, law enforcement, fire

protection services, inspectional services, permitting and consulting services and public health, as well as unforeseen impacts and;

WHEREAS, the Co-op and its Members intend to provide certain benefits to the Town in the event that it receives the requisite licenses from the Cannabis Control Commission or such other state licensing or monitoring authority, as the case may be, and receives all required local permits and approvals from the Town; and

WHEREAS, the Parties intend by this Agreement to satisfy the provisions of G.L. c.94G, Section 3(d), applicable to the operation of the Co-op and its Members, such activities to be only done in accordance with the applicable state and local laws and regulations in the Town;

WHEREAS, the Parties agree that the above Recitals are true and accurate and that they are incorporated herein and made a part hereof.

NOW THEREFORE, in consideration of the mutual promises and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Co-op, its Members and the Town agree as follows:

1. Representations and Warranties

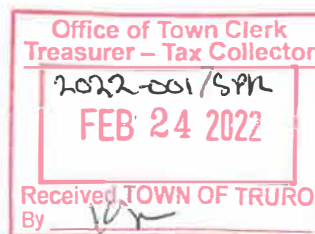
The Parties respectively represent and warrant that:

- A. Each is duly organized and existing and in good standing, has the full power, authority, and legal right to enter into and perform this Agreement, and the execution, delivery and performance hereof and thereof (i) will not violate any judgment, order, state law, bylaw, or regulation, and (ii) does not conflict with, or constitute a default under, any agreement or instrument to which either is a party or by which either party may be bound or affected; and
- B. Once this Agreement has been duly authorized, executed and delivered, this Agreement constitutes legal, valid and binding obligations of each party, enforceable in accordance with its terms; and
- C. There is no action, suit, or proceeding pending, or, to the knowledge of either party, threatened against or affecting either Party wherein an unfavorable decision, ruling or finding would materially adversely affect the performance of any obligations hereunder, except as otherwise specifically noted in this Agreement.

2. Annual Payments

In the event that the Co-op obtains the requisite licenses and/or approvals as may be required for its operations, and receives any and all necessary and required permits and licenses of the Town, and at the expiration of any final appeal period related thereto, which permits and/or licenses allow the Co-op and its Members to locate, occupy and operate within the Town, then the Co-op and its Members agree to provide the following Annual Payments:

BB 2



A. Community Impact Fee

The Co-op and its Members anticipate that the Town may incur additional expenses and impacts on the Town's road and other infrastructure systems, law enforcement, fire protection services, inspectional services, and permitting and consulting services, as well as unforeseen impacts, on the Town. Accordingly, in order to mitigate the financial impact on the Town and use of Town resources, the Co-op and its Members agree to pay an Annual Community Impact Fee to the Town, in the amount and under the terms provided herein.

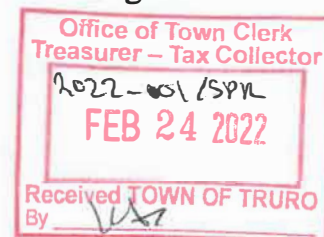
1. The Members shall each pay an Annual Community Impact Fee in an amount equal to one percent (1%) in the first year, two percent (2%) in the second year, and three percent (3%) in the third year of gross sales of marketable products produced by each Member's cultivation and product manufacturing operations located within the Town of Truro, which are marketed and sold by the individual Members, and not the Co-op. The wholesale value of the marijuana and marijuana products produced by the Members shall be based on the wholesale value of the marijuana and marijuana products as determined by arms-length wholesale sales made by the Members during the year.
2. The Co-op shall pay an Annual Community Impact Fee in an amount equal to one percent (1%) in the first year, two percent (2%) in the second year, and three percent (3%) in the third year of gross sales of marketable products sold on behalf of the Members for the cultivation and product manufacturing operations located within the Town of Truro. The wholesale value of the marijuana and marijuana products sold by the Co-op shall be based on the wholesale value of the marijuana and marijuana products as determined by arms-length wholesale sales made by the Co-op during the year.
3. The Co-op and its Members shall pay the Annual Community Impact Fee in semi-annual installments as follows:

For sales between October 1 and March 31, payment shall be made on or before May 1; and
For sales between April 1 and September 30, payment shall be made on or before November 1,

With regard to any six-month period of operation which is less than a full six-months, the applicable Community Impact Fee shall be pro-rated accordingly. The Co-op and its Members shall be deemed to have commenced operations upon the issuance of a Final License and authorization to grow from the CCC and the receipt of all local approvals, including all required zoning relief and building permits ("Commencement of Operations").

4. The Annual Community Impact Fee shall be subject to the five (5) year statutory limitations of G.L. c.94G, §3(d). Six (6) months prior to the conclusion of the five (5) year term, the Parties shall meet to engage in a good-faith renegotiation of a new Community Impact Fee.

BB 3

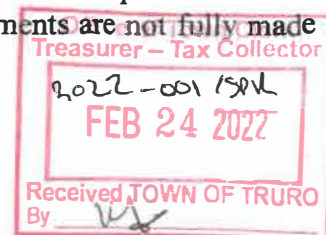


5. The Town may use the above referenced payments as it deems appropriate in its sole discretion, but shall make a good faith effort to allocate said payments for road and other infrastructure systems, law enforcement, fire protection services, inspectional services, public health and addiction services and permitting and consulting services, as well as unforeseen impacts upon the Town.
6. Pursuant to M.G.L. c. 94G, §3(d), a “community impact fee shall be reasonably related to the costs imposed upon the municipality by the operation of the marijuana establishment...” Notwithstanding the foregoing, the Parties hereby acknowledge the difficulty in computing actual Town costs and agree that impacts may result in municipal budgetary increases that cannot be separately identified or precisely quantified. Consequently, the Co-op and its Members agree that the payments due under this Agreement are reasonably related to Town costs and waives any claims to the contrary.

B. Additional Costs, Payments and Reimbursements

1. **Permit and Connection Fees:** The Co-op and its Members hereby acknowledge and accept, and waive all rights to challenge, contest or appeal, the Town’s usual building permit fee and other permit application fees, water connection fees, and all other local charges and fees generally applicable to other commercial developments in the Town.
2. **Consulting Fees and Costs:** In addition to the Community Impact Fee, the Co-op and its Members shall reimburse the Town for any and all reasonable consulting costs and fees related to any land use applications concerning the Co-op, negotiation of this and any other related agreements, and any review concerning the Co-op or its Members’ operations, including planning, engineering, legal and/or environmental professional consultants and any related reasonable disbursements at standard rates charged by the above-referenced consultants. The Town agrees to endeavor, to the greatest extent reasonably possible, to engage consultants with competitive, industry standard fee structures, and to require peer review, or duplicative services, only when necessary.
3. **Other Costs:** The Co-op shall reimburse the Town for the actual costs incurred by the Town in connection with holding public meetings and forums substantially devoted to discussing the Co-op and/or reviewing its Members’ operations and for any and all reasonable consulting costs and fees related to the monitoring and enforcement of the terms of this Agreement, including, but not limited to independent financial auditors and legal fees. Provided, however, that any upfront payment for such fees and costs may be deducted from the payment of the Annual Community Impact Fee for the subsequent payment period.
4. **Late Payment Penalty:** The Co-op and its Members acknowledge that time is of the essence with respect to their timely payment of all funds required under Section 2 of this Agreement. In the event that any such payments are not fully made with ten

BB 4



(10) days of the date they are due; the Town shall provide the Co-op and/or its delinquent Members with written notice of such failure to make a timely payment. The Co-op and its Members shall have a ten (10) day period to cure such failure to make timely payment from the date of receipt of such notice. If the Co-op or its Members fail to make full payment within such cure period, the Co-op and its Members shall be required to pay the Town a late payment penalty equal to five percent (5%) of such required payments.

5. Liability: The Co-op shall guaranty payment of the obligations of the Members to the Town under this Agreement, including, but not limited to, the financial payments due to the Town under Section 2.A.1.

C. Annual Reporting for Host Community Impact Fees

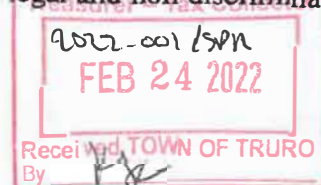
The Co-op and its Members shall submit semi-annual financial statements to the Town during the term of this Agreement. The Co-op and its Members shall maintain books, financial records, in accordance with any applicable regulations or guidelines of the CCC. All records shall be kept for a period of at least seven (7) years. Upon request by the Town, the Co-op and its Members shall provide the Town with the same access to its financial records (to be treated as confidential, to the extent allowed by law) as it is required by the CCC and Department of Revenue for purposes of obtaining and maintaining a license for the Co-op.

During the term of this Agreement and for three years following the termination of this Agreement the Co-op and its Members agree that in the event the Town is unable to verify the Co-op or its Members' gross sales and the payment of the required amount of the Annual Community Impact Fee, the Town may require the Co-op and its Members to have their financial records examined, copied and audited by an Independent Financial Auditor, the expense of which shall be borne by the Co-op and its Members. The Independent Financial Auditor shall review the Co-op and its Members' financial records for purposes of determining that the Annual Payments are in compliance with the terms of this Agreement. Such examination shall be made not less than thirty (30) days following written notice from the Town and shall occur only during normal business hours and at such place where said books, financial records and accounts are maintained. The Independent Financial Audit shall include those parts of the Co-op and its Members' books and financial records which relate to the payment and shall include a certification of itemized gross sales for the previous calendar year, and all other information required to ascertain compliance with the terms of this Agreement. The independent audit of such records shall be conducted in such a manner as not to interfere with the Co-op or its Members' normal business activities. In the event that the Independent Financial Auditor determines that the Co-op's previously provided documents correctly established the amount of the Co-op's and Members' gross sales, and that the required amount of the Annual Community Impact Fee was correctly calculated, and duly paid, then the cost of the Financial Audit may be deducted from the subsequent year's Community Impact Fee.

3. Local Vendors and Employment

To the extent such practice and its implementation are consistent with federal, state, and municipal laws and regulations, the Co-op and its Members will make every effort in a legal and non-discriminatory

BB 5



manner to give priority to local businesses, suppliers, contractors, builders and vendors in the provision of goods and services called for in the construction, maintenance and continued operation of the Co-op when such contractors and suppliers are properly qualified and price competitive and shall use good faith efforts to hire Town residents.

4. Local Taxes

At all times during the Term of this Agreement, property, both real and personal, owned or operated by the Co-op and its Members shall be treated as taxable, and all applicable real estate and personal property taxes for that property shall be paid either directly by the Co-op or by its Members and neither the Co-op nor its Members shall object or otherwise challenge the taxability of such property and shall not seek a non-profit reduction with respect to such taxes with the exception of available agricultural exemptions. Nothing herein shall affect or disturb any agricultural exemptions pursuant to G.L. c.61A existing as of the Effective Date of this Agreement.

In the event a Member seeks an agricultural classification pursuant to G.L. c.61A after the Effective Date of this Agreement for land on which marijuana is cultivated or marijuana products are manufactured, the Members and Co-op agree that to the extent such classification results in a determination that the Member's property is entitled or subject to exemption with the effect of reducing or eliminating the tax which would otherwise be due if not so exempted, then the Company shall pay to the Town an amount which when added to the taxes, if any, paid on the portion of the property on which marijuana cultivation and product manufacturing operations take place, shall be equal to the taxes which would have been payable on such property at fair cash value and at the otherwise applicable tax rate, if there had been no agricultural classification; this payment shall be in addition to the payment made by the Company under Section 2 of this Agreement.

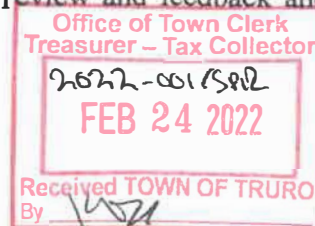
5. Security and Safety

To the extent requested by the Town's Police Department, and subject to the security and architectural review requirements of the CCC, or such other state licensing or monitoring authority, as the case may be, the Co-op and its Members shall work with the Town's Police Department in reviewing and approving all security plans prior to the implementation and Commencement of Operations, including determining the placement of exterior security cameras, but in no event will the Police Department's review override, or be more stringent than, the requirements of the CCC.

The Co-op and its Members agree to cooperate with the Police Department, including but not limited to periodic meetings to review operational concerns, security, delivery schedule and procedures, cooperation in investigations, and communications with the Police Department of any suspicious activities at or in the immediate vicinity of the individual Members' operations, and with regard to any anti-diversion procedures to ensure that marijuana and marijuana products sold by the Co-op or its Members are not being transferred to the illegal market or to minors.

If requested, the Co-op and its Members shall implement a comprehensive diversion prevention plan to prevent diversion of medical marijuana and marijuana products into the illicit market and to minors, such plan to be in place prior to the Commencement of Operations. The Co-op and its Members shall present the diversion plan to the Police Department for its review and feedback and, to the extent

BB 6



required by the Police Department, work collaboratively to implement any reasonable changes, amendments or modifications to address local concerns.

The Co-op and its Members shall promptly report the discovery of the following to Town Police within 24 hours of the Co-op becoming aware of such event: diversion of marijuana; unusual discrepancies identified during inventory; theft; loss; unusual discrepancy in weight or inventory during transportation; any vehicle accidents, losses, or other reportable incidents that occur during transport; any suspicious act involving the sale, cultivation, distribution, processing, or production of marijuana by any person; unauthorized destruction of marijuana; any loss or unauthorized alteration of records related to marijuana; an alarm activation or other event that requires response by public safety personnel; failure of any security alarm system due to a loss of electrical power or mechanical malfunction that is expected to last longer than eight hours; and any other breach of security.

The Co-op and its Members agree and acknowledge that periodic inspections of the individual Member operations by the Town's Police Department, Town's Fire Department, Building Department and Board of Health to ensure compliance with local bylaws, rules and regulations shall be a condition of continued operation in Town and agree to cooperate with the Town's Police Department, Building Department, Fire Department and Board of Health in providing access for scheduled and unscheduled inspections of the individual Member operations. The Town acknowledges that the majority of the Members conduct operations on residential parcels where they also reside. Therefore, except in case of emergency or imminent threat to public health or safety, the Town shall endeavor to give twenty four (24) hour advance email notice of any inspection.

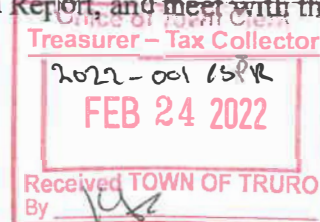
6. Community Impact Concerns

The Co-op and its Members agree to work collaboratively and cooperatively with the Town and abutting property owners to address mitigation of any reasonable concerns or issues that may arise through the operation of the Co-op, including, but not limited to, odor, noise, light or visual impacts.

In the event the Town receives six (6) or more written complaints from either abutters, owners of land directly opposite the Members' property on any public or private street or way, or abutters to the abutters within 600 feet of the property line of the Members' property, representing separate households, within a two-week period with respect to substantially the same type of negative impact (odor, noise, light or visual) in relation to any individual Member's operations, then the Parties agree that the following protocol may be followed:

1. The Town may, in its discretion, choose to investigate the complaints, which may include inspection of the operation and evaluation of the complaint from the property of the complainants. Inspection of complaints may be conducted by the Town's Building Inspector, Health Agent, Police Chief, and/or Fire Chief, or their designees, to evaluate the nature and scope of the complaint, document the conditions giving rise to the complaints, and investigate the impacts on abutting properties. The inspecting officials shall prepare a written Inspection Report.
2. Following the completion of a written Inspection Report, the Town Manager may convene a meeting of Town Officials/Staff to review the Inspection Report, and meet with the Member

BB 7



whose operations are the basis for the complaints to determine whether further mitigation measures may be implemented to address the complaints. The Town may undertake further inspections and require that independent measurements of light, sound or odors be taken. The Town and the Member shall discuss various mitigation measures, including the following:

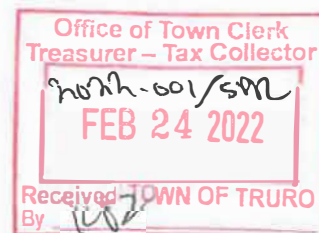
- a. A reduction in the amount of outdoor canopy for the next growing season;
 - b. A relocation of the outdoor growing operations to a less obtrusive location on the property;
 - c. The enclosure of the marijuana cultivation operations in a green house or other structure in order to control impacts;
 - d. Implementation of odor, light or noise control processes or technologies reasonably calculated to address the specific nature of the complaints.
 - e. Any other mitigation measures, as deemed appropriate.
3. In the event the Member and the Town cannot reach an agreement as to the mitigation measures to be undertaken by the Member, the Member may request that the Town agree to seek the input of an independent third-party mediator to assist in facilitating an agreed-upon resolution, the cost of which shall be borne by the Member and may be deducted offset against the following year's Community Impact Fee. The Town Manager and the Member shall both agree on the third-party mediator prior to any meeting with the mediator, and any final mitigation agreement shall be subject to approval of the Select Board.
4. Nothing set forth herein, including the Town's participation in a mediation/conciliation meeting, shall limit the authority or jurisdiction of the Building Inspector, Board of Health, or any other local enforcement official from enforcing applicable state laws and regulations, the Town's local bylaws and regulations, or the conditions of the Special Permit and/or Site Plan Approval, nor shall any mediation/conciliation meeting or agreement pursuant to this Section of the Host Community Agreement limit the authority of the Select Board to seek enforcement of the terms of this Agreement through any available means, including by judicial order.

7. Additional Obligations

The obligations of the Co-op, its Members and the Town recited herein are specifically contingent upon the Co-op obtaining a Final License from the CCC, and the Co-op's receipt of any and all necessary local approvals to locate, occupy, and operate within in the Town.

This agreement does not affect, limit, or control the authority of Town boards, commissions, and departments to carry out their respective powers and duties to decide upon and to issue, or deny, applicable licenses, permits and other approvals under the statutes and regulations of the Commonwealth, the General and Zoning Bylaws of the Town, or applicable regulations of those boards, commissions, and departments or to enforce said statutes, bylaws and regulations. The Town, by entering into this Agreement, is not hereby required or obligated to issue such licenses, permits and approvals as may be necessary for the Co-op to operate in the Town, or to refrain from enforcement action against the Co-op and/or the Co-op for violation of the terms of said permits and approvals or said statutes, bylaws, and regulations.

B.B 8



8. Energy and Environmental Requirements

The Co-op and its Members shall (a) satisfy all minimum energy efficiency and equipment standards established by the Cannabis Control Commission and meet all applicable environmental laws, regulations, permits, and other applicable approvals; (b) adopt and use best management practices as determined by the Cannabis Control Commission's Energy and Environmental Working Group to reduce energy usage and consumption and operate the Co-op in compliance with best environmental practices with respect to cultivation, processing and manufacturing operations; and (c) ensure that lighting power densities for cultivation spaces does not exceed an average of 36 watts per gross square foot of active and growing canopy in accordance with all applicable CCC policies and regulations.

The Co-op shall report to the Select Board concerning its individual Member's energy use through by providing copies of each Member's annual energy bill. Members shall additionally provide a copy of the energy bill for the year prior to the Commencement of Operations.

9. Water Consumption

The Co-op and its Members shall comply with the Cannabis Control Commission's Best Management Practice Guides for Water Use, with respect to soil health, watering methods, and water capture and reuse. With respect to any Members using municipal water sources, such Members shall monitor and document water use, and report annually to the Select Board on the amount of water used for marijuana cultivation operations.

10. Waste Management Controls

The Co-op and its Members shall comply with the Cannabis Control Commission's Guidance on Cannabis Waste Management Requirements. In the event the Members dispose of marijuana waste at the Town's Transfer Station, such waste disposal must be pursuant to a commercial permit.

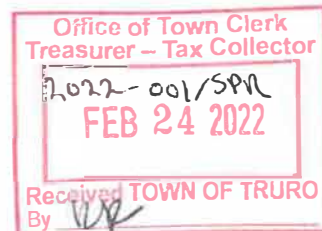
11. Pest Management

The Co-op and its Members shall comply with the Cannabis Control Commission's Guidance on Integrated Pest Management and shall apply chemical controls judiciously. Pesticides shall not be used as the primary method of pest control. "Minimum-risk (25(b))" pesticides for use in cannabis cultivation may be used in moderation.

12. Odor Control Technology

The Co-op and its Members shall ensure that odor from the operations do not constitute a nuisance to surrounding properties. Subject to review and approval by the Planning Board as part of the Special Permit process, the Co-op and its Members may, at a minimum, endeavor to plant varieties of marijuana that have been documented to be the least odoriferous varieties and surround all marijuana cultivation operations with cedar shavings or chips to mask odors to the greatest extent possible.

BB 9



13. Limitations on Use

The Co-op and its Members agree that, even if authorized under CCC regulations, they will not engage in delivery of adult use marijuana directly to consumers absent approval from the Select Board

14. Support

The Town agrees to submit to the CCC, or such other state licensing, registering or monitoring authority, as the case may be, the required certifications relating to the Co-op's application for a license to operate where such compliance has been properly met, but makes no representation or promise that it will act on any other license or permit request, including, but not limited to any zoning application submitted for the Co-op or any of its individual Members, in any particular way other than by the Town's normal and regular course of conduct and in accordance with its rules and regulations and any statutory guidelines governing them.

15. Term

Except as expressly provided herein, this Agreement shall take effect on the date set forth above, and shall be applicable for as long as any of the Members operate within the Town, with the exception of the Community Impact Fee as set forth in Section 2 herein, which shall be subject to the five (5) year statutory limitations of G.L. c.94G, §3(d), which time period shall be calculated for each Member based on the date of the Commencement of Operations for each Member's operation.

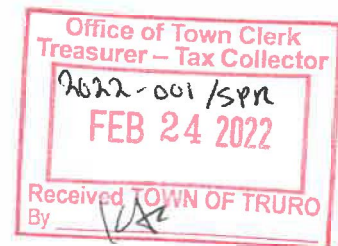
In the event the Co-op has not secured a Final License from the CCC and all necessary local permits from the Town for its adult use marijuana operations within two (2) years from the date this Agreement is signed, this Agreement shall expire and the Co-op shall be required to negotiate a new Host Community Agreement in order to operate within the Town. The Select Board, in its discretion, may agree to an extension of the two-year expiration, for good cause, which shall include the time required to pursue or await the determination of an appeal of the special permit or other legal proceeding.

This agreement shall apply only to the Co-op and its individual Members as presently constituted as of the Effective Date of this Agreement. Any changes to the Membership of the Co-op with respect to the addition of operational locations within the Town shall require an amendment to this Agreement to include such new Members as signatories hereto.

16. Annual Reporting

The Co-op and its Members shall file an annual written report with the Select Board in connection with its annual financial submissions each year for purposes of reporting on compliance with each of the terms of this Agreement and shall, at the request of the Select Board, appear at a regularly scheduled meeting to discuss the Co-op's Annual Report.

BB 10



17. Successors/Assigns

The Co-op and its Members shall not assign, sublet, or otherwise transfer its rights nor delegate its obligations under this Agreement, in whole or in part, except by and with the written consent of the Town. This Agreement is binding upon the parties hereto, their successors, assigns and legal representatives. Any consent by the Town herein shall be at the sole discretion of the Select Board and shall not be unreasonably withheld. In exercising its discretion, the Town may require that the assignee, transferee, or successor entity submit all the relevant information as the Select Board deems necessary.

Events deemed an assignment include, without limitation: (i) Co-op's or its Members' final and adjudicated bankruptcy whether voluntary or involuntary; (ii) the Co-op's or its Members' takeover or merger by or with any other entity; (iii) the Co-op's or its Members' outright sale of assets and equity, majority stock sale to another organization or entity for which the Co-op or its Members do not maintain a controlling equity interest; (iv) any assignment for the benefit of creditors; and/or (v) any other assignment not approved in advance in writing by the Town.

18. Notices

Any and all notices, consents, demands, requests, approvals or other communications required or permitted under this Agreement, shall be in writing and delivered by hand or mailed postage prepaid, return receipt requested, by registered or certified mail or by other reputable delivery service, and shall be deemed given when so delivered by hand, if so mailed, when deposited with the U.S. Postal Service, or, if sent by private overnight or other delivery service, when deposited with such delivery service.

To Town: Town Manager, Town of Truro
24 Town Hall Rd.
Truro, MA 02666

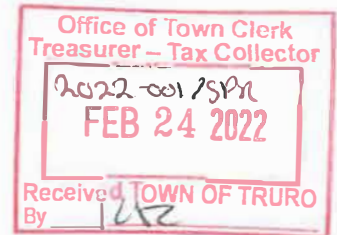
With a copy to:

John W. Giorgio
KP Law, P.C.
101 Arch Street, 12th Floor
Boston, MA 02110

To Co-op: Stephanie Rein
P.O. Box 688
21 Holsberry Road
Truro, MA 02666

With a copy to:

Michael C. Fee
Pierce & Mandell, P.C.
11 Beacon Street, Ste. 800
Boston, MA 02108



To Members: Outer Cape Cannabis Connection, LLC
Attn: Craig Milan
P.O. Box 603
Truro, MA 02666

Longnook Artisan Growers, LLC
Attn: Peter Staaterman
P.O. Box 774
12 Longnook Road
North Truro, MA 02652

Pure Joy Farm, LLC
Attn: Jessica Cook
PO Box 545
23 Old Bridge Road
Truro, MA 02666

Out There Grown, LLC
Attn: Arthur Bosworth, III
P.O. Box 668
21 Holsbery Road
Truro, MA 02666

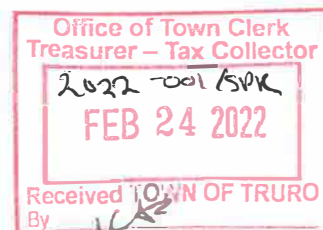
With a copy to:

Michael C. Fee
Pierce & Mandell, P.C.
11 Beacon Street, Ste. 800
Boston, MA 02108

19. Severability

If any term of condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless the Town would be substantially or materially prejudiced. Further, the Co-op and its Members agree that they will not challenge, in any jurisdiction, the enforceability of any provision included in this Agreement; and to the extent the validity of this Agreement is challenged by the Co-op or its Members in a court of competent jurisdiction, the Co-op and its Members shall pay for all reasonable fees and costs incurred by the Town in enforcing this Agreement.

BB 12



20. Governing Law

This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts, and the Co-op and its Members submit to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Agreement.

21. Entire Agreement

This Agreement, including all documents incorporated herein by reference, constitutes the entire integrated agreement between the Co-op, its Members and the Town with respect to the matters described herein. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the parties hereto.

22. Amendments/Waiver

Amendments, or waivers of any term, condition, covenant, duty or obligation contained in this Agreement may be made only by written amendment executed by all signatories to the original Agreement, prior to the effective date of the amendment.

23. Headings

The article, section, and/or paragraph headings in this Agreement are for convenience of reference only, and shall in no way affect, modify, define or be used in interpreting the text of this Agreement.

24. Counterparts

This Agreement may be signed in any number of counterparts all of which taken together, each of which is an original, and all of which shall constitute one and the same instrument, and any party hereto may execute this Agreement by signing one or more counterparts.

25. Signatures

Facsimile signatures affixed to this Agreement shall have the same weight and authority as an original signature.

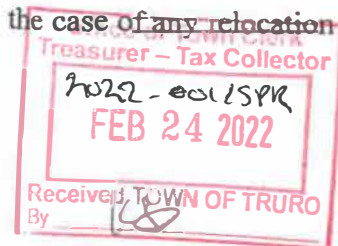
26. No Joint Venture

The Parties hereto agree that nothing contained in this Agreement or any other documents executed in connection herewith is intended or shall be construed to establish the Town, or the Town and any other successor, affiliate or corporate entity as joint ventures or partners.

27. Nullity

This Agreement shall be null and void in the event that the Co-op and its Members do not locate their operations in the Town or relocates operations out of the Town. Further, in the case of any relocation

BB 13



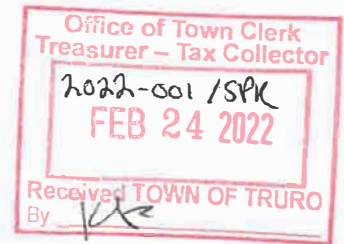
of operations out of the Town, the Co-op and its Members agree that an adjustment of Annual Payments due to the Town hereunder shall be calculated based upon the period of occupation of the Members within the Town, but in no event shall the Town be responsible for the return of any funds provided to it by the Co-op or its Members.

28. Indemnification

The Co-op and its Members shall indemnify, defend, and hold the Town harmless from and against any and all claims, demands, liabilities, actions, causes of actions, defenses, proceedings and/or costs and expenses, including attorney's fees, brought against the Town, their agents, departments, officials, employees, insurers and/or successors, by any third party arising from or relating to the development of the Members' operations within the Town. Such indemnification shall include, but shall not be limited to, all reasonable fees and reasonable costs of attorneys and other reasonable consultant fees and all fees and costs (including but not limited to attorneys and consultant fees and costs) shall be at charged at regular and customary municipal rates, of the Town's choosing, incurred in defending such claims, actions, proceedings or demands. The Co-op agrees, within thirty (30) days of written notice by the Town, to reimburse the Town for any and all costs and fees incurred in defending itself with respect to any such claim, action, proceeding or demand.

29. Third-Parties

Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Town, the Co-op or its Members.



IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

TOWN OF TRURO SELECT BOARD:

THE HIGH DUNE CRAFT MARIJUANA COOPERATIVE

Janet W. Worthington
 Janet W. Worthington, Chair

Maureen Burgess
 Maureen Burgess, Vice Chair

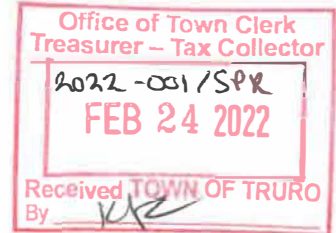
Kristen Reed
 Kristen Reed

Robert Weinstein
 Robert Weinstein

Susan Areson
 Susan Areson

By: Stephanie Rein

Its: _____



THE MEMBERS:

Outer Cape Cannabis Connection, LLC
 By: _____
 Its: Manager

Peter W. Staaterman
 Longnook Artisan Growers, LLC
 By: Peter Staaterman
 Its: Member

Out There Grown, LLC
 By: Stephanie Rein
 Its: Manager

Jessica Cook
 Pure Joy Farm, LLC
 By: Jessica Cook
 Its: Manager

29. Third-Parties

Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Town, the Co-op or its Members.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

TOWN OF TRURO SELECT BOARD: THE HIGH DUNE CRAFT MARIJUANA
COOPERATIVE

Janet W. Worthington, Chair

Stephanie Rein

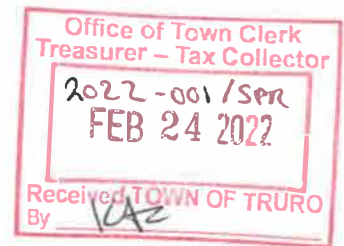
Maureen Burgess, Vice Chair

By: Stephanie Rein

Kristen Reed

Robert Weinstein

Susan Areson



THE MEMBERS:

Outer Cape Cannabis Connection, LLC

David Krieger-Delwitt

By: David Krieger-Delwitt

Its: Manager

Longnook Artisan Growers, LLC

By: Peter Staaterman

Its: Member

Out There Grown, LLC

Stephanie Rein

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

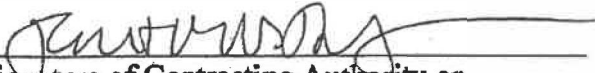
I, Stephanie Rein, (*insert name*) certify as an authorized representative of High Dune Craft Cooperative, LLC (*insert name of applicant*) that the applicant has executed a host community agreement with The Town of Truro (*insert name of host community*) pursuant to G.L.c. 94G § 3(d) on August, 2019 (*insert date*).



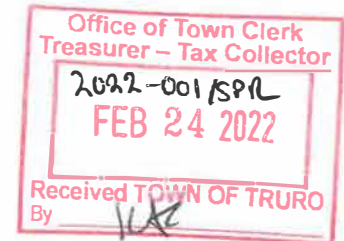
Signature of Authorized Representative of Applicant
Stephanie Rein

Host Community

I, Janet Worthington, (*insert name*) certify that I am the contracting authority or have been duly authorized by the contracting authority for Town of Truro (*insert name of host community*) to certify that the applicant and Town of Truro (*insert name of host community*) has executed a host community agreement pursuant to G.L.c. 94G § 3(d) on August 27, 2019 (*insert date*).



Signature of Contracting Authority or
Authorized Representative of Host Community



By: Stephanie Rein

Its: Manager

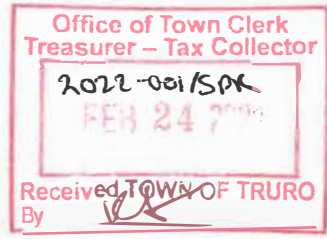
Pure Joy Farm, LLC

By: Jessica Cook

Its: Manager

674619/TRUO/

15



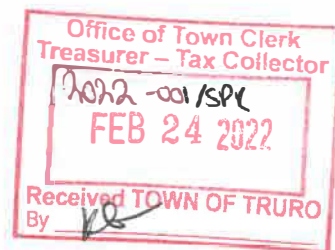
BB 18

Resource Plans 100.7 B2

OTG requests a waiver for 100.7 B2 which includes the electrical system overview, purpose energy/ utility demand, and purposed electrical demand offsets. The CCC requires a stamped engineered plan as defined in CCC 935 CMR 500.103 1(B) and 935 CMR 500.120(11) see attached

The Town's requirement of an Electrical Resource Plan which includes electrical system overview, proposed electrical/utility demands and proposed energy offsets are required by The CCC for final licensure. OTG will share the final approved Electric Usage Plan after CCC approval.

The vent system and air quality requirements are referenced in the overhead schematics provided by Growspan. -See attachment FF



935 CMR: CANNABIS CONTROL COMMISSION

500.103: continued

(b) To demonstrate compliance with 935 CMR 500.120(11), a Marijuana Cultivator applicant shall also submit an energy compliance letter prepared by a Massachusetts Licensed Professional Engineer or Massachusetts Licensed Registered Architect with supporting documentation. For a Microbusiness or Craft Marijuana Cooperative with a cultivation location sized as Tier 1 or Tier 2, compliance with any of the requirements of 935 CMR 500.120(11) may be demonstrated through an energy compliance letter prepared by one or more of the following energy professionals:

1. A Certified Energy Auditor certified by the Association of Energy Engineers;
2. A Certified Energy Manager certified by the Association of Energy Engineers;
3. A Massachusetts Licensed Professional Engineer; or
4. A Massachusetts Licensed Registered Architect.

(c) A Marijuana Establishment shall construct its facilities in accordance with 935 CMR 500.000, conditions set forth by the Commission in its provisional license and architectural review, and any applicable state and local laws, regulations, permits or licenses.

(d) The Commission may conduct inspections of the facilities, as well as review all written materials required in accordance with 935 CMR 500.000.

(e) The applicable license fee shall be paid within 90 days from the date the applicant was approved for a provisional license by the Commission. Failure to pay the applicable license fee within the required time frame shall result in the license approval expiring. If this occurs, a new license application will need to be completed pursuant to 935 CMR 500.101 and will require Commission approval.

(f) To the extent updates are required to the information provided for initial licensure, the Marijuana Cultivator shall submit an updated energy compliance letter prepared by a Massachusetts Licensed Professional Engineer or Massachusetts Licensed Registered Architect with supporting documentation, together with a renewal application submitted under 935 CMR 500.103(4).

(g) Prior to the issuance of a final license, an Independent Testing Laboratory shall demonstrate compliance with 935 CMR 500.050(7)(a) and provide to the Commission documentation relating to its accreditation.

(h) To the extent that an Applicant for a Delivery Operator License decides, following the submission of the Application for Provisional Licensure, but prior to receiving Final Licensure, that the Applicant will engage in White Labeling, the Applicant shall submit the information required by 935 CMR 500.101(3)(h)4. to the Commission. The Executive Director shall determine whether the submission satisfies the requirements of 935 CMR 500.101(3)(h)4.

(2) **Final License.** On completion of all inspections required by the Commission, a Marijuana Establishment is eligible for a final license. All information described in 935 CMR 500.000 that is not available at the time of submission shall be provided to and approved by the Commission before Marijuana Establishment may receive a final license. Such final licenses shall be subject to reasonable conditions specified by the Commission, if any.

(a) No person or entity shall operate a Marijuana Establishment without a final license issued by the Commission.

(b) A provisional or final license may not be assigned or transferred without prior Commission approval.

(c) A provisional or final license shall be immediately void if the Marijuana Establishment Ceases to Operate or if, without the permission of the Commission, it relocates.

(d) Acceptance of a provisional or final license constitutes an agreement by the Marijuana Establishment that it will adhere to the practices, policies, and procedures that are described in its application materials, as well as all relevant laws, regulations, and any conditions imposed by the Commission as part of licensure.

(e) The Marijuana Establishment shall post the final license in a conspicuous location on the Premises at each Commission-approved location.

(f) The Marijuana Establishment shall conduct all activities authorized by 935 CMR 500.000 at the address(es) identified on the final license issued by the Commission.

(3) The Marijuana Establishment shall be operational within the time indicated in 935 CMR 500.101(1)(c)5. or as otherwise amended through the application process and approved by the Commission through the issuance of a final license.



935 CMR: CANNABIS CONTROL COMMISSION

500.120: continued

(10) Any application of plant nutrient to land used for the cultivation of Marijuana shall comply with St. 2012, c. 262, as amended by St. 2013, c. 118, § 26, and 330 CMR 31.00: *Plant Nutrient Application Requirements for Agricultural Land and Non-agricultural Turf and Lawns*.

(11) A Marijuana Cultivator shall satisfy minimum energy efficiency and equipment standards established by the Commission and meet all applicable environmental laws, regulations, permits and other applicable approvals including, but not limited to, those related to water quality and quantity, wastewater, solid and hazardous waste management, and air pollution control, including prevention of odor and noise pursuant to 310 CMR 7.00: *Air Pollution Control* as a condition of obtaining a final license under 935 CMR 500.103(2) and as a condition of renewal under 935 CMR 500.103(4). A Marijuana Cultivator shall adopt and use additional best management practices as determined by the Commission, in consultation with the working group established under St. 2017, c. 55, § 78(b) or applicable departments or divisions of the EOEEA, to reduce energy and water usage, engage in energy conservation and mitigate other environmental impacts, and shall provide energy and water usage reporting to the Commission in a form determined by the Commission. Each license renewal application under 935 CMR 500.103(4) shall include a report of the Marijuana Cultivator's energy and water usage over the 12-month period preceding the date of application. Marijuana Cultivators shall be subject to the following minimum energy efficiency and equipment standards:

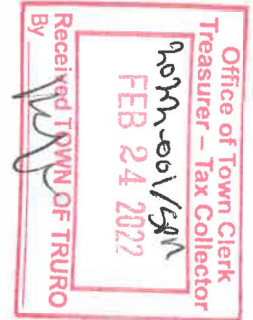
(a) The building envelope for all facilities, except Greenhouses, shall meet minimum Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR: *Massachusetts Amendments to the International Building Code 2009*), International Energy Conservation Code (IECC) Section C402 or The American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE) Standard 90.1 Sections 5.4 and 5.5 as applied or incorporated by reference in 780 CMR: *Massachusetts Amendments to the International Building Code 2009*, except that facilities using existing buildings may demonstrate compliance by showing that the envelope insulation complies with code minimum standards for Type Factory Industrial F-1, as further defined in guidelines issued by the Commission.

(b) Lighting used for Cannabis cultivation shall meet one of the following compliance requirements:

1. Horticulture Lighting Power Density may not exceed 36 watts per square foot, except for Tier 1 and Tier 2 which may not exceed 50 watts per square foot; or
2. All horticultural lighting used in a facility is listed on the current Design Lights Consortium Solid-state Horticultural Lighting Qualified Products List ("Horticultural QPL") or other similar list approved by the Commission as of the date of license application, and lighting Photosynthetic Photon Efficacy (PPE) is at least 15% above the minimum Horticultural QPL threshold rounded up to the nearest 0.1 $\mu\text{mol/J}$ (micromoles per joule).
3. A facility seeking to use horticultural lighting not included on the Horticultural QPL or other similar list approved by the Commission shall seek a waiver pursuant to 935 CMR 500.850 and provide documentation of third-party certification of the energy efficiency features of the proposed lighting. All facilities, regardless of compliance path, shall provide third-party safety certification by an OSHA NRTL or SCC-recognized body, which shall certify that products meet a set of safety requirements and standards deemed applicable to horticultural lighting products by that safety organization.

(c) Heating Ventilation and Air Condition (HVAC) and dehumidification systems shall meet Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR: *Massachusetts Amendments to the International Building Code 2009*), IECC Section C403 or ASHRAE Chapter 6 as applied or incorporated by reference in (780 CMR: *Massachusetts Amendments to the International Building Code 2009*). As part of the documentation required under 935 CMR 500.120(1)(b), a Marijuana Cultivator shall provide a certification from a Massachusetts Licensed Mechanical Engineer that the HVAC and dehumidification systems meet Massachusetts building code as specified in 935 CMR 500.120(1)(c) and that such systems have been evaluated and sized for the anticipated loads of the facility.

(d) Safety protocols shall be established and documented to protect workers, Consumers, or Visitors (e.g., eye protection near operating Horticultural Lighting Equipment).



935 CMR: CANNABIS CONTROL COMMISSION

500.120: continued

(e) Requirements in 935 CMR 500.120(11)(b) and (c) shall not be required if an indoor Marijuana Cultivator is generating 80% or more of the total annual on-site energy use for all fuels (expressed on a MWh basis) from an on-site clean or renewable generating source, or renewable thermal generation, as provided in M.G.L. c. 25A § 11F and 11F½. Additionally, the Marijuana Establishment shall document that renewable energy credits or alternative energy credits representing the portion of the Licensee's energy usage not generated onsite have been purchased and retired on an annual basis.

(f) Prior to final licensure, a Marijuana Cultivator Licensee shall demonstrate compliance with 935 CMR 500.120(11), by submitting an energy compliance letter prepared by a Massachusetts Licensed Professional Engineer or Massachusetts Licensed Registered Architect with supporting documentation, together with submission of building plans under 935 CMR 500.103. For a Microbusiness or Craft Marijuana Cooperative with a cultivation location sized as Tier 1 or Tier 2, or such other Marijuana Cultivators that have been granted a waiver under 935 CMR 500.850, compliance with any of the requirements of 935 CMR 500.120(11) may be demonstrated through an energy compliance letter or updated energy compliance letter prepared by one or more of the following energy professionals:

1. A Certified Energy Auditor certified by the Association of Energy Engineers;
2. A Certified Energy Manager certified by the Association of Energy Engineers;
3. A Massachusetts Licensed Professional Engineer; or
4. A Massachusetts Licensed Registered Architect.

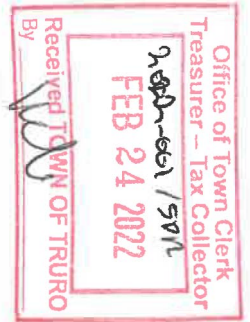
(g) A CMO with a final Certificate of Licensure issued before November 1, 2019 shall have until July 1, 2020 to comply with 935 CMR 500.120(11), except that any additions to or renovations to a facility shall comply with 935 CMR 500.120(11). A CMO subject to 935 CMR 500.120(11)(g) may apply for an additional six-month extension if it agrees to install meters to monitor energy usage, water usage and other data determined by the Commission as necessary in order to provide reports on energy usage, water usage, waste production and other data in a form and manner determined by the Commission.

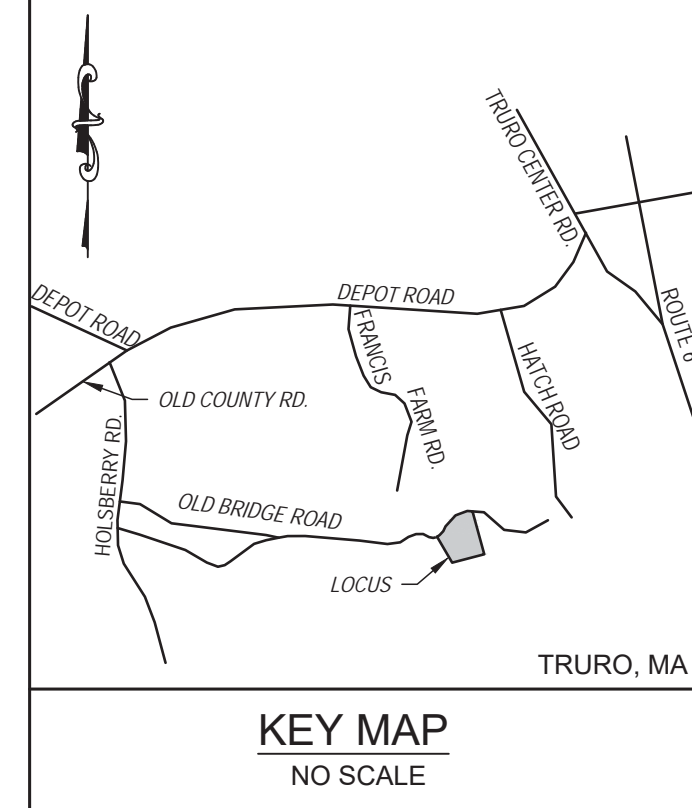
(h) For purposes of 935 CMR 500.120(11), the following terms shall have the following meanings:

1. Horticultural Lighting Equipment (HLE) means any lighting equipment (e.g., fixtures, bulbs, ballasts, controls, etc.) that uses energy for the cultivation of plants, at any stage of growth (e.g., germination, cloning/Mother Plants, Propagation, Vegetation, Flowering, and harvest).
2. Horticulture Lighting Square Footage (HLSF) means an area to be calculated in square feet and measured using clearly identifiable boundaries of all areas(s) that will contain plants at any point in time, at any stage of growth, including all of the space(s) within the boundaries, HLSF may be noncontiguous, but each unique area included in the total HLSF calculations shall be separated by an identifiable boundary which includes, but is not limited to: interior walls, shelves, Greenhouse walls, hoop house walls, garden benches, hedge rows, fencing, garden beds, or garden plots. If plants are being cultivated using a shelving system, the surface area of each level shall be included in the total HLSF calculation.
3. Lighting Power Density (HLPD) means a measure of total watts of Horticultural Lighting Equipment per total Horticulture Lighting Square Footage, (HLE / HLSF = HLPD) expressed as number of watts per square foot.

(12) In addition to the written operating policies required under 935 CMR 500.105(1), a Marijuana Cultivator, including CMO Marijuana Cultivators and MTCs, shall maintain written policies and procedures for the cultivation, production, Transfer or distribution of Marijuana, as applicable, which shall include, but not be limited to:

- (a) Methods for identifying, recording, and reporting diversion, theft, or loss, for correcting all errors and inaccuracies in inventories, and for maintaining accurate inventory. The policies and procedures, at a minimum, shall comply with 935 CMR 500.105(8);
- (b) Policies and procedures for handling voluntary and mandatory recalls of Marijuana. Such procedures shall be adequate to deal with recalls due to any action initiated at the request or order of the Commission, and any voluntary action by a Marijuana Establishment to remove defective or potentially defective Marijuana from the market, as well as any action undertaken to promote public health and safety;



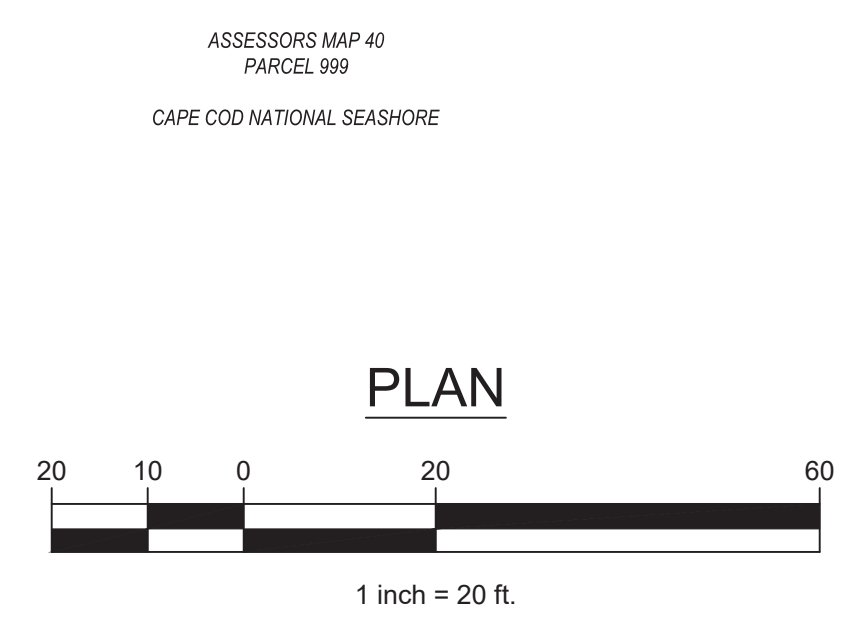
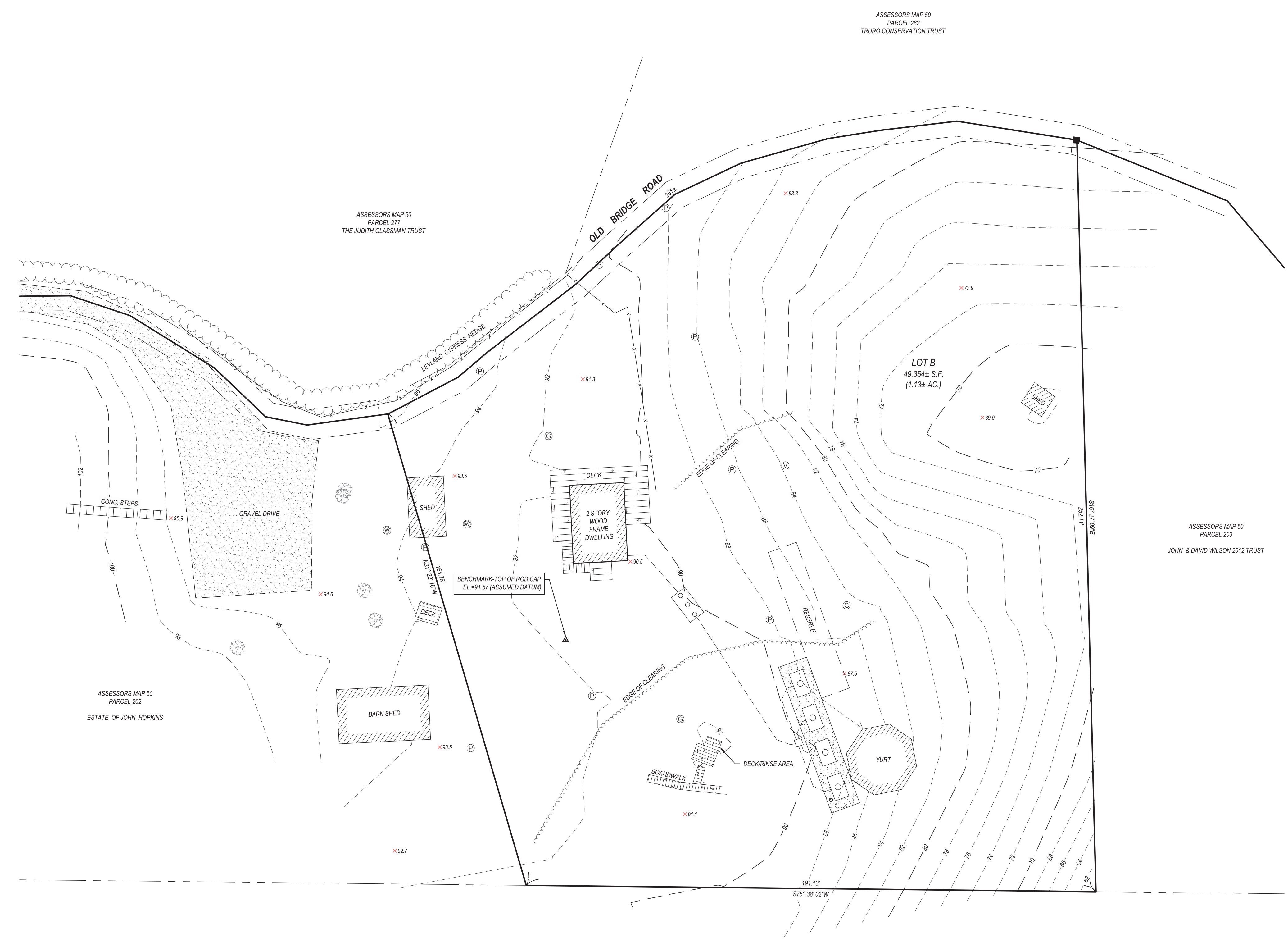


REFERENCE:
ASSESSORS MAP 50, PARCEL 232
PLAN BOOK 377, PAGE 44
OWNER OF RECORD
DEBRA L. HOPKINS
DEED BOOK 30903, PAGE 288

DATUM:
ELEVATIONS SHOWN HEREON ARE
BASED ON AN ASSUMED DATUM

LEGEND

- BOUND
- ⊙ SEWER MANHOLE
- ⊕ CLEAN OUT
- ⊖ SEPTIC VENT
- ⊗ MISC. TREE
- ⊘ WELL
- ⊙ UTILITY POLE
- ⊙ PROPANE TANK
- - -80- - - CONTOUR
- x 91.2 SPOT ELEV.
- - - WIRE FENCE
- ⊙ FENCE POST



I HEREBY CERTIFY THAT THE
CONDITIONS SHOWN HEREON ARE
LOCATED AS THEY EXISTED ON THE
GROUND AS OF 04-21-2020.

DATE DECEMBER 13, 2021



NO.	DATE	REVISION	BY

PROJECT: PURE JOY FARMS LLC
23 OLD BRIDGE ROAD
TRURO MA

SHEET TITLE: PLAN SHOWING EXISTING SITE CONDITIONS

SCALE: AS NOTED

DRAWING FILE: C19417-V.dwg

DATE: 04-30-2020

DRAWN BY: MAP

CHECKED BY: JDM

C1.2.1

1 OF 1 SHEETS

PROJECT NO. C19417.00

F:\SDSKPROJ\C19417\C19417-00C19417-V.dwg 12/10/2021 1:45 PM



CONFIRMATIONS FOR THE LOCAL BUILDING JURISDICTION

PLEASE WORK WITH YOUR GOVERNING BUILDING DEPARTMENT TO COMPLETE THIS SHEET AND RETURN TO YOUR GROWSPAN REPRESENTATIVE. THIS INFORMATION IS CRITICAL TO ENSURE YOUR GREENHOUSE DESIGN IS COMPLIANT WITH THE LOCAL CODE AND THE GOVERNING BUILDING DEPARTMENT.

Office of Town Clerk
Treasurer - Tax Collector
2022-001/SPK
FEB 24 2022
Received TOWN OF TRURO
By: [Signature]

1. ARE STAMPED BUILDING DRAWINGS REQUIRED FOR YOUR GROWSPAN STRUCTURE?

YES NO

2. ARE STAMPED FOUNDATION DRAWINGS REQUIRED FOR YOUR GROWSPAN STRUCTURE?

YES NO

3. GOVERNING BUILDING DEPARTMENT CONTACT INFORMATION:

NAME: RICHARD STEVENS JURISDICTION: TRURO
ADDRESS: 245 MAIN HILL RD CITY: TRURO STATE: MA ZIP CODE: 02666
PHONE: 508-344-7004 EMAIL: rstevens@truro-ma.gov COUNTY: Barnstable

4. DIGITAL (PDF) GOPIES OF STAMPED DRAWINGS WILL BE PROVIDED WITH THE ORDER. ARE HARDCOPIES OF STAMPED DRAWINGS ALSO NEEDED?

YES NO

IF YES, PLEASE STATE THE NUMBER OF COPIES AND THE SHEET SIZE NEEDED:

NUMBER OF COPIES*: 3 SHEET SIZE**: N/A 11x17 min

*ADDITIONAL FEES APPLY IF MORE THAN THREE COPIES ARE NEEDED.

**ADDITIONAL FEES APPLY FOR SHEET SIZES OTHER THAN 11"X17".

5. BUILDING CODE NAME AND YEAR (E.G. IBC 2012, IBC 2015, IBC 2018, ETC): 2015 IBC w/ 2015 IBC

MASS. AMENDMENTS

6. SNOW LOAD (PSF) - GROUND (P_g): 25 MIN. FLAT ROOF (P_f***): MIN SLOPED ROOF (P_s***):

***IF NONE SPECIFIED, P_f & P_s WILL BE CALCULATED PER ASCE 7 / IBC.

7. WIND SPEEDS (3-SECOND GUST WIND SPEEDS IN MPH):

FOR IBC 2009 AND OLDER, LIST THE NOMINAL WIND SPEED:

FOR IBC 2012 AND NEWER, LIST THE ULTIMATE WIND SPEED FOR EACH RISK CATEGORY BELOW:

RISK CATEGORY 1: 39 RISK CATEGORY 2:

8. EXPOSURE CATEGORY:

- B (BUILDING LOCATED IN URBAN/SUBURBAN AREAS, WOODED AREAS, OR OTHER TERRAIN WITH NUMEROUS, CLOSELY SPACED OBSTRUCTIONS THAT HAVE THE SIZE OF SINGLE-FAMILY DWELLINGS OR LARGER) - VERIFY WITH BUILDING OFFICIAL THAT THIS IS ACCEPTABLE TO USE FOR DESIGN.
- C (SELECT IF BUILDING DOES NOT FIT B OR D. THIS INCLUDES OPEN TERRAIN WITH SCATTERED OBSTRUCTIONS THAT HAVE HEIGHTS GENERALLY LESS THAN 30 FT. THIS INCLUDES FLAT, OPEN COUNTRY AND GRASSLANDS).
- D (BUILDING LOCATED NEAR FLAT, UNOBSTRUCTED AREAS AND WATER SURFACES. THIS CATEGORY INCLUDES SMOOTH MUD FLATS, SALT FLATS, UNBROKEN ICE, AND IF THE BUILDING IS LOCATED WITHIN 600 FEET OF A LARGE WATER SURFACE MORE THAN 5000 FEET IN WIDTH).

9. IS THERE ANY OTHER SPECIAL DESIGN LOAD CRITERIA OR LOCAL CODE REQUIREMENTS FOR THIS PROJECT (E.G. SEISMIC DESIGN CATEGORY, ETC)?

NO YES, PLEASE LIST:

10. IS THERE A MINIMUM INSIDE CLEARANCE? NO YES, PLEASE LIST:

11. ARE THERE RESTRICTIONS ON THE PEAK (OVERALL) STRUCTURE HEIGHT? NO YES
IF YES, PLEASE LIST: 30' MAXIMUM

12. PLEASE LIST THE MAXIMUM BUILDING SIZE ALLOWED FOR THIS TYPE OF STRUCTURE (FT²): N/A

13. PLEASE LIST THE MAXIMUM BUILDING SIZE THAT IS ALLOWED WITHOUT A SPRINKLER SYSTEM FOR THIS STRUCTURE (FT²): 2000

14. PLEASE LIST THE EGRESS REQUIREMENTS: MINIMUM OF 2

15. FROST DEPTH AS REQUIRED BY THE BUILDING OFFICIAL FOR YOUR SITE ADDRESS (IN): 48

CUSTOMER SIGNATURE: _____

DATE: _____

Stephanie Retus, Arthur Bosworth (508) 237-1959
237-2791



Corporate Offices
Distribution Center

1395 John Fitch Blvd., South Windsor, CT 06074
1440 Field of Dreams Way, Dyersville, IA 52040

Phone: 1.800.476.9715 • Int'l Phone 860.528.9550
Fax: 1.800.457.8887 • Int'l Fax: 860.289.4711
Website: www.growerssupply.com

Customer ID: 9042254
Quote Number: 1041516

QUOTE

Page: 1 of 3

<p>Quote To:</p> <p>OUT THERE GROWN / PURE JOY 23 OLD BRIDGE RD PO BOX 688 TRURO MA 02666-0688 UNITED STATES</p> <p>Phone: 5082371959</p> <p>Sales Person: NOAH SKINNER Office Phone: 800-327-6835 X1718 NSKINNER@FARMTEK.COM</p>	<p>Ship To:</p> <p>OUT THERE GROWN / PURE JOY 23 OLD BRIDGE RD PO BOX 688 TRURO, MA 02666-0688</p> <p>Date: 12/9/2021 Valid for 10 Days</p> <p>Quote Total </p>
--	--

Line	Part	Description	Expected Qty	Unit Price	Ext. Price
1	200106	GROWSPAN SERIES 1000 ARCH-TOPPED TWO-SPAN COMMERCIAL GREENHOUSE 60'W X 60'L X 12'H, ENGINEERED	1.00		
<p><i>Project Size: (2) 30' X 60' GrowSpan Series 2000 Gable-Topped greenhouse, partitioned</i> <i>Total Square Footage: 3600 sqft</i> <i>Side Height: 12'</i> <i>10' column/truss spacing with heavy duty 4x4 inch square 8 gauge triple galvanized steel columns</i> <i>Designed for 25psf ground snowload, 119mph ultimate windspeed category I</i> -PLEASE CONFIRM IF LOCAL BUILDING ORDINANCE REQUIRES STAMPED/ENGINEERED DRAWINGS--</p> <p><i>Primary structural members (posts, trusses, purlins) are triple galvanized and fully enclosed (tubular). No partially enclosed members - C-channel, roll forming or press braking - allowed.</i> <i>Heavy duty base plate anchoring system with concrete anchors included. This system eliminates labor & error associated with anchor posts that must be wet set into concrete + allows concrete to be poured & cured prior to greenhouse delivery. Can be engineered to meet any snow/wind loads. Can be mounted to cylindrical pier footings (economical choice), grade beams or slabs.</i> <i>FarmTek includes the following items with every GrowSpan Series 1000 & 2000 greenhouse purchase: framing for quoted doors, fans, coolers, vents + heavy duty "walk-in" gutters + condensate removal system + covering materials with appropriate fasteners, flashings, closure strips and sealants</i></p> <p><i>Clear 8mm twinwall polycarbonate to cover sidewalls, and upper gable walls of greenhouse structures</i> <i>White-Black-White light deprivation polycarbonate to cover lower gablewalls and partition wall of greenhouse structures</i> <i>Double layer of inflated 6mm polyethylene film to cover roof</i></p>					
2	700012	**OPTIONAL - PRICE EXCLUDED FROM TOTAL** STAMPED/ENGINEERED DRAWINGS	0.00		
3	100103	ALUM DBL HUNG DOOR 6'X7' BLCKOUT (W/B/W)W/THRESHOLD	4.00		

Office of Town Clerk
Treasurer - Tax Collector
2022-001 /SPK
FEB 24 2022
Received OWN OF TRURO
By

BUILDING AND FOUNDATION INSTALLATION:

THE BUILDING AND FOUNDATION SHALL BE INSTALLED IN ACCORDANCE WITH THE (STAMPED) STRUCTURAL—BOTH BUILDING AND FOUNDATION, IF APPLICABLE—AND CLADDING DRAWINGS. IF IT IS NOT, THE WARRANTY WILL BE VOIDED. CORRECTIVE ACTION MUST BE TAKEN IMMEDIATELY.

THE STRUCTURE SHALL BE FULLY ENCLOSED UNLESS SPECIFIED OTHERWISE.

SPECIAL REQUIREMENTS:

SPECIFY ANY OTHER REQUIREMENTS THAT NEED TO BE MET BY GROWSPAN (STRUCTURE AND EQUIPMENT) FROM THE REGULATORY/GOVERNING BODY OF THE CANNABIS USE LAWS (IF APPLICABLE), AS WELL AS THE LOCAL BUILDING DEPARTMENT:

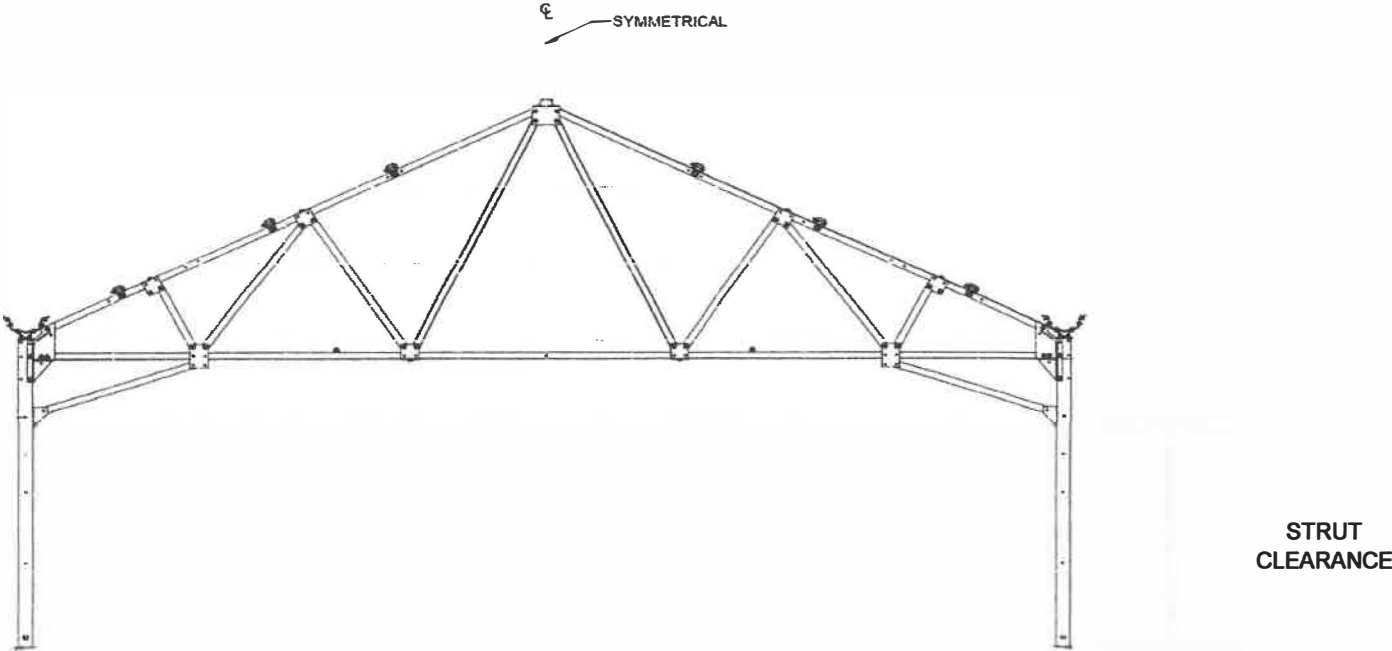
IT IS THE RESPONSIBILITY OF THE CUSTOMER THAT THE GREENHOUSE DESIGN AND EQUIPMENT (ON ORDER) MEETS OR EXCEEDS ALL REQUIREMENTS FROM THE COUNTY, CITY, AND/OR STATE THAT GOVERNS THE CULTIVATION OF CANNABIS.

IT IS THE RESPONSIBILITY OF THE CUSTOMER THAT THE GREENHOUSE DESIGN, STRUCTURE, AND EQUIPMENT MEETS OR EXCEEDS ALL REQUIREMENTS FROM THE LOCAL BUILDING DEPARTMENT.

GROWSPAN RECOMMENDS THE CUSTOMER SUPPLY A STORAGE AREA OR TEMPORARY STORAGE FOR ELECTRONIC / SENSITIVE ELECTRICAL EQUIPMENT ASSOCIATED WITH ANY GROWSPAN GREENHOUSE ORDER TO ENSURE PROTECTION FROM WEATHER AND DAMAGING ELEMENTS.

INSIDE STRUT CLEARANCE:

IF STRUT CLEARANCE (SEE ORANGE DIMENSION CALL-OUT BELOW) IS A CONCERN, PLEASE DISCUSS WITH YOUR GROWSPAN PROJECT MANAGER.



STRUT CLEARANCE REQUIREMENTS:

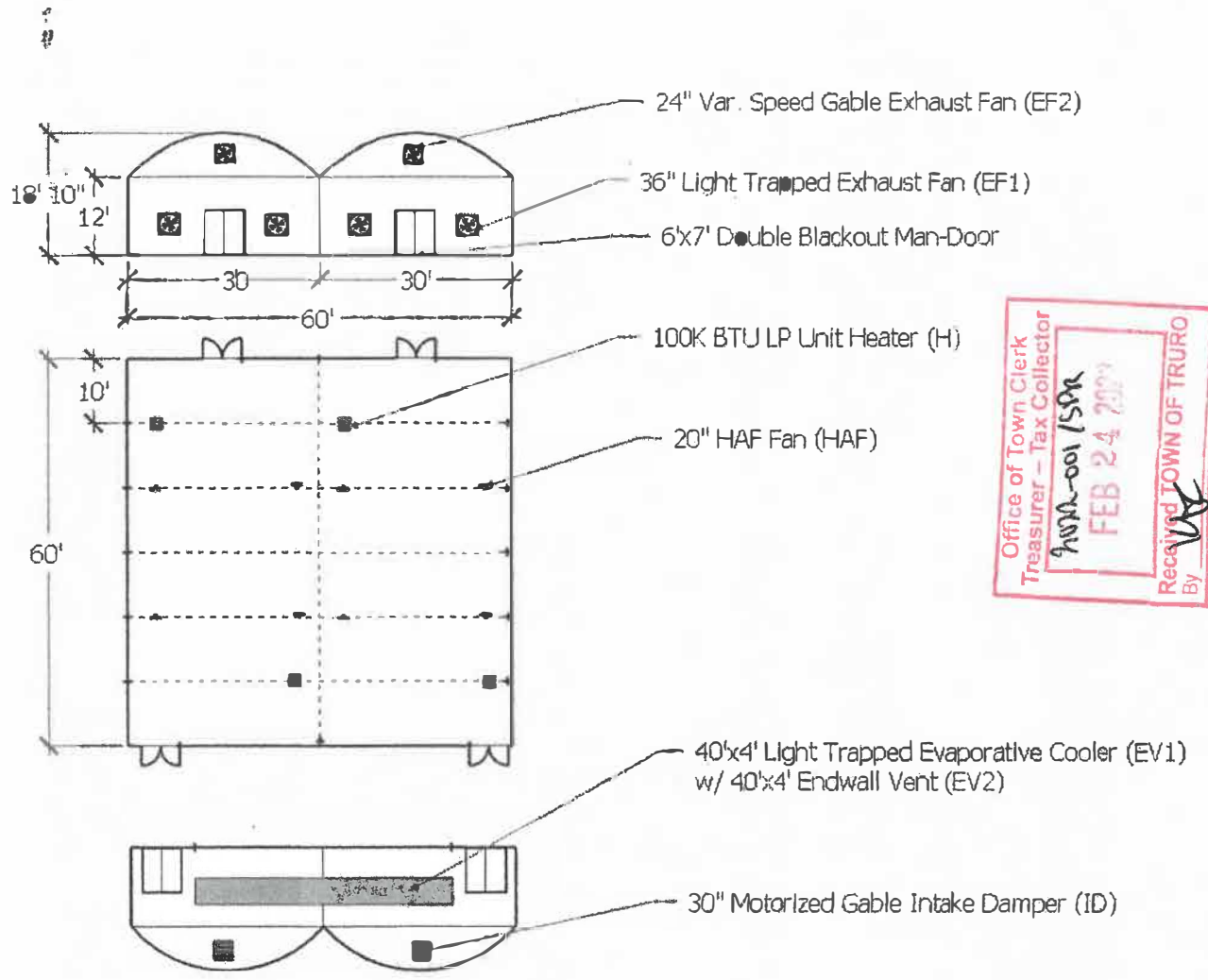
- FOR SIDEWALL HEIGHTS > 10', CLEARANCE IS TYPICALLY 7' MINIMUM
- FOR SIDEWALL HEIGHTS = 10', CLEARANCE IS TYPICALLY 6' MINIMUM
- FOR SIDEWALL HEIGHTS = 8', CLEARANCE IS TYPICALLY 4'-6' MINIMUM

Office of Town Clerk
 Treasurer – Tax Collector
 2022-001/SPK
 FEB 24 2022
 Received TOWN OF TRURO
 By *[Signature]*

FF 4 of 8



K

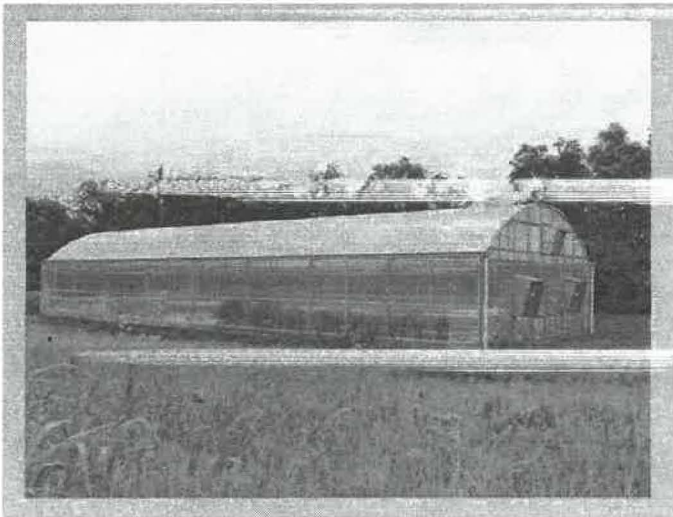
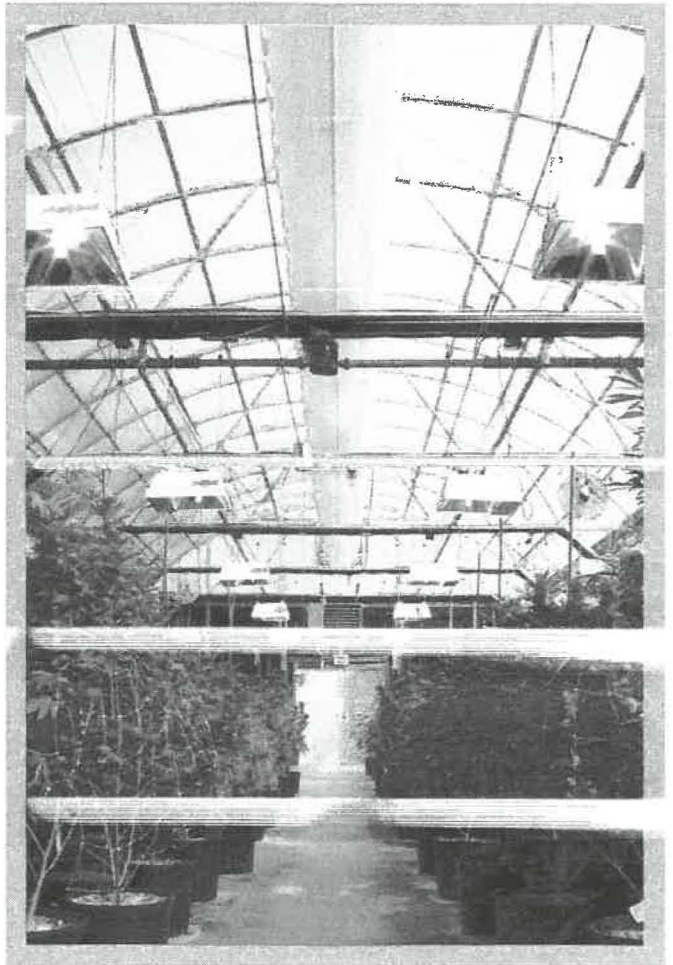
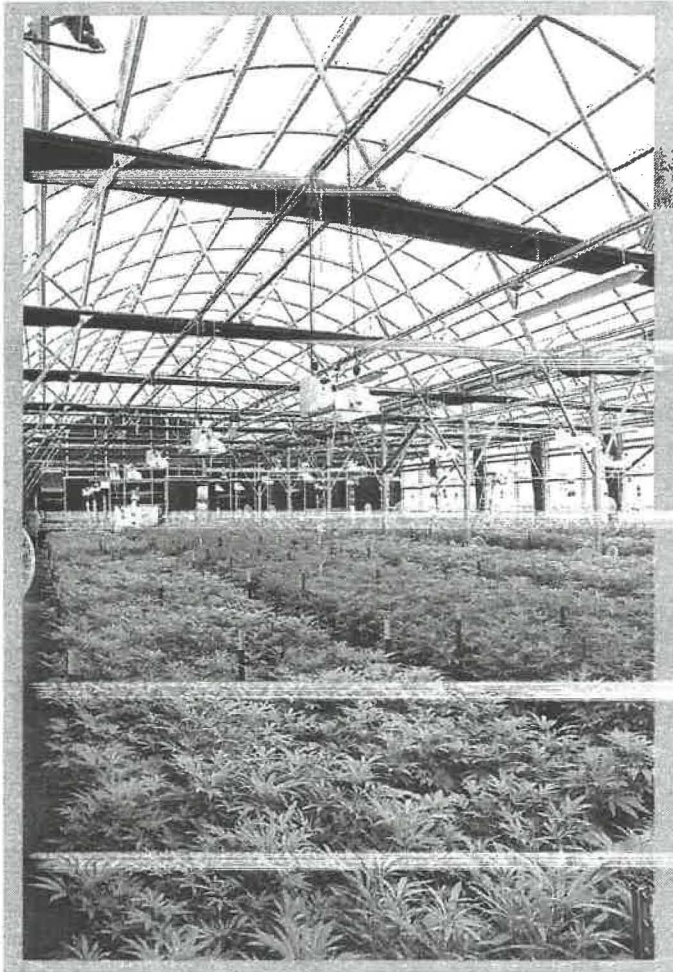


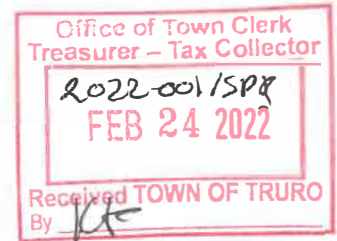
Office of Town Clerk
 Treasurer - Tax Collector
 9000-001/500
 FEB 24 2024
 Received TOWN OF TRURO
 By [Signature]

FF4 of 8

SERIES 1000

Office of Town Clerk
Treasurer - Tax Collector
HARRIS
FEB 24 2022
Received TOWN OF TRURO
By *[Signature]*





NARRATIVE-OTG

Background Information and Narrative Addressing Review Criteria.

This proposal was prepared by Out There Organics (OTG). OTG is owned and operated by Stephanie Rein and Arthur Bosworth. OTG is a member of High Dune Craft Cooperative (HDCC) which has received a provisional license from the Massachusetts Cannabis Control Commission (CCC) as a Marijuana Craft Cooperative (MCC). HDCC has also executed a Host Community Agreement (HCA) with the Town of Truro.

The RME will implement Natural Farming practices in their cultivation of marijuana. All fertilizers, amendments and solutions for Integrated Pest Management (IPM) are made on site and sourced from our natural environment. All growing practices follow the 25B list of allowable pesticide use per CCC regulations.

Greenhouse plants will be planted in 4'x 52' raised beds of living soil using drip tape and emitter irrigation. Outdoor plants will grown using living soil in three different styles: raised beds, 4'x4'x2' and 6'x6'x2' wooden boxes and Hugelkultur beds (utilize trees that have been highlighted on Site Plan for removal). The living soil will be inoculated with indigenous microorganism, harvested and propagated by the RME, which sequester carbon and nitrogen naturally.

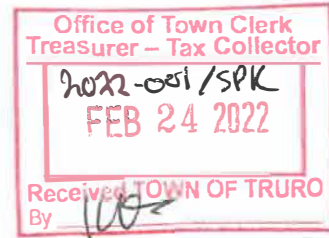
Each RME intends to have two employees, for a total of four employees, two employees reside on the abutting property. The employees will perform functions within the CCC regulations in areas highlighted on the Site Plan.

True to the cooperative model, OTG and Pure Joy Farm (PJF) propose to have operations at 23 Old Bridge Rd. Parcel 232 owned by Debra Hopkins. Ms. Hopkins is also owner of parcel 202 which is an a butter to the proposed location and currently has a 30' x 40' cathedral greenhouse (which is not part of proposal, but will continue vegetable production). Both parcels have a long history of organic vegetable production for market as well as animal husbandry which includes fowl, goats and historically horses. Debra-Hopkins holds status as a Schedule F. 23 Old Bridge Rd. is an optimal location for a Recreational Marijuana Establishment (RME) for several reasons. Located at the end of a private way, Old Bridge Road, the proposed area is secluded with virtually no line of sight from abutters residences or buildings nor visible from town roads. Perched on one of the highest elevations in the Town of Truro allowing for passive ventilation for the proposed greenhouse which will utilize the prevailing southwest wind to cool and mitigate odor over open land.

Minimal grading will take place to level area for our proposed 60'x 60', gutter connected, state of the art greenhouse from Growspan. The greenhouse utilizes advanced climate control computer technology with an emphasis on low cost solutions for disease and pest management while using minimal amounts of energy. Soil removed from greenhouse site will be used as part of berm construction (see Site Plan).

The greenhouse will employ a fully automated light deprivation system that will allow OTG to harvest multiple times in a growing season. The greenhouse will utilize natural light with the use of supplemental artificial high pressure sodium lights when necessary at night and ONLY when the light deprivation system has been deployed. This system eliminates any light leakage to our night sky consistent with chapter IV, Sec. 6 of General Bylaws of the Town of Truro.

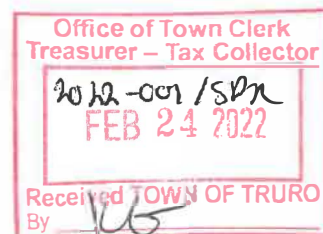
All security lighting, required by CCC and the Truro Police Department (TPD) will be down shaded or utilize night vision technology thus consistent with chapter IV, Sec. 6 of General Bylaws of the Town of Truro.



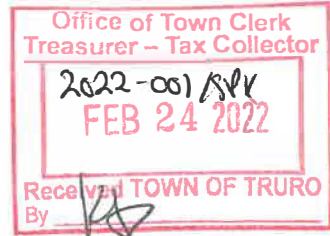
Overview of Daily Operations

OTG is owned and operated by Stephanie J. Rein and Arthur Bosworth who will be in charge of all aspects of the business. OTG will grow, dry, trim, cure, process, package and sell cannabis products to licensed MCE'. The daily activities of the owners and employees will evolve seasonally, but will include generally the following:

- 1) Pruning
- 2) Testing of soil and water for PH levels
- 3) Monitoring of moisture content in soil
- 4) Cloning and clone care
- 5) Soil amending, Mulching and Top dressing
- 6) Integrated Pest Management (IPM)
- 7) Foliar spraying
- 8) Harvesting
- 9) Inspection of drying product
- 10) Inspection of curing process
- 11) Trimming of dry product
- 12) Waste disposal/ Composting
- 13) Processing- Cannabis preroll
- 14) Branding/Packaging
- 15) Sales
- 16) Daily updating of METRC Seed to Sale tracking
- 17) Inventory
- 18) Infrastructure maintenance
- 19) Seminars/ Industry gatherings
- 20) Social Equity outreach



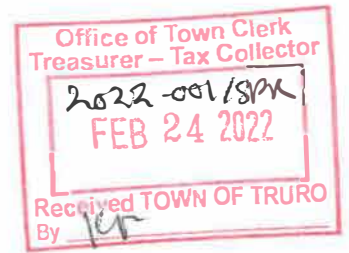
All activities will be undertaken by agents licensed by the Cannabis Control Commission, ("CCC") and in accordance with all applicable CCC license conditions, rules and regulations.





TOWN OF TRURO

ASSESSORS OFFICE CERTIFIED ABUTTERS LIST REQUEST FORM



APPLICATION FOR ADULT USE RECREATIONAL MARIJUANA ESTABLISHMENTS (RME) AND MEDICAL MARIJUANA TREATMENT CENTERS (MMTC)

DATE: 12/20/21

NAME OF APPLICANT: Out There Growin + Pure Joy Farm

NAME OF AGENT (if any): Stephanie Rein

MAILING ADDRESS: Po Box 688 Truro, MA. 02666

CONTACT: HOME/CELL (508) 237-2791 EMAIL warmvalley@hotmail.com

PROPERTY LOCATION: 23 Old Bridge Rd. Truro, MA. 02666
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 50 PARCEL 231 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR:

Planning Board Site Plan Review

Zoning Board of Appeals Special Permit

FEE: \$15.00 per checked item (Fee must accompany the application unless other arrangements are made)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: _____ Date completed: _____

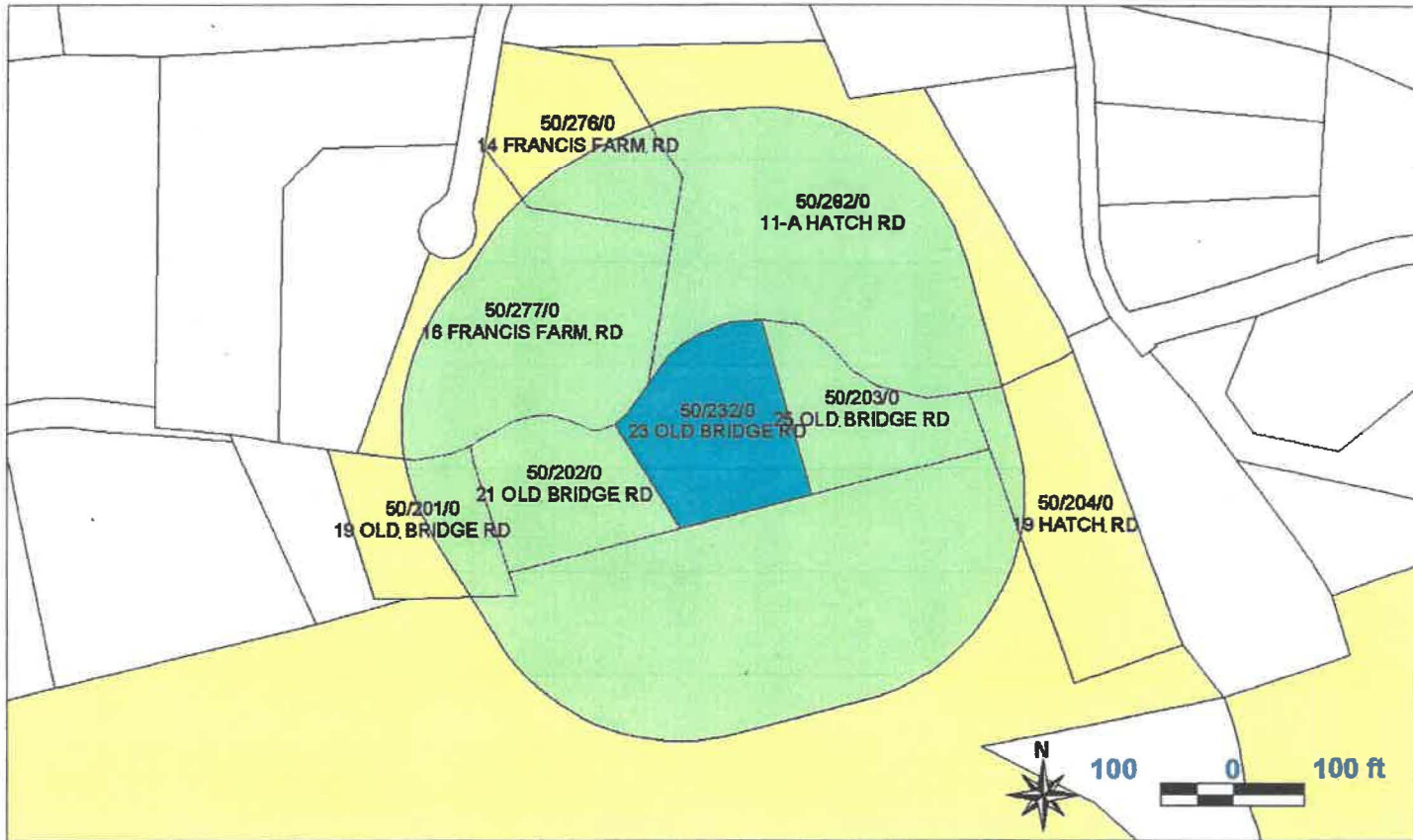
List completed by: _____ Date paid: _____ Cash/Check _____

Abutters List for: Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line as well as any other property owners within 300 feet of the property line.

TOWN OF TRURO, MA
BOARD OF ASSESSORS
P.O. BOX 2012, TRURO MA 02666

Office of Town Clerk
Treasurer - Tax Collector
2022-001/spn
FEB 24 2022
Received TOWN OF TRURO
By 1052

Abutters List Within 300 feet of Parcel 50/232/0



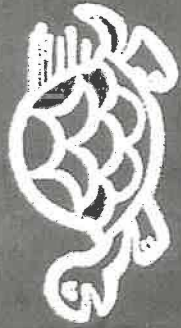
Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 XXXXXXXXXXXXXXXXXXXX	99 Marconi Site Rd	Wellfleet	MA	02667
2970	50-201-0-R	MARSHALL JAMES S	19 OLD BRIDGE RD	BOX 994	N KINGSTOWN	RI	02852
2971	50-202-0-R	HOPKINS JOHN B	21 OLD BRIDGE RD	PO BOX 1188	TRURO	MA	02666-1188
2972	50-203-0-R	WILSON JOHN DOUGLAS & DAVID M WILSON 2012 TRUST	25 OLD BRIDGE RD	1858 CIMARRON DR	OKEMOS	MI	28864
2973	50-204-0-R	WILSON JOHN DOUGLAS & THE DAVID M WILSON 2012 TRUST	19 HATCH RD	1858 CIMARRON DR	OKEMOS	MI	48864
2999	50-232-0-R	HOPKINS JOHN B & DEBRA L	23 OLD BRIDGE RD	PO BOX 1188	TRURO	MA	02666
3040	50-276-0-R	MONNAHAN KELLY JEROME	14 FRANCIS FARM RD	PO BOX 286	TRURO	MA	02666-0286
3041	50-277-0-R	GLASSMAN JUDITH, LIFE ESTATE GLASSMAN MITCHELL J	16 FRANCIS FARM RD	75 CAMBRIDGE PARKWAY, U E210	CAMBRIDGE	MA	02142
3046	50-282-0-E	TRURO CONSERVATION TRUST TRS: BROWN BETSEY ET AL	11-A HATCH RD	PO BOX 327	NO TRURO	MA	02652-0327

LG 9/27/19

HA 20fz

BAKER MFG. CO.

WATERWELL



Monitor

**Water Well Products
Evansville, WI**

Office of Town Clerk
Treasurer - Tax Collector
2022-001/SPK
FEB 24 2022
RECEIVED TOWN OF TRURO
By *KL*

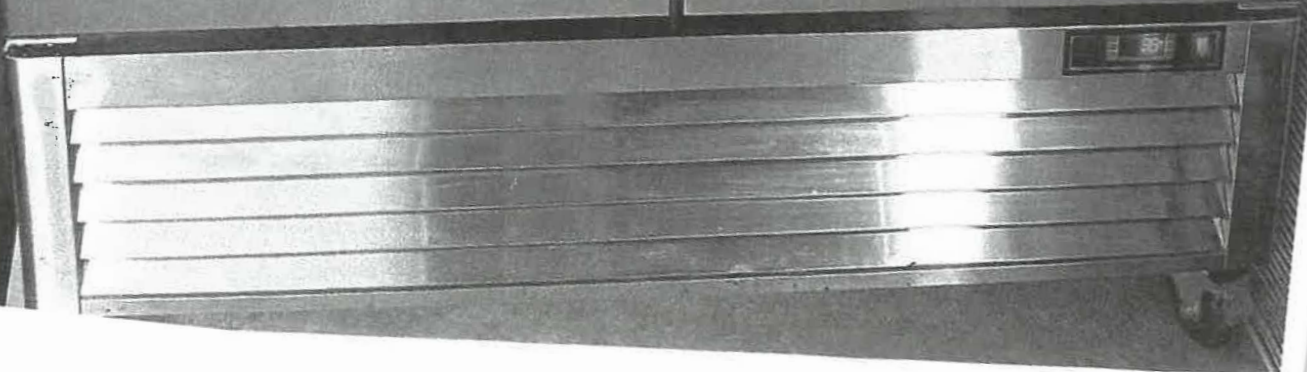
BISON
PROFESSIONAL



TOP TO BOTTOM SHELF ORDER
PREPARED FOODS // MINIMUMS
DAIRY // EGGS
FOUNT // VEGETABLES
MEAT FREE SROGE



Office of Town Clerk
Treasurer - Tax Collector
2022-001/SR
FEB 24 2022
Received TOWN OF TRURO
By: *WV*



PRODUCT: B SERIES REACH-INS VERTICAL COOLER

MODEL: BRR-46

TEMPERATURE: 33~45°F (+1~+8°C)

REFRIGERANT: R290/140g

HIGH SIDE: 320 psig

LOW SIDE: 200 psig

VOLTS: 115V FREQ: 60Hz

PHASE: 1

COOLING INPUT: 370W

DATE OF MANUFACTURE

SERIAL NO.: BRR-4600318110500K80019



Intertek
4003936
CONFORMS TO UL STD. 471
CERTIFIED TO CSA STD. C22.9 NO. 120

Intertek
4003936
CONFORMS TO NSF/ANSI STD. 7

For Indoor Use



CURLEYS EXPRESS, INC.

Office of Town Clerk
Treasurer - Tax Collector
2022-001/388
FEB 24 2022
RECEIVED TOWN OF TRURO
By: [Signature]



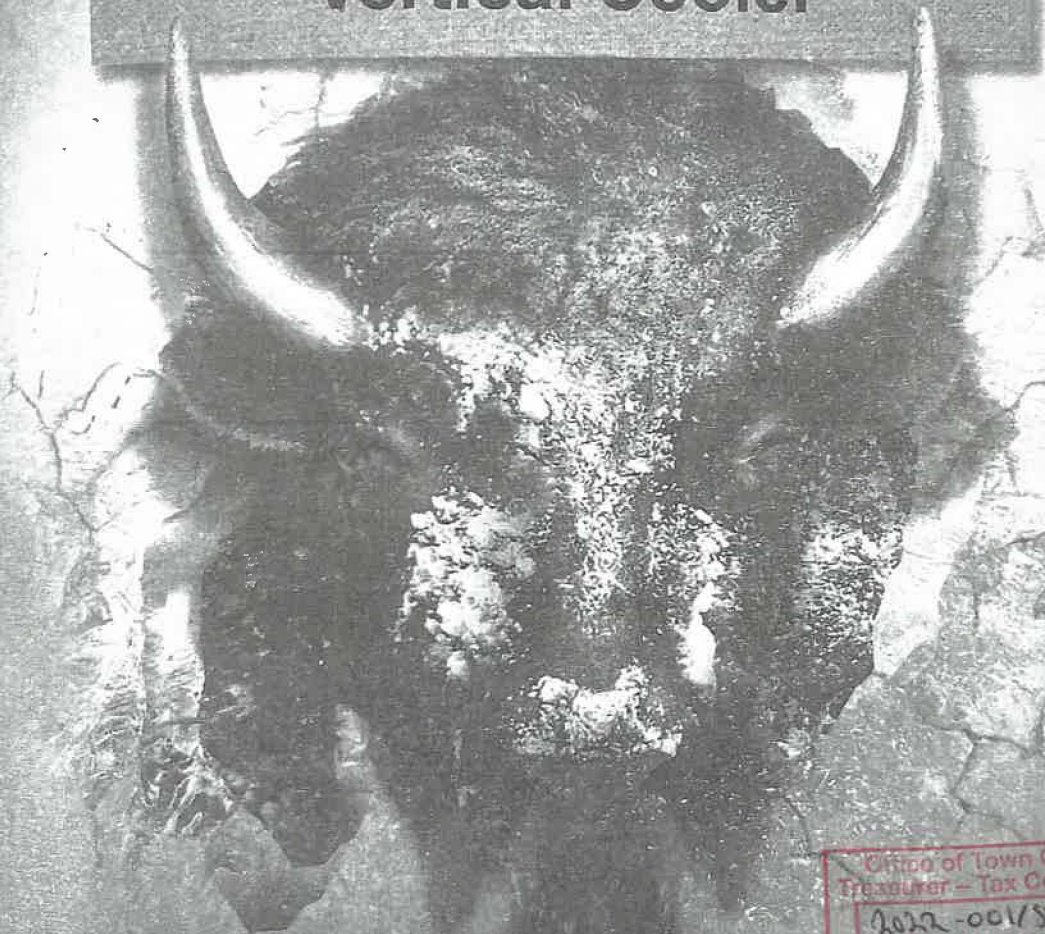
BISON MODEL: BRR-46

FOR ALL WARRANTY SERVICE CALL 855-525-5505

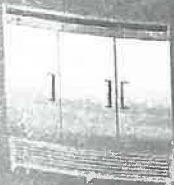
BISON

REFRIGERATION

Instruction Manual Vertical Cooler



Office of Town Clerk
Treasurer - Tax Collector
2022-001589
FEB 24 2022
Received TOWN OF TRURO
By *[Signature]*



Refrigerator
BRR-21
BRR-46
BRR-71



Freezer
BRF-21
BRF-46
BRF-71



Please read... product. Fixing simple problems yourself can avoid

home™

Dehumidifier

49.93 Pint Capacity

SKU: HME020031N

B/N: 2104H0197000789

Date Code: 2104

Office of Town Clerk
Treasurer - Tax Collector
2022-001198K
FEB 24 2022
Received TOWN OF TRURO
BY *[Signature]*

Power
Source
AC Only.
115V;
60HZ;
1Ph



LISTED
SA45418

Rated Current: 7.8A

Refrigerant:
R410A / 6.88ozs / 0.195kg

Moisture Removal:
49.93 Pints / Day

IEF: 1.9L / KW.H

DESIGN PRESSURE:
High 540 PSIG / 3.7MPa
Low 300 PSIG / 2.1MPa

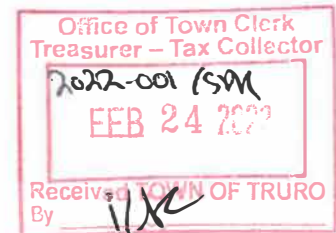
WARNING:
To prevent electric

KK

Waste Management Plan

PJF will follow all applicable Waste Disposal Requirements prescribed by The Cannabis Control Commission (935 CMR 500.105 12 A-D). Notice will be sent to Emily Beebe, Truro Health Agent, after the final waste disposal plan is reviewed/approved by The CCC.

Specifically PJF will compost all organic waste on site. Organic material containing cannabis, as defined in 310 CMR 16.02, will be run through a 15amp electric chipper shredder and then mixed with wood chips and native soil rendering it unusable for its original purpose. This material will be added to compost piles on site. Non-Cannabis organic waste (i.e., weeds, sticks and used soil) will be composted on site. PJF will incorporate all of its compostable waste back into its soil utilizing anaerobic and aerobic composting techniques including Johnson-SU composting, "hot composting" and static piles. These techniques are not only cost efficient, but also an environmentally sound. Non-organic solid waste, not containing cannabis, will be located in a four barrel wooden enclosure, similar to those found all over Truro. This waste will be disposed of at The Truro Transfer Station.



Solar

System ID: OR000483560

Current Weather: 31°F ☀️

Performance /
Summary



My System Performance

My Solar Production >

284 kWh

Expected Production: 271 - 366 kWh

Carbon Offset

0.2 Metric Tons CO₂

Reduction in Carbon Emissions

Last 7 Days

Last 30 Days

All Time

Last 7 Days

Last 30 Days

All Time

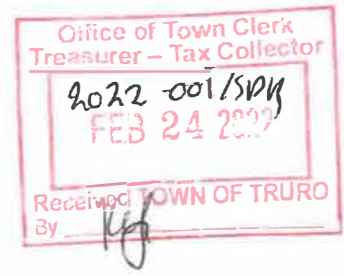
Estimated savings calculation is based average rates from your local utility and compares your approximate annual energy costs prior to going solar versus your estimated annual energy costs from Sunnova and your local utility after your solar system was placed in service. Your electricity needs will vary based on your usage, the energy efficiency of your home and other factors. Your solar system's production will vary based on weather and other factors. Sunnova makes no guarantees regarding credit for net energy exported to the electric grid, and any credit provided (now or in the future) is subject to change or termination by executive, legislative or regulatory action.

Sources: <https://www.energy.gov/energysaver/maps/appliance-energy-calculator> (<https://www.energy.gov/energysaver/maps/appliance-energy-calculator>), <http://energyusecalculator.com> (<http://energyusecalculator.com>) and <https://www.donrowe.com/usage-chart-a/259.htm> (<https://www.donrowe.com/usage-chart-a/259.ht>)

Disclaimer: The amount of power available from the battery during a power outage is limited, depending on the loads connected, customer usage and battery configuration (i.e. batteries in certain areas may be set up to provide you with the best economic benefit, which may affect the amount of back-up power available). Solar systems and/or batteries may require repairs after weather events and such repairs may be delayed due to forces outside of our control. No assurances can be given that the solar system or the battery will always work. You should never rely upon either of these to power life support or other medical devices.


MM 16F6

From: Sunnova Energy Corporation noreply@sunnova.com
Subject: Your Monthly Sunnova Statement for
Date: October 20, 2021 at 5:58 PM
To: dirtnymph@mac.com



Hi DEBRA,

This is a reminder that you are enrolled in AutoPay and your October 2021 payment will be automatically debited on the date indicated below.

 **DEBRA HOPKINS**
Contract Type: PPA-EZ
Sunnova System ID:
OR003435356

 **Payment Due:**
\$105.23


Service Address:
23 OLD BRIDGE RD

*Do not pay. Account will be debited on 10/25/2021 12:00:00 AM.

System Payment Details

 **Production**
730.3230 kWh

\$ Solar kWh Rate
\$0.168

 **Service Period**
9/1/2021 12:00:00
AM - 9/30/2021
12:00:00 AM

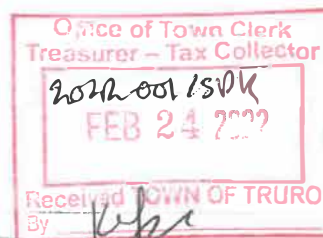
Starting Balance \$0

Current Monthly Service Charge w/
ACH Discount: \$105.23

Sum of Credits \$0.00

MM 2 of 6

From: Debbie Schrider debbie.schrider@devlinsolar.com
Subject: Your Sunnova battery proposal
Date: January 4, 2022 at 3:30 PM
To: dirtynymph@mac.com



Hi Debra,

B03

I was referred to you by Sunnova for a battery addition to your existing solar system. Based on your conversation with Ali, I've prepared proposals for (1) PowerWall which will cover your essential loads (refrigerator, small kitchen appliances, lights, outlets, fans, TV, and Internet, up to 20 amp loads); and (2) Tesla PowerWalls, for a total of 27 kWh's of battery capacity which would cover the essentials plus your heating system, up to 30 amp loads. Happy to have a phone call to consult further if you are interested. You can schedule time on my calendar [here](#).

Please see attached brochures about the PowerWall battery. Also attached please find a financing proposal from Sunnova for both (1) and (2) PowerWalls. The pricing is for a turnkey system. We provide all permits, design, engineering, installation, utility paperwork, etc.

Please note that Sunnova will extend the 10-year Tesla manufacturer's warranty to 25 years as a part of this financing program, including replacing the batteries one time during the life of the loan.

There is a battery incentive program from Eversource that you will participate in by allowing National Grid to tap the energy stored in your battery during peak-demand events, typically very hot days in the summer months.

Each event is no longer than 3 hours at a time, they will never drain the battery past a 20% reserve, and they will not do a Connected Solutions event if Storm Watch says there is a storm coming that could cause a grid-outage.

The monthly payment for (1) PowerWall would be \$88.91. You will receive around \$750/year for the Connected Solutions program, or an average of \$62.50/month, bringing the net monthly payment for the battery to just \$26.41 per month.

The monthly payment for (2) PowerWalls would be \$152.41. You will receive around \$1200/year for the Connected Solutions incentive program, or an average of \$100/month, bringing the net monthly payment for the battery to just \$52.41 per month.

Here is a link to more info about the Eversource Connected Solutions program if you would like to learn more.

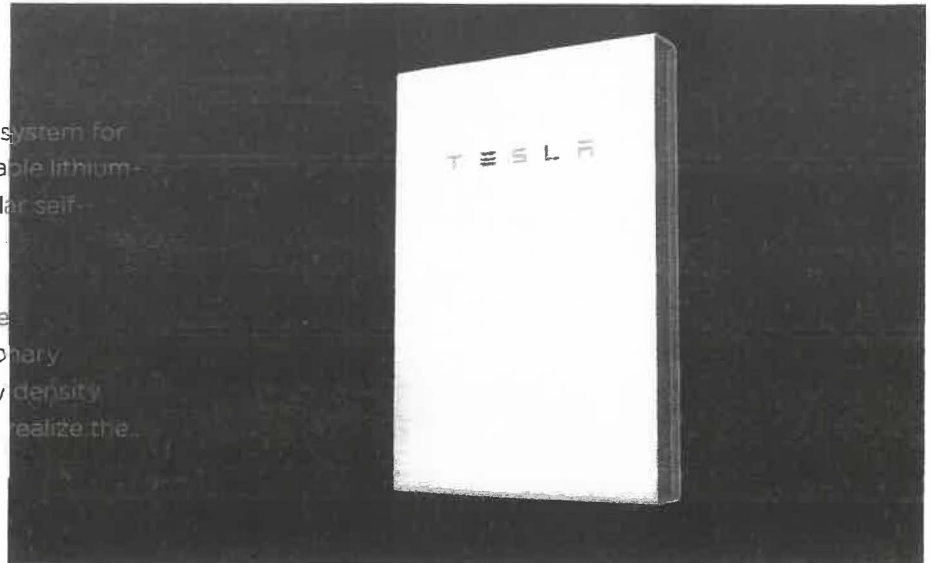
There is a gray area around the 26% tax credit for the PowerWalls if they were not installed in the same year as your solar system, but the guidance from the IRS below clearly states that the batteries will qualify. The amount of your tax credit would be \$5460 for (1) PowerWall. The amount of your tax credit for (2) PowerWalls would be \$9360.

Here is some information that may be relevant regarding your ability to take the 26% federal tax credit, from the database of federal incentives located here: <https://programs.dsireusa.org/system/program/detail/1235>

POWERWALL

Tesla Powerwall is a fully-integrated AC battery system for residential or light commercial use. Its rechargeable lithium-ion battery pack provides energy storage for solar self-consumption, time-based control, and backup.

Powerwall's electrical interface provides a simple connection to any home or building. Its revolutionary compact design achieves market-leading energy density and is easy to install, enabling owners to quickly realize the benefits of reliable, clean power.



PERFORMANCE SPECIFICATIONS

AC Voltage (Nominal)	120/240 V
Feed-In Type	Split Phase
Grid Frequency	60 Hz
Total Energy ¹	14 kWh
Usable Energy ¹	13.5 kWh
Real Power, max continuous	5 kW (charge and discharge)
Real Power, peak (10s, off-grid/backup)	7 kW (charge and discharge)
Apparent Power, max continuous	5.8 kVA (charge and discharge)
Apparent Power, peak (10s, off-grid/backup)	7.2 kVA (charge and discharge)
Maximum Supply Fault Current	10 kA
Maximum Output Fault Current	32 A
Overcurrent Protection Device	30 A
Imbalance for Split-Phase Loads	100%
Power Factor Output Range	+/- 1.0 adjustable
Power Factor Range (full-rated power)	+/- 0.85
Internal Battery DC Voltage	50 V
Round Trip Efficiency ^{1,2}	90%
Warranty	10 years

¹Values provided for 25°C (77°F), 3.3 kW charge/discharge power.

²AC to battery to AC, at beginning of life.

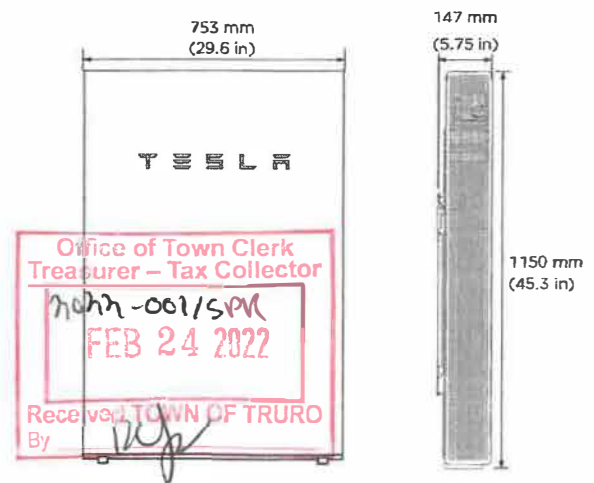
COMPLIANCE INFORMATION

Certifications	UL 1642, UL 1741, UL 1973, UL 9540, IEEE 1547, UN 38.3
Grid Connection	Worldwide Compatibility
Emissions	FCC Part 15 Class B, ICES 003
Environmental	RoHS Directive 2011/65/EU
Seismic	AC156, IEEE 693-2005 (high)

MECHANICAL SPECIFICATIONS

Dimensions ³	1150 mm x 753 mm x 147 mm (45.3 in x 29.6 in x 5.75 in)
Weight ³	114 kg (251.3 lbs)
Mounting options	Floor or wall mount

³Dimensions and weight differ slightly if manufactured before March 2019. Contact Tesla for additional information.



ENVIRONMENTAL SPECIFICATIONS

Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Recommended Temperature	0°C to 30°C (32°F to 86°F)
Operating Humidity (RH)	Up to 100%, condensing
Storage Conditions	-20°C to 30°C (-4°F to 86°F) Up to 95% RH, non-condensing State of Energy (SoE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R
Ingress Rating	IP67 (Battery & Power Electronics) IP56 (Wiring Compartment)
Wet Location Rating	Yes
Noise Level @ 1m	< 40 dBA at 30°C (86°F)



Sunnova Easy Save Simple

Homeowner Name and Address
DEBRA L HOPKINS
23 OLD BRIDGE RD
TRURO, MA 02666

Co-Homeowner Name (If Any)

Installation Location
23 OLD BRIDGE RD
TRURO, MA 02666

Installer/Contractor

Trinity Solar
2211 Allenwood Road
Wall
NJ
7719

Contract ID
OR003435356

License:
CT: 0635520; ELC.0195559-
E1 | DE: 2066600876; T1-
0005929 | MA: 170355;
21233A | MD: 109285; 11834 |
0491C | NJ: 13VH01244300;
Electrical Business Permit #
34EB01547400 | NY: 52821-
H; H.2409780100; L004203 |
PA: PA128551 | RI: 39372 ;
AC005040

Salesperson:
Steve Dymont
HIS #:

Salesperson Address:
Trinity Solar
2211 Allenwood Road
Wall
NJ
7719

Sunnova License:
Sunnova MA 184093

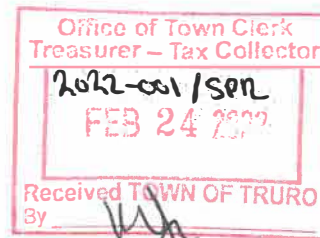
Estimated Solar Energy Production

Estimated First Year Annual Production: 8,093 kWh
Estimated Initial Term Total Production: 190,638 kWh

Payment Terms

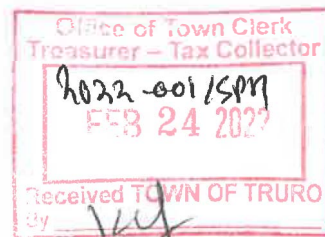
Amount Due at Contract Signing: \$0.00
Installation Fee: \$0.00

Annual Increase of Solar Energy Rate: 2.9 % / year
First Year Solar Energy Rate, if paid by auto-ACH: \$0.169 / kWh
First Year Solar Energy Rate, if not paid by auto-ACH: \$0.186 / kWh
Monthly Bill in First Year, if paid by auto-ACH: \$113.98 / month
Monthly Bill in First Year, if not paid by auto-ACH: \$125.38 / month



Performance /

Summary



My System Performance

My Solar Production >

6,435 kWh

Expected Production: 5,609 - 7,589 kWh

Last 7 Days

Last 30 Days

All Time

Carbon Offset

4.55 Metric Tons CO₂

Reduction in Carbon Emissions

Last 7 Days

Last 30 Days

All Time

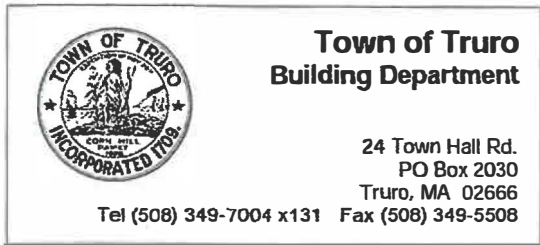
Estimated savings calculation is based average rates from your local utility and compares your approximate annual energy costs prior to going solar versus your estimated annual energy costs from Sunnova and your local utility after your solar system was placed in service. Your electricity needs will vary based on your usage, the energy efficiency of your home and other factors. Your solar system's production will vary based on weather and other factors. Sunnova makes no guarantees regarding credit for net energy exported to the electric grid, and any credit provided (now or in the future) is subject to change or termination by executive, legislative or regulatory action.

Sources: <https://www.energy.gov/energysaver/maps/appliance-energy-calculator> (<https://www.energy.gov/energysaver/maps/appliance-energy-calculator>), <http://energyusecalculator.com> (<http://energyusecalculator.com>) and <https://www.donrowe.com/usage-chart-a/259.htm> (<https://www.donrowe.com/usage-chart-a/259.htm>)

Disclaimer: The amount of power available from the battery during a power outage is limited, depending on the loads connected, customer usage and battery configuration (i.e. batteries in certain areas may be set up to provide you with the best economic benefit, which may affect the amount of back-up power available). Solar systems and/or batteries may require repairs after weather events and such repairs may be delayed due to forces outside of our control. No assurances can be given that the solar system or the battery will always work. You should never rely upon either of these to power life support or other medical devices.

EXPRESS PERMIT

permit#



approved by _____ date _____

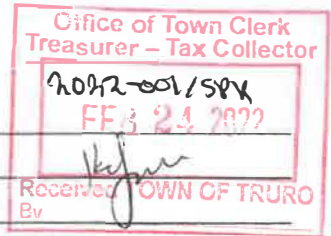
inspected by _____ date _____

PROJECT TYPE

- ROOFING
- SIDING
- TENT (attach flame spread cert.)
- WINDOWS – attach catalogue cut showing “EnergyStar” compliance or U_{value} ≤ .30
- Exterior Doors – attach catalogue cut showing “EnergyStar” or prescriptive “Stretch Code” U_{value} compliance
- GARDEN SHED OR UTILITY BUILDING ≤ 200 s.f. Provide site sketch showing required property line setbacks & either catalogue cut or scaled and dimensioned sketches showing windows, doors and overall height. Comply with all applicable Health & Zoning bylaws.
- WOOD STOVE – provide catalogue info
- OTHER _____

DESCRIPTION OF PROPOSED WORK (materials, dimensions, quantities, etc.)

2 garden sheds < 200 sq ft



PROPERTY ADDRESS 23 Old Bridge Road MAP 50 PARCEL 232

OWNER Debra Hopkins PHONE 508-274-4715 EMAIL dirtnymph@mac.com

ESTIMATED CONSTRUCTION COST _____

PROJECT AUTHORIZATION

OWNER'S SIGNATURE Debra Hopkins DATE _____

A separate authorization letter from the owner is acceptable

CONTRACTOR/AGENT NAME _____ PHONE# _____

CSL# _____ HIC# _____ EMAIL# _____

DEBRIS DISPOSAL DECLARATION – Debris resulting from this project shall be disposed at Paul Daniels which is a properly licensed solid waste disposal facility as required by MGL, C-111, S 150A

Please complete the Massachusetts Workers' Compensation Insurance Affidavit on the back of this application
7/14/14



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 1 Congress Street, Suite 100
 Boston, MA 02114-2017
 www.mass.gov/dia

Office of Town Clerk
 Treasurer - Tax Collector
 2022-00153M
 FEB 24 2022
 Received TOWN OF TRURO
 By: [Signature]

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers.
 TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information dia

Please Print Legibly

Name (Business/Organization/Individual): _____

Address: _____

City/State/Zip: _____ Phone #: _____

Are you an employer? Check the appropriate box:

- 1. I am an employer with _____ employees (full and/or part-time).*
- 2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]
- 3. I am a homeowner doing all work myself. [No workers' comp. insurance required.] †
- 4. I am a homeowner and will be hiring contractors to conduct all work on my property. I will ensure that all contractors either have workers' compensation insurance or are sole proprietors with no employees.
- 5. I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance. ‡
- 6. We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1 (4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

- 7. New construction
- 8. Remodeling
- 9. Demolition
- 10. Building addition
- 11. Electrical repairs or additions
- 12. Plumbing repairs or additions
- 13. Roof repairs
- 14. Other _____

* Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: _____

Policy # or Self-ins. Lic. #: _____ Expiration Date: _____

Job Site Address: _____ City/State/Zip: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under MGL c. 152, §25A is a criminal violation punishable by a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. A copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: _____ Date: _____

Phone #: _____

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

- 1. Board of Health
- 2. Building Department
- 3. City/Town Clerk
- 4. Electrical Inspector
- 5. Plumbing Inspector
- 6. Other _____

Contact Person: _____ Phone #: _____

Information and Instructions

Massachusetts General Laws chapter 152 requires all employers to provide workers' compensation for their employees. Pursuant to this statute, an **employee** is defined as "...every person in the service of another under any contract of hire, express or implied, oral or written."

An **employer** is defined as "an individual, partnership, association, corporation or other legal entity, or any two or more of the foregoing engaged in a joint enterprise, and including the legal representatives of a deceased employer, or the receiver or trustee of an individual, partnership, association or other legal entity, employing employees. However the owner of a dwelling house having not more than three apartments and who resides therein, or the occupant of the dwelling house of another who employs persons to do maintenance, construction or repair work on such dwelling house or on the grounds or building appurtenant thereto shall not because of such employment be deemed to be an employer."

MGL chapter 152, §25C(6) also states that "every state or local licensing agency shall withhold the issuance or renewal of a license or permit to operate a business or to construct buildings in the commonwealth for any applicant who has not produced acceptable evidence of compliance with the insurance coverage required." Additionally, MGL chapter 152, §25C(7) states "Neither the commonwealth nor any of its political subdivisions shall enter into any contract for the performance of public work until acceptable evidence of compliance with the insurance requirements of this chapter have been presented to the contracting authority."

Applicants

Please fill out the workers' compensation affidavit completely, by checking the boxes that apply to your situation and, if necessary, supply sub-contractor(s) name(s), address(es) and phone number(s) along with their certificate(s) of insurance. Limited Liability Companies (LLC) or Limited Liability Partnerships (LLP) with no employees other than the members or partners, are not required to carry workers' compensation insurance. If an LLC or LLP does have employees, a policy is required. Be advised that this affidavit may be submitted to the Department of Industrial Accidents for confirmation of insurance coverage. **Also be sure to sign and date the affidavit.** The affidavit should be returned to the city or town that the application for the permit or license is being requested, **not** the Department of Industrial Accidents. Should you have any questions regarding the law or if you are required to obtain a workers' compensation policy, please call the Department at the number listed below. Self-insured companies should enter their self-insurance license number on the appropriate line.

City or Town Officials

Please be sure that the affidavit is complete and printed legibly. The Department has provided a space at the bottom of the affidavit for you to fill out in the event the Office of Investigations has to contact you regarding the applicant. Please be sure to fill in the permit/license number which will be used as a reference number. In addition, an applicant that must submit multiple permit/license applications in any given year, need only submit one affidavit indicating current policy information (if necessary) and under "Job Site Address" the applicant should write "all locations in _____ (city or town)." A copy of the affidavit that has been officially stamped or marked by the city or town may be provided to the applicant as proof that a valid affidavit is on file for future permits or licenses. A new affidavit must be filled out each year. Where a home owner or citizen is obtaining a license or permit not related to any business or commercial venture (i.e. a dog license or permit to burn leaves etc.) said person is NOT required to complete this affidavit.

The Department's address, telephone and fax number:

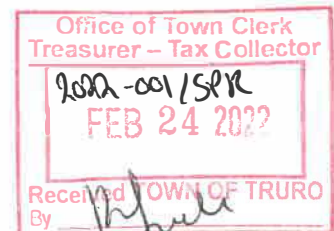
The Commonwealth of Massachusetts
Department of Industrial Accidents
1 Congress Street, Suite 100
Boston, MA 02114-2017

Tel. # 617-727-4900 ext. 7406 or 1-877-MASSAFE

Fax # 617-727-7749

www.mass.gov/dia

Revised 02-23-15



NW 3 of 6

1 Pile / 4.50

Asphlt roofing

2" 2x6" RAFTERS /
1/2" CDX Plywood

Deep edge on
all four edges of
roof

Height $\approx 7'6" \pm$

Height $\approx 8'6" \pm$

FRAMING clad
w/ true 1" x 8" and
1" x 10" rough saw
pine (5/4" stock)

2" 2x4" wall
FRAMING
16" O.C.
w/ 2x4" blocking
on flat @ 3'
and 6' floor
floor for exterior
nailed

10'

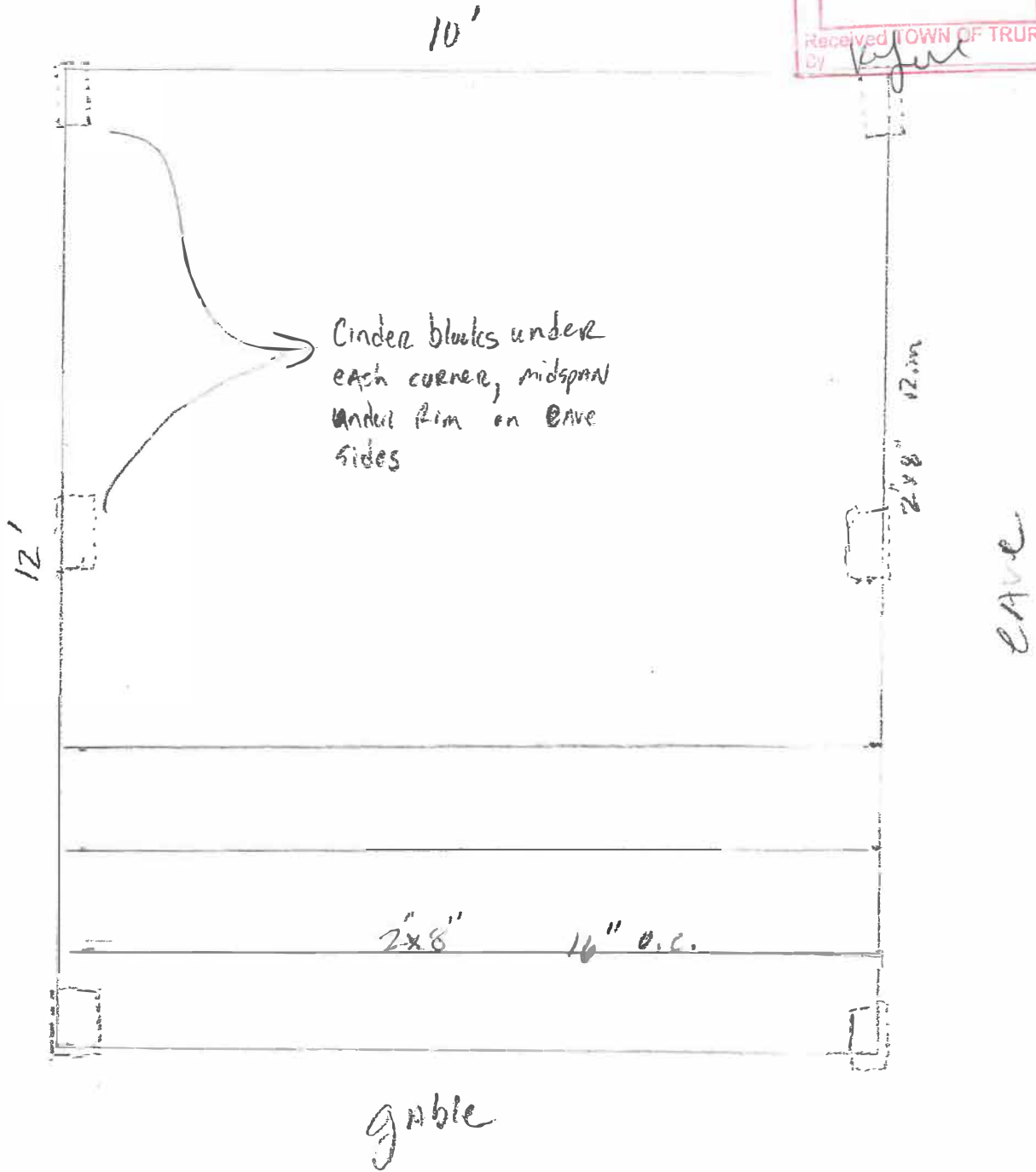
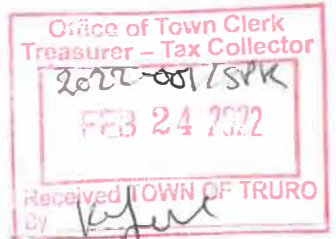
cinder blocks

Soil
grade

Gable view

Office of Town Clerk
Treasurer - Tax Collector
2022-001 1598
FEB 24 2022
Received TOWN OF TRURO
By *[Signature]*

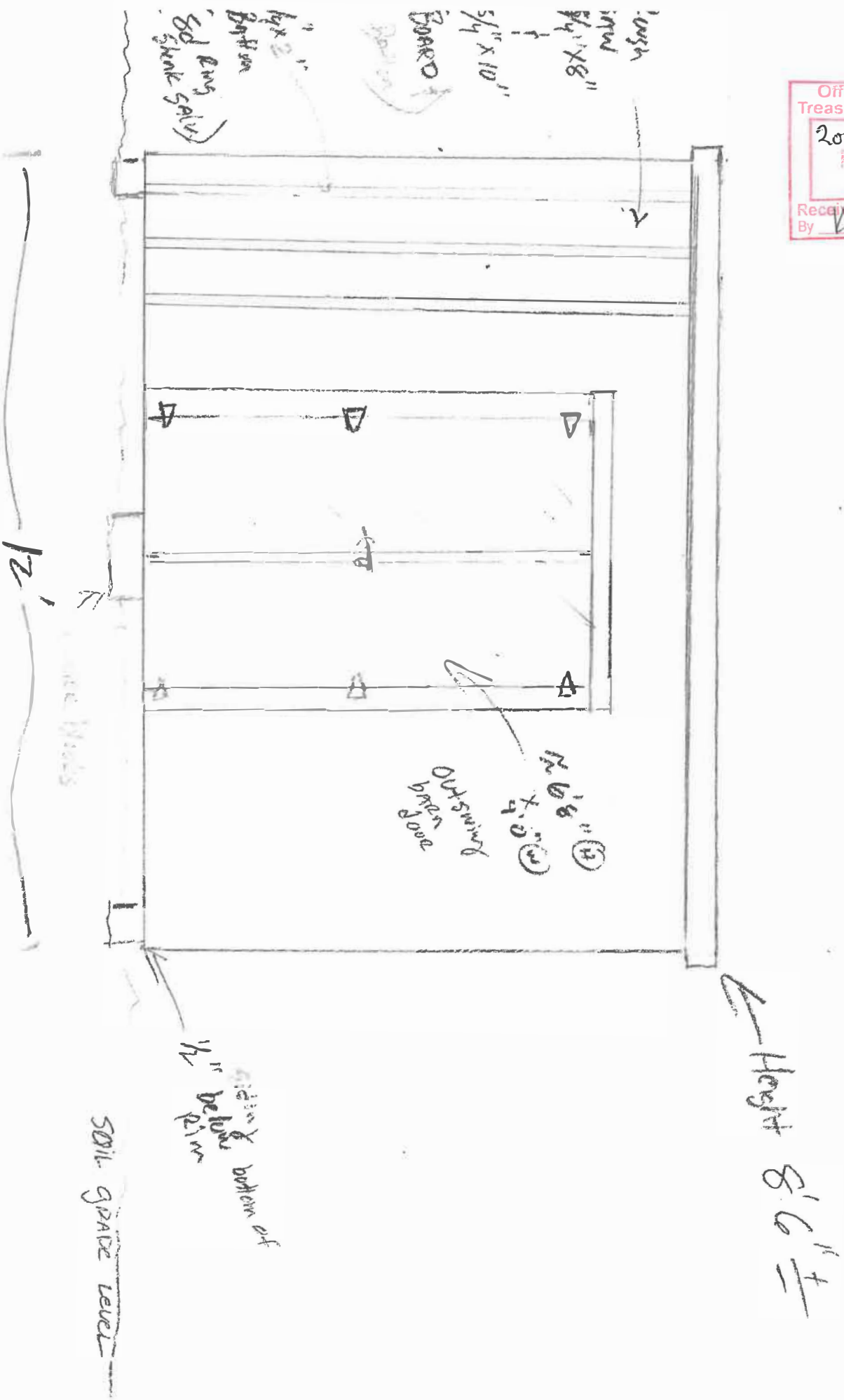
FLOOR PLAN



1/2" CDX plywood floor, w/ PL adhesive
plywood nailed w/ 8d ring Shank nails
Framing w/ 3/4" framing nails

Office of Town Clerk
 Treasurer - Tax Collector
 2022-001/SLH
 FEB 24 2022
 Received TOWN OF TRURO
 By *[Signature]*

FRONT VIEW



2009 NN

Out There Grown, LLC
Po Box 688
Truro,MA. 02666

3/16/22

By Hand Delivery
Barbara Carboni
Truro town hall
24 town Hall rd.
P.O. Box 2030
Truro,MA. 02666

Re: Out There Grown, LLC. Lease

Dear Ms. Carboni,

This will confirm that I am the owner of 23 Old Bridge Rd. Truro, MA. 02666 and that I have agreed to lease portions of the property to Out There Grown, LLC> for the purpose of marijuana cultivation.

Very truly yours,



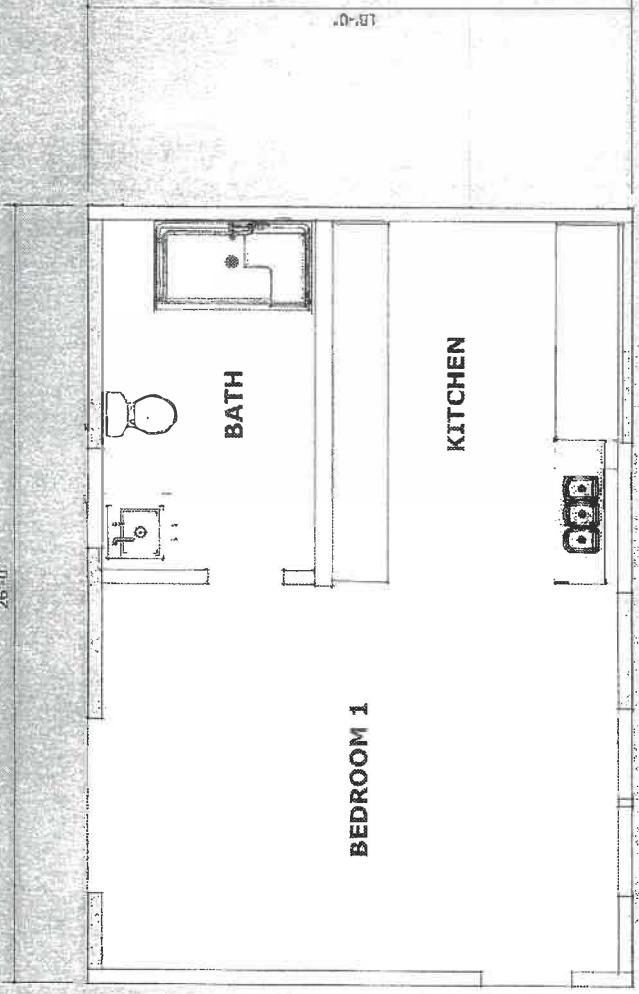
Debra Hopkins

Office of Town Clerk
Treasurer - Tax Collector

2022-001/SPR

FEB 24 2022

Received TOWN OF TRURO
By *[Signature]*

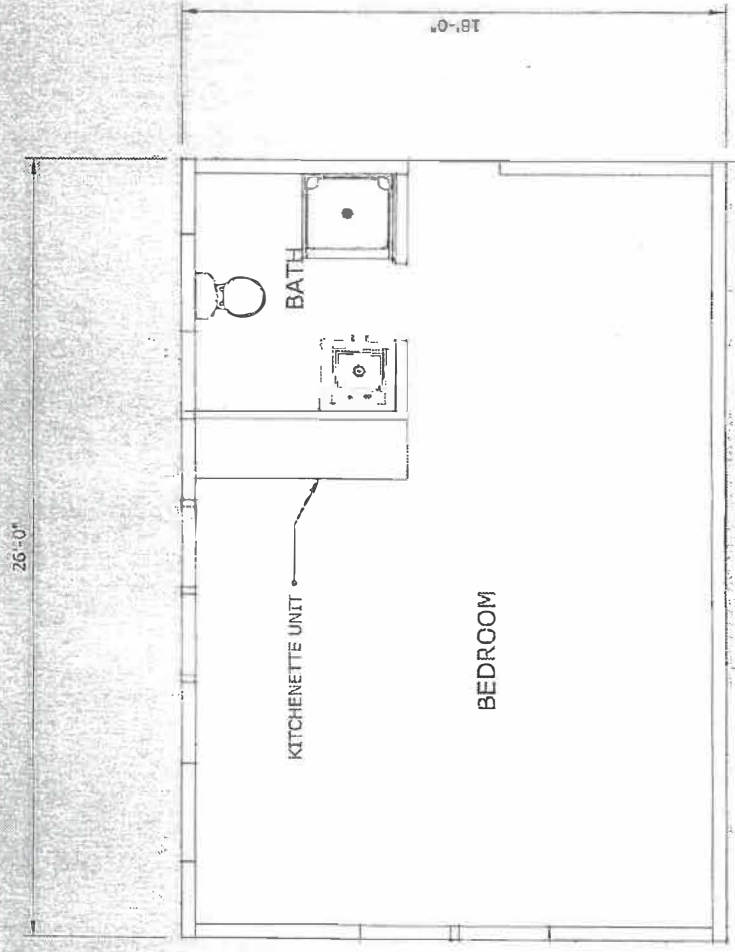


FIRST FLOOR PLAN
1/4 SCALE

23 Old Heritage Road | Hopkings Studio

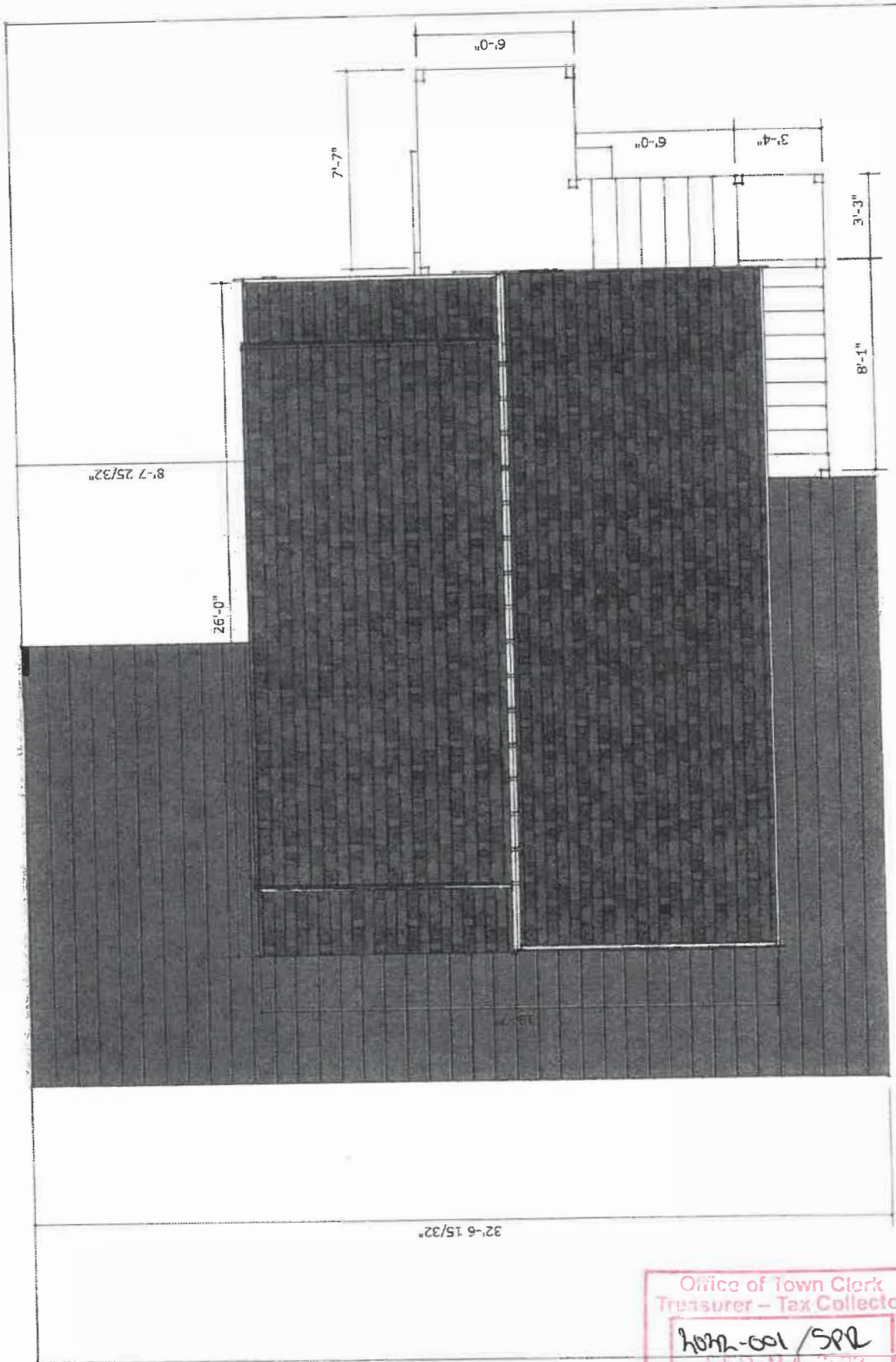
August 25, 2017

Office of Town Clerk
Treasurer - Tax Collector
2022-001/SPL
FEB 24 2022
Received TOWN OF TRURO
By *[Signature]*



**SECOND FLOOR
1/4 SCALE**

JOHN HOPKINS
774-836-6403



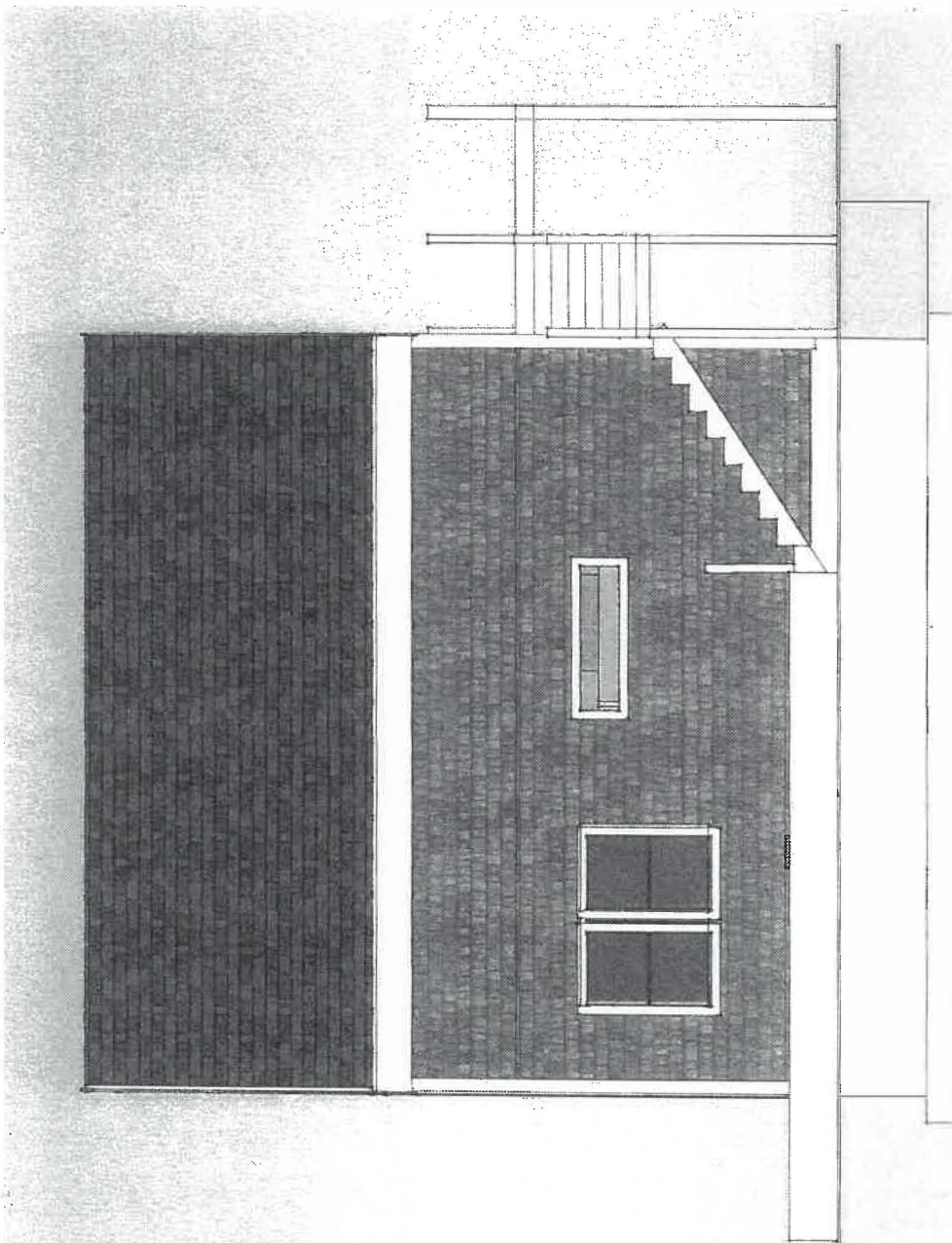
PLAN VIEW 1/4" SCALE

31 OLD BRIDGE ROAD | TRURO, MASSACHUSETTS 01969

Office of Town Clerk
Treasurer - Tax Collector
2017-001 / SP2
FEB 24 2017
Received TOWN OF TRURO
By *[Signature]*

August 31, 2017

JOHN HOPKINS
774-636-6403



WEST ELEVATION 1/4" SCALE

23 OLD BRIDGE ROAD | SOUTH BRITAIN, VT 05488

Office of Town Clerk
Treasurer - Tax Collector
with cc 1588
FEB 24 2017
Received TOWN OF TRURO
By *[Signature]*

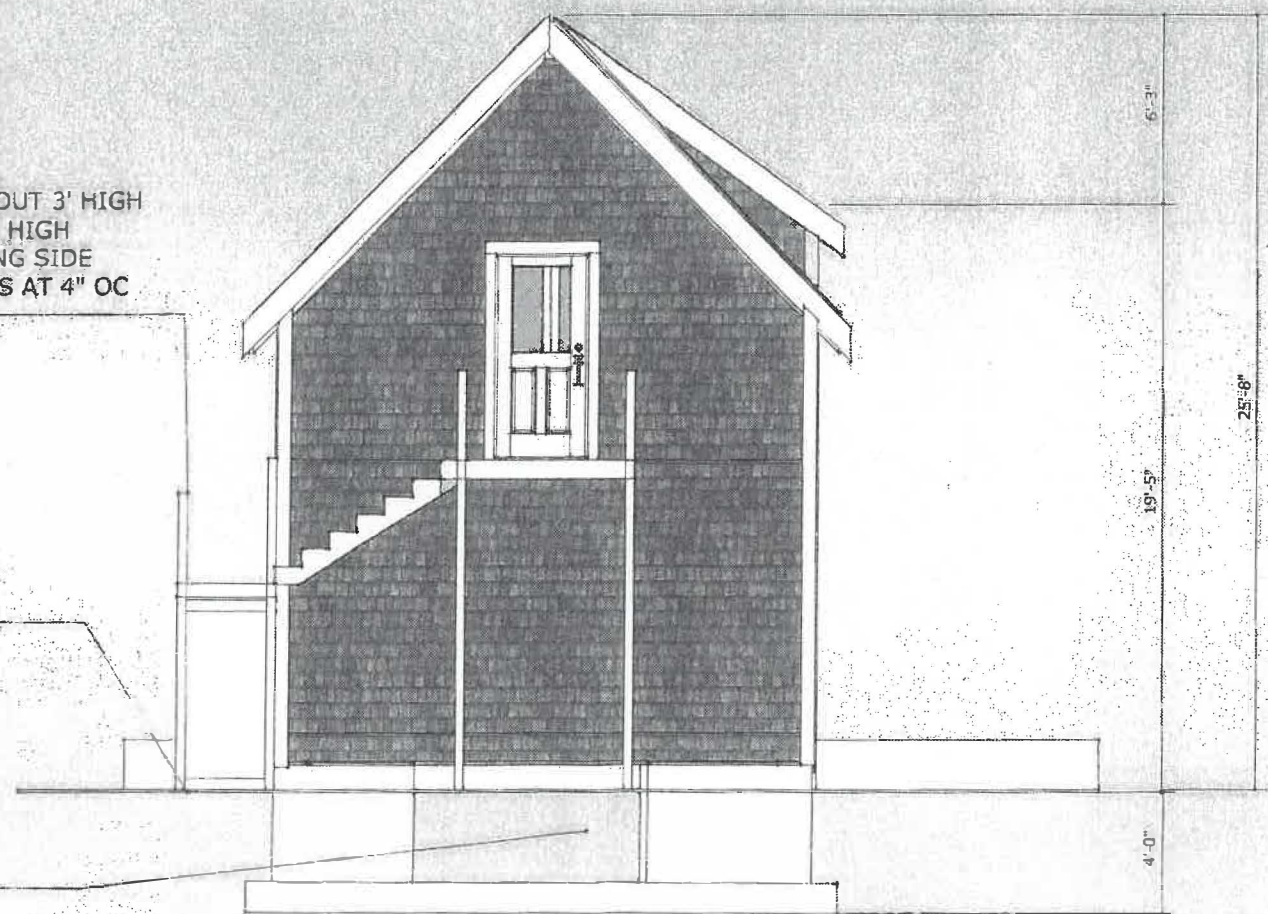
August 31, 2017

JOHN HOPKINS
771-536-8103

STAIRS SHOWN WITHOUT 3' HIGH
SIDE GUARD AND 32" HIGH
HANDRAIL ON BUILDING SIDE
RAIL AND BALLUSTERS AT 4" OC
RISERS ARE CLOSED

12" SONO TUBE FOOTINGS
EACH POST

ACCESS TO CRAWL



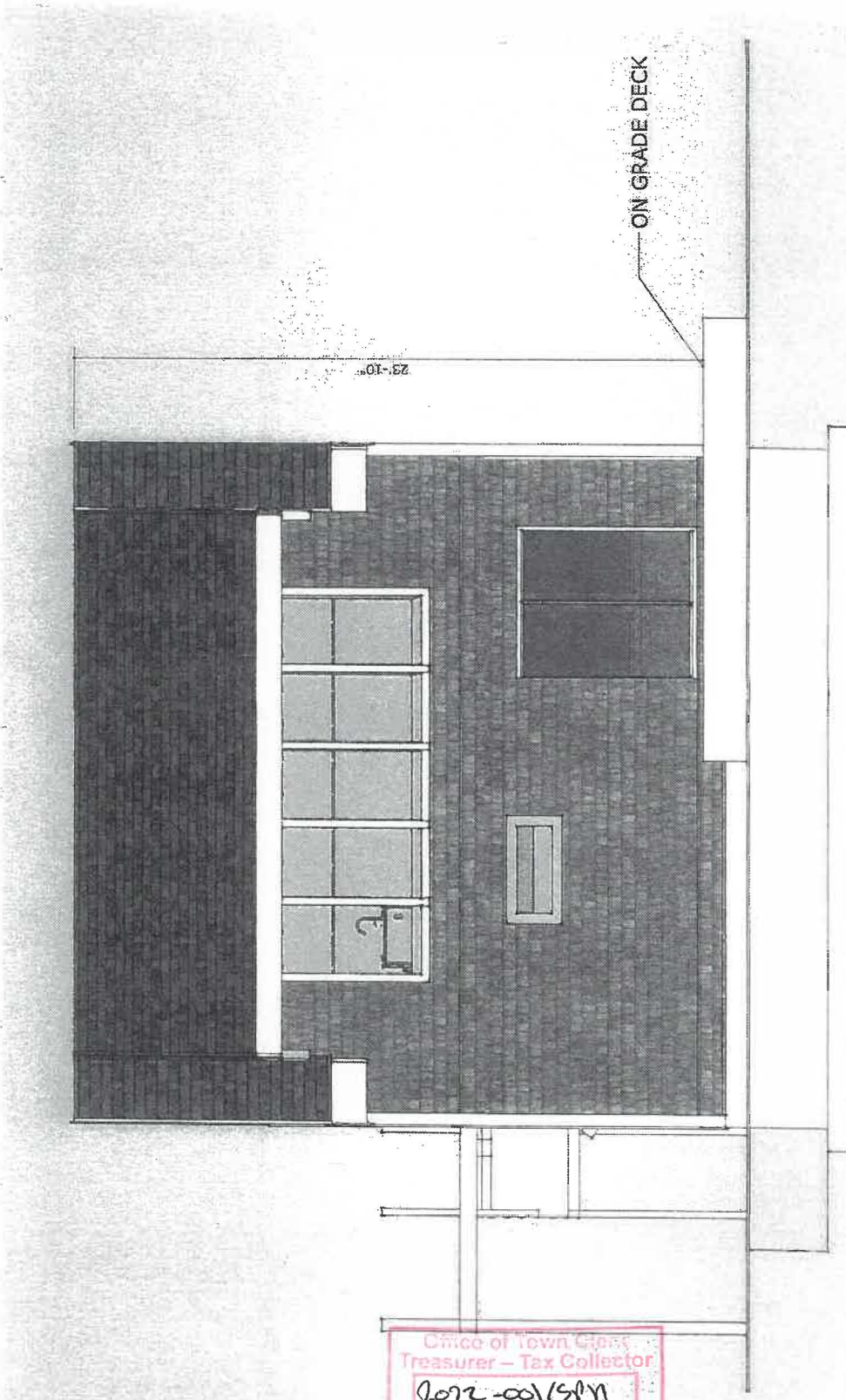
SOUTH ELEVATION 1/4" SCALE

Received TOWN OF TRURO
By *[Signature]*
2022-08/18/2022
FEB 24 2022
Office of Town Clerk
Treasurer - Tax Collector

August 31, 2017

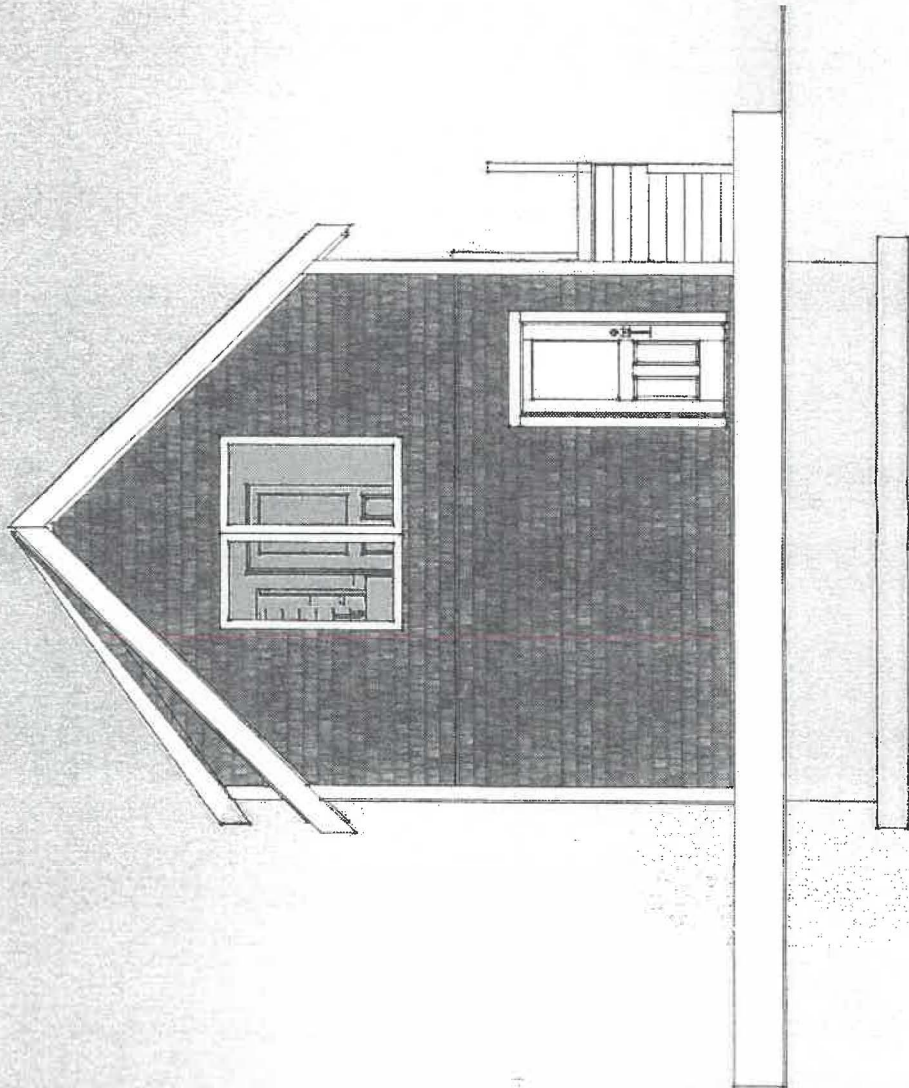
21 OLD BRIDGE ROAD | TRURO, MA 01969

PP 5 of 16



EAST ELEVATION 1/4" SCALE

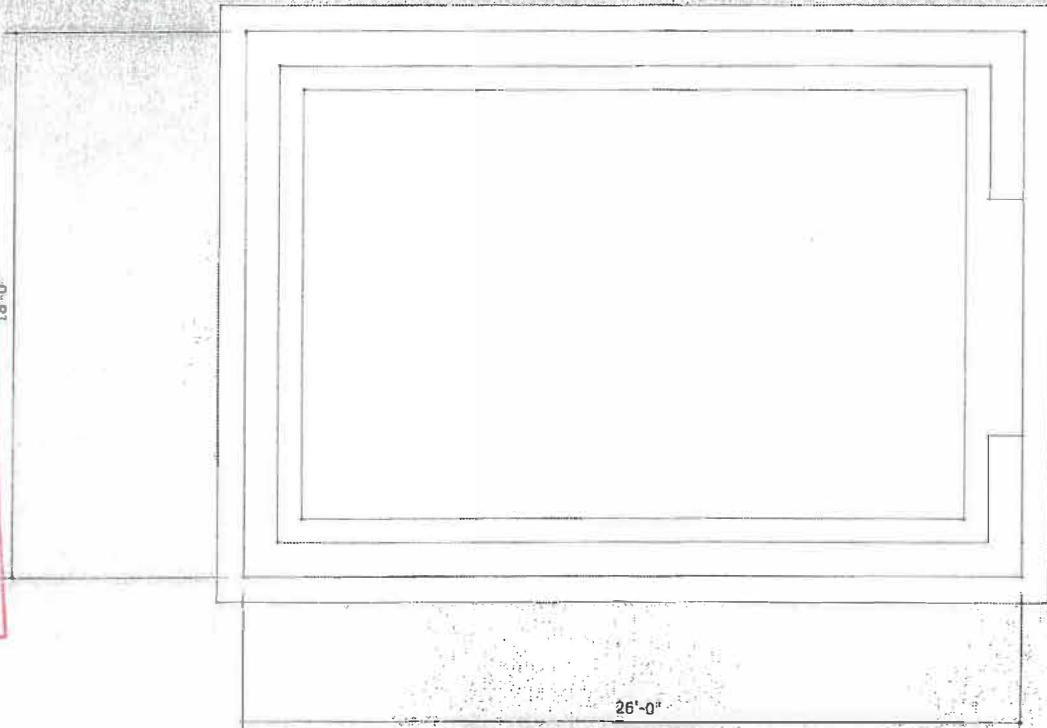
Office of Town Clerk
Treasurer - Tax Collector
Lore - 001/5/17
FEB 24 2022
Received TOWN OF TRURO
By *LR*



NORTH ELEVATION 1/4" SCALE

Office of Town Clerk
Treasurer - Tax Collector
9022-001 / SPR
FEB 24 2022
Received TOWN OF TRURO
By *WLC*

WALLS 12" ICF WITH 3000PSI CONCRETE 3/4" THEML BARRIER INTERIOR AND 6 MIL RUBBER WATER PROOFING EXTERIOR
12" X 24" FOOTINGS AND 3" SLAB



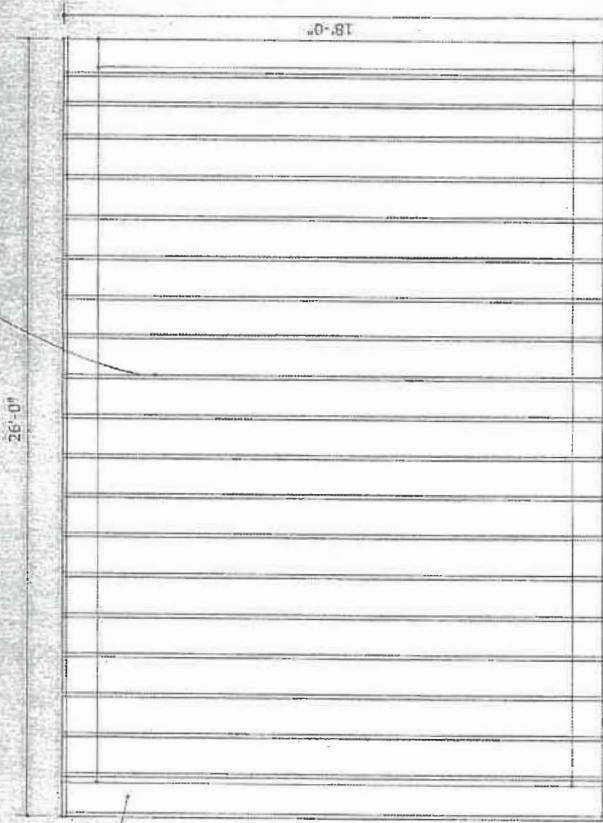
**FOUNDATION
1/4 SCALE**

Office of Town Clerk
Treasurer -- Tax Collector
2022-001 1582
FEB 24 2022
By [Signature]
RECEIVED TWIN OF TRURO

JOHN HOPKINS
774-818-1403

PP 8 of 16

TRUSS JOISTS 16" OC WITH
3/4" ADVANTEC SUBFLOOR
1/2" UNDERLAYEMENT
AND COMMERCIAL SHEET GOODS



26'-0"

18'-0"

**FIRST FLOOR FRAME
1/4 INCH SCALE**

11.25 PT SILLS

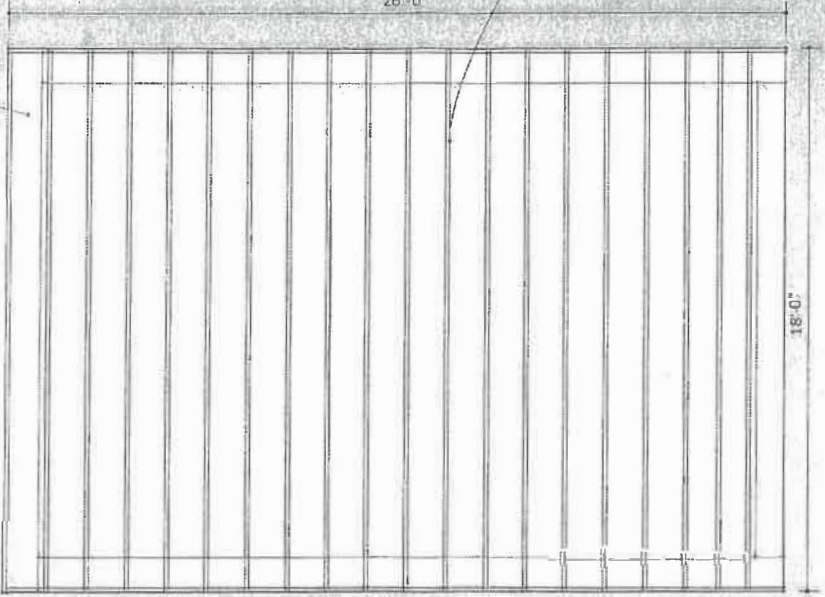
Office of Town Clerk
Treasurer - Tax Collector
2022-001 / SPK
FEB 24 2022
Received TOWN OF TRURO
By *[Signature]*

TRUSS JOISTS 16" OC WITH
3/4" ADVANTEC SUBFLOOR
1/2" UNDERLAYMENT
AND COMMERCIAL SHEET GOODS

26'-0"

11.25 PT SILLS

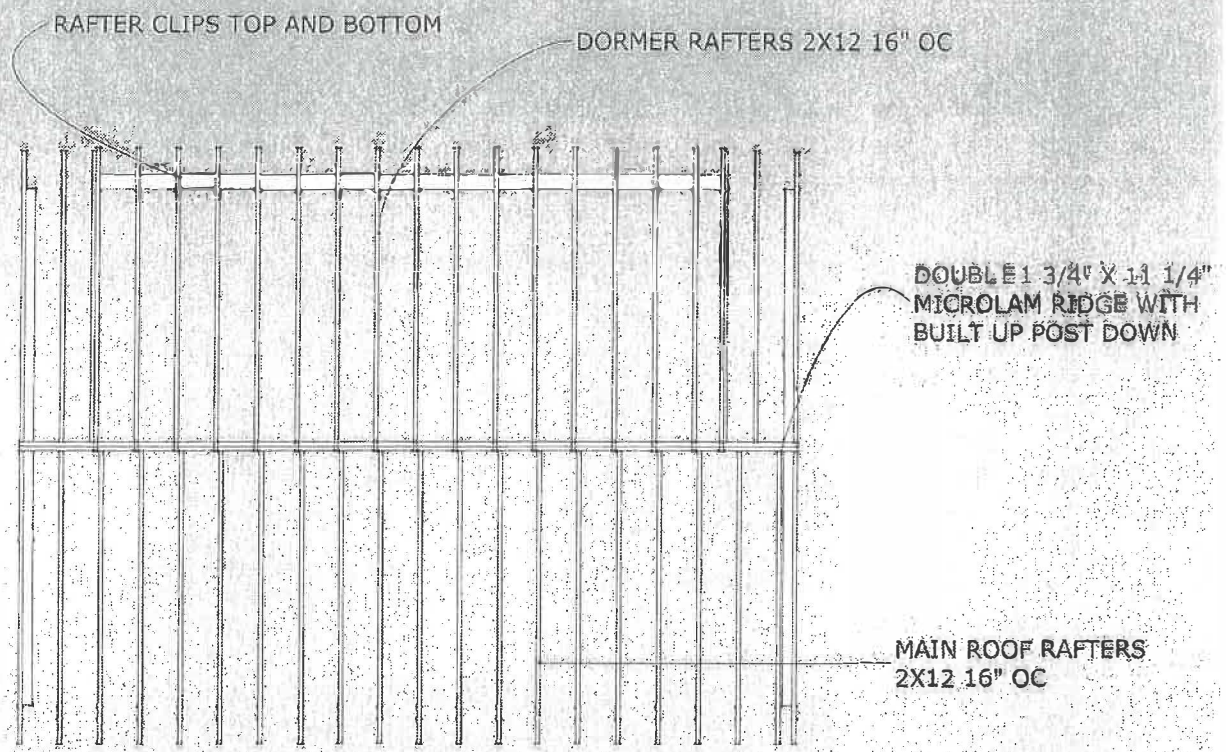
10'-8"



SECOND FLOOR FRAME
1/4 INCH SCALE

Office of Town Clerk
Treasurer - Tax Collector
NORFOLK COUNTY
FEB 24 2017
Received by DE TRUKO

PP 10 of 16



RAFTER CLIPS TOP AND BOTTOM

DORMER RAFTERS 2X12 16" OC

DOUBLE 1 3/4" X 1 1/4"
MICROLAM RIDGE WITH
BUILT UP POST DOWN

MAIN ROOF RAFTERS
2X12 16" OC

RAFTER FRAME PLAN
1/4 INCH SCALE

Office of Town Clerk
Treasurer - Tax Collector
2022-001/SPL
FEB 24 2022
Received TOWN OF TRURO
By *[Signature]*

PP 110716

Office of Town Clerk
 Treasurer - Tax Collector
 Received
 FEB 24 2017
 By: [Signature]
 RECEIVED TOWN OF TRUKO

24' 8 11/16"

17' 9 1/4"

FLOOR

TRUSS JOISTS 11.25
 3/4" SUBFLOOR
 ROCKWOOL R-30
 FILL BAYS COMPLETELY FOR FIRE STOP

ROOF

2X12 RAFTERS
 1/2" PLYWOOD
 STRAPPING WITH
 SHEETROCK
 R-40 INSULATION

WALLS

2X6 STUDS AND PLATES
 1/2" ZIP WALL 4X10
 SHEETS
 DRWALL INTERIOR
 ROCKWOOL R-23

FLOOR

TRUSS JOISTS
 11.25
 3/4" SUBFLOOR
 STRAPPING
 DRYWALL
 SOUND INSULATION 5 1/2"

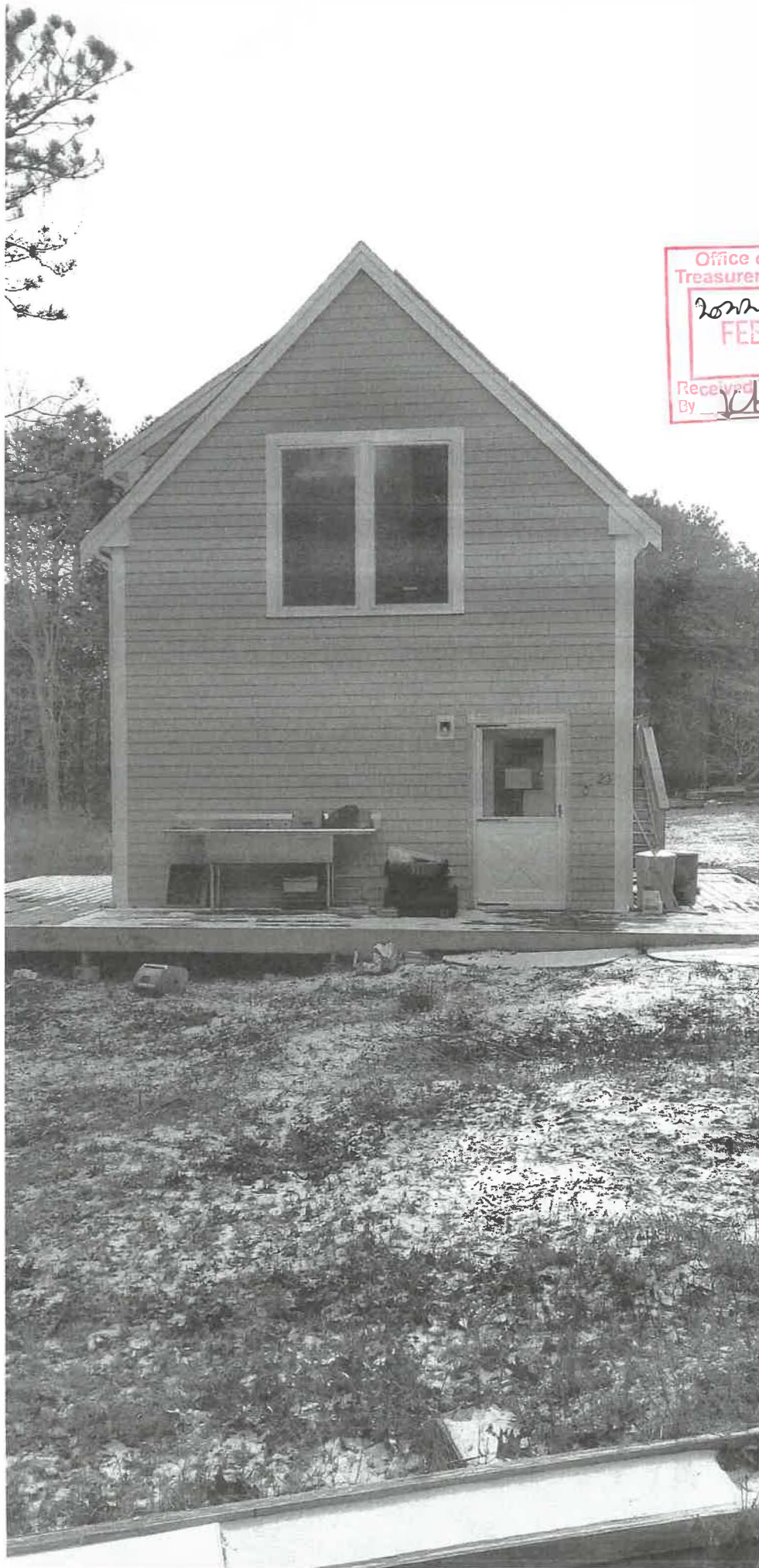
FOUNDATION

12" ICF'S WITH
 3000PSI CONCRETE
 3/4" PLYWOOD THERMAL
 BARRIER INTERIOR
 6MIL RUBBER EXTERIOR

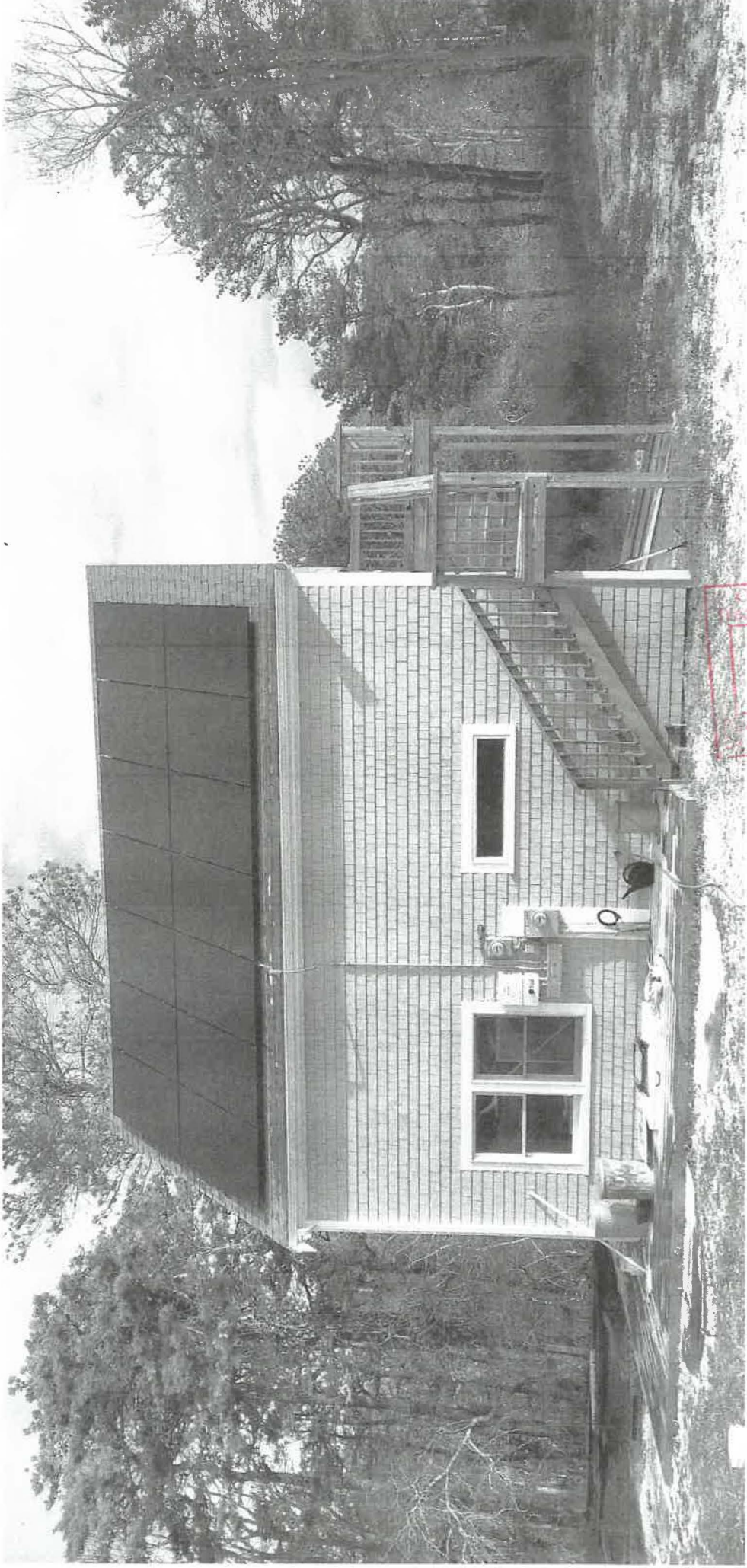
SECTION 1/4" SCALE

JOHN HOPKINS
 774-838-8103

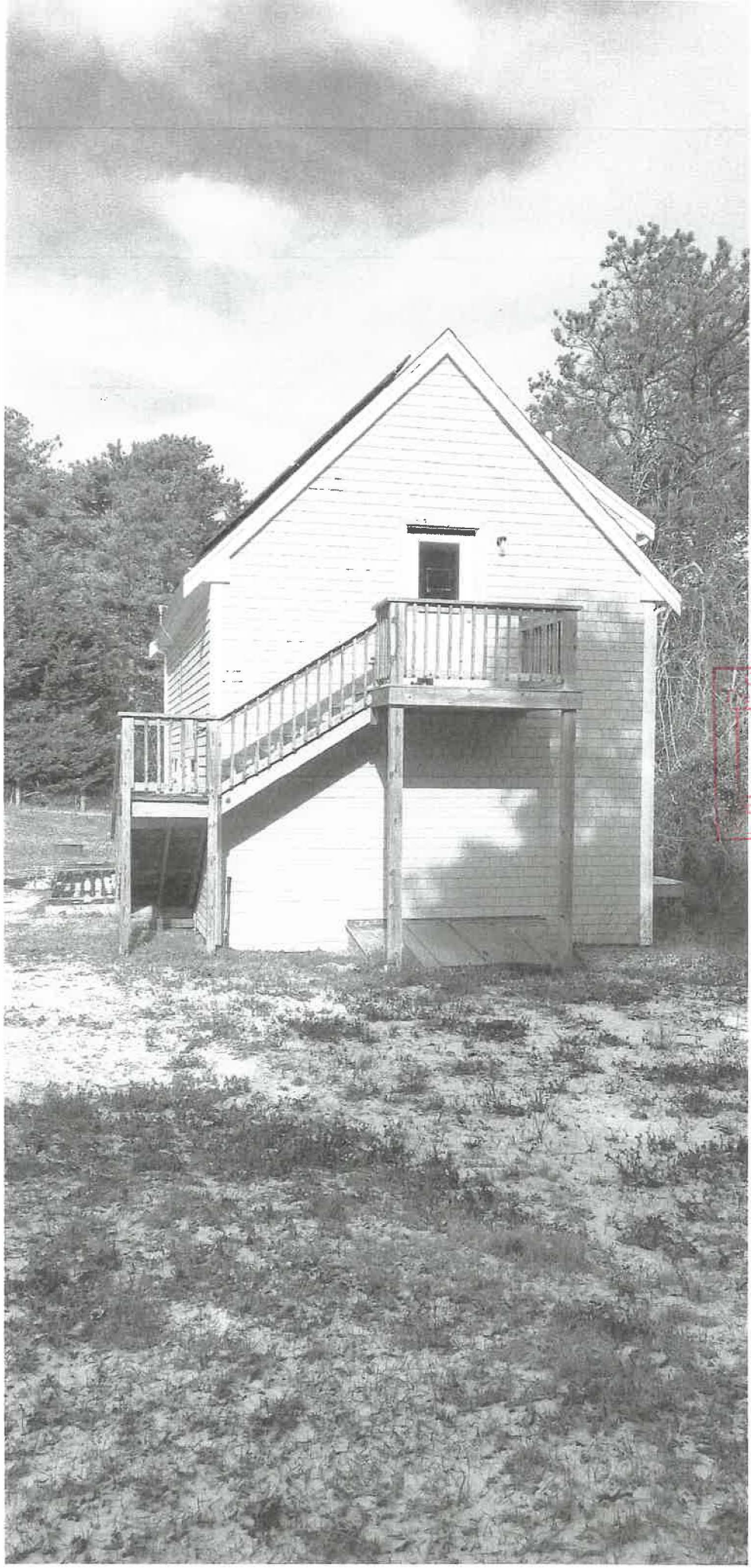
PP 12 of 16



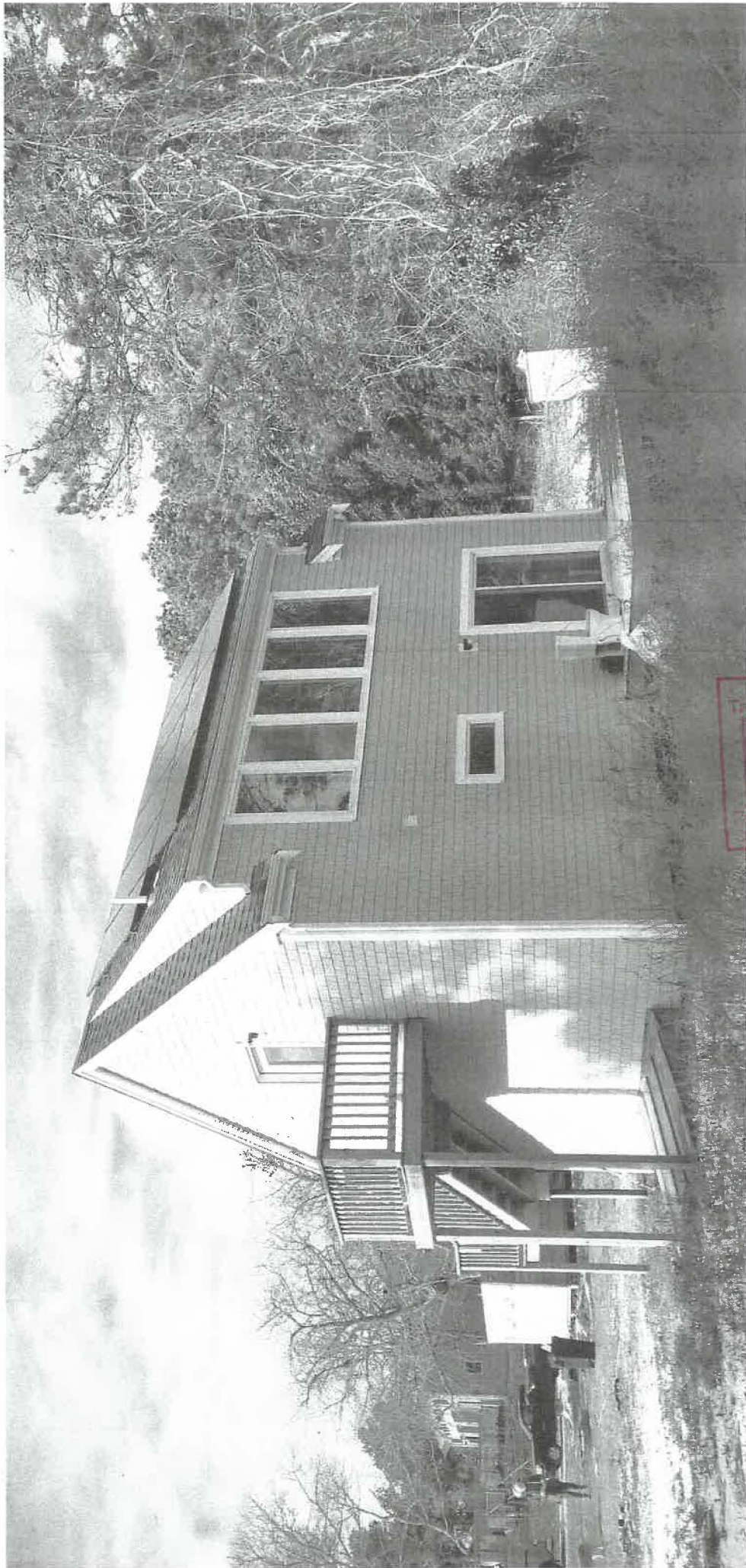
Office of Town Clerk
Treasurer - Tax Collector
2022-00128PK
FEB 24 2022
Received TOWN OF TRURO
By *[Signature]*



Office of Town Clerk
Treasurer - Tax Collector
2022-001/SPK
FEB 24 2022
Received TOWN OF TRURO
V02



Office of Town Clerk
Treasurer - Tax Collector
2022-001/SPM
FEB 24 2022
Received TOWN OF TRURO
[Signature]



Office of Town Clerk
 Treasurer - Tax Collector
 2022-001/SPM
 FEB 24 2022
 received TOWN OF TRURO
 Y. [Signature]

44

Sun System **sun blaze** T5 High Output Fluorescent Fixture

Includes 4, 64 watt, 4 foot T5 HO 8000K
"tube" lamps (20000 Hr. lamp life)
Advanced reflector design offers excellent
reflectivity & distribution
convenient for field operation

POWERFUL 20,000 LUMENS

Length: 4 Foot Lamp Wattage: 64 Each Lamp Type: T5 HO Number of Lamps: 4 Dimensions: 47" x 12 1/2" x 2 1/2"



Hang vertically with included wire hanger



Excellent light source for growing plants



Hang horizontally with included wire hanger



Chain up to five fixtures together

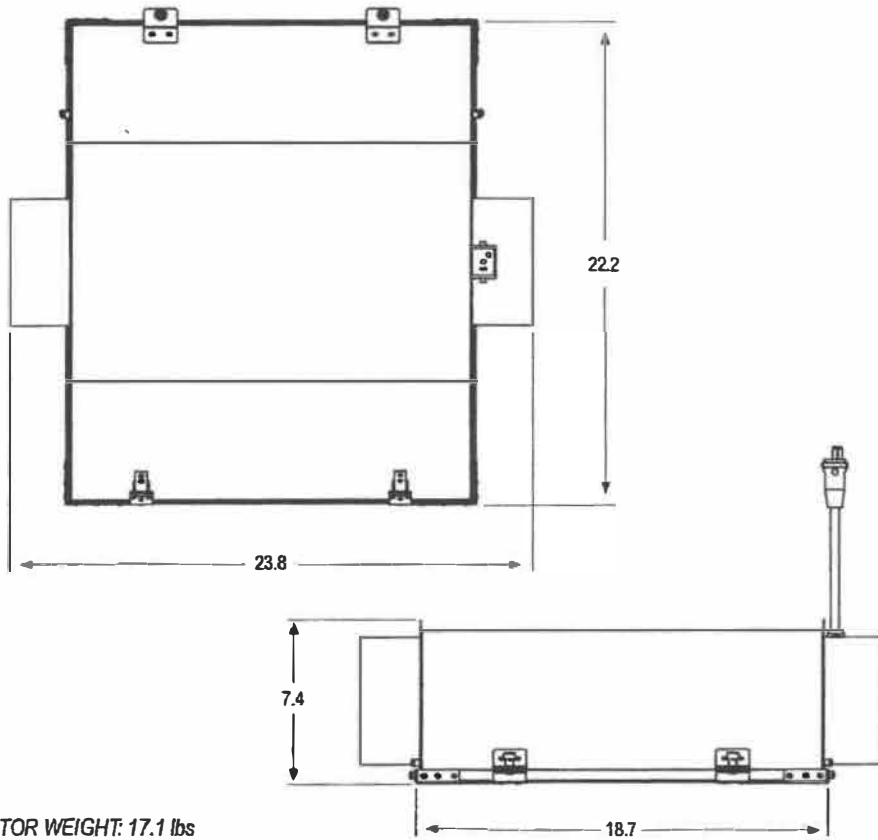
Office of Town Clerk
Treasurer - Tax Collector
2022-001/SPK
FEB 24 2022
Received TOWN OF TRURO
By *VB*

26

SPECIFICATIONS

Yield Master® 6 Inch Air-Cooled Reflector

Item #904425



REFLECTOR WEIGHT: 17.1 lbs



This document is not intended to be used for installation purposes. We cannot cover all specific applications or anticipate all requirements. All specifications are subject to change without notice.

• = yes	
• ETL LISTED	
• NOT ETL LISTED	
Tested to UL Standard #1598	
• AIR-COOLED	
• ACCEPTS GLASS	
• HINGED GLASS FRAME	
• DETACHABLE LAMP CORD	
• 600 VOLT RATED CORD	
• FABRICATED IN USA*	
• 5 YEAR WARRANTY	
BALLAST COMPATIBILITY	
• HPS	
• MH	
Max. Wattage: 1000	
LAMP COMPATIBILITY	
• HPS	
• MH	
Max. Wattage: 1000	
LAMP POSITION	
• HORIZONTAL	
• VERTICAL	
LAMP SOCKET TYPE	
• INTEGRATED DOUBLE-ENDED	
• INTEGRATED 5KV MOGUL BASE	
*with US and globally sourced parts	

Yield Master, 6 Inch Spec Sheet - Last Updated 02/02/2015

Office of Town Clerk
 Treasurer - Tax Collector
 2022-001/SPK
 FEB 24 2022
 Received TOWN OF TRURO
 By *[Signature]*

RR



Office of Town Clerk
 Treasurer - Tax Collector
 7022-001/SPR
 FEB 24 2022
 Received TOWN OF TRURO
 KLO

From: [Jamie Calise](#)
To: [Elizabeth Sturdy](#)
Cc: [Barbara Carboni](#)
Subject: RE: Review of Planning Board Applications - High Dune Craft Cooperatives
Date: Monday, March 14, 2022 12:11:54 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Thanks, Liz.

My review of the prospective plans will be guided by the security requirements in MGL. Ch. 94G §12 and 935 CMR 500.110. These touch upon overall containment, access, etc. As soon as I receive the written security plans, I will review. If I can be of any other assistance, please let me know.

Thanks.

Jamie M. Calise
Chief of Police
Truro Police Department
344 Route 6
Post Office Box 995
Truro, Massachusetts 02666
508.487.8730
jcalise@truro-ma.gov



From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Monday, March 14, 2022 11:42 AM
To: Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: Review of Planning Board Applications - High Dune Craft Cooperatives
Importance: High

Chief Calise, Chief Collins, Jarrod, Emily, Rich, Zana, Lynne:

I would like to incorporate your comments as part of the packet submission to the Planning Board on the 23rd. Please get back to me regardless of comments or not. Both OTG and PJF are identical except for the application which I have broken out separately as the entire file would be too large to send.

Just a reminder: The Supplemental Attachments are incomplete from the applicant at this time:

BB-HCA – Copy of the Host Community Agreement extension document to be provided
EE-Chief Calise Security Letter – Approval to be provided pending discussion with applicants
OO-Lease Agreement – Document to be provided

Let me know if you have any questions. Thank you – appreciate your feedback,

Liz

From: Elizabeth Sturdy

Sent: Monday, February 28, 2022 1:05 PM

To: Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>

Cc: Barbara Carboni <bcarboni@truro-ma.gov>

Subject: Review of Planning Board Applications - High Dune Craft Cooperatives

Chief Calise, Chief Collins, Jarrod, Emily, Rich, Zana, Lynne:

The attached applications for Marijuana Site Plan Review will be on the March 23 Planning Board Agenda. Please get back to me with any comments you may have, or not. Appreciate any and all input.

Let me know if you have any questions. Thanks,

Liz

Elizabeth Sturdy

Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov

From: [Tim Collins](#)
To: [Elizabeth Sturdy](#)
Subject: Re: Review of Planning Board Applications - High Dune Craft Cooperatives
Date: Monday, March 14, 2022 12:17:47 PM
Attachments: [2022-001 SPR OTG Packet.pdf](#)
[PJF - Cover Letter and Application only.pdf](#)

No issues from Fire Department

Sent from my iPhone
Tim Collins

On Mar 14, 2022, at 11:42 AM, Elizabeth Sturdy <ESturdy@truro-ma.gov> wrote:

Chief Calise, Chief Collins, Jarrod, Emily, Rich, Zana, Lynne:

I would like to incorporate your comments as part of the packet submission to the Planning Board on the 23rd. Please get back to me regardless of comments or not. Both OTG and PJF are identical except for the application which I have broken out separately as the entire file would be too large to send.

Just a reminder: The Supplemental Attachments are incomplete from the applicant at this time:

BB-HCA – Copy of the Host Community Agreement extension document to be provided
EE-Chief Calise Security Letter – Approval to be provided pending discussion with applicants
OO-Lease Agreement – Document to be provided

Let me know if you have any questions. Thank you – appreciate your feedback,

Liz

From: Elizabeth Sturdy
Sent: Monday, February 28, 2022 1:05 PM
To: Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: Review of Planning Board Applications - High Dune Craft Cooperatives

Chief Calise, Chief Collins, Jarrod, Emily, Rich, Zana, Lynne:

The attached applications for Marijuana Site Plan Review will be on the March 23 Planning Board Agenda. Please get back to me with any comments you may have, or not. Appreciate any and all input.

Let me know if you have any questions. Thanks,

Liz

Elizabeth Sturdy
Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov<<mailto:esturdy@truro-ma.gov>>

[cid:image001.png@01D83797.A9FA4450]<<http://www.truro-ma.gov/>>



Elizabeth Sturdy

From: Rich Stevens
Sent: Tuesday, March 15, 2022 10:58 AM
To: Elizabeth Sturdy; Jamie Calise; Tim Collins; Jarrod Cabral; Emily Beebe; Arozana Davis; Lynne Budnick
Cc: Barbara Carboni
Subject: RE: Review of Planning Board Applications - High Dune Craft Cooperatives

Hi Liz,
No comments at this time other than the need for building permits and all other required documents prior to any construction.

Thanks,

Rich

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Monday, March 14, 2022 11:42 AM
To: Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: Review of Planning Board Applications - High Dune Craft Cooperatives
Importance: High

Chief Calise, Chief Collins, Jarrod, Emily, Rich, Zana, Lynne:

I would like to incorporate your comments as part of the packet submission to the Planning Board on the 23rd. Please get back to me regardless of comments or not. Both OTG and PJF are identical except for the application which I have broken out separately as the entire file would be too large to send.

Just a reminder: The Supplemental Attachments are incomplete from the applicant at this time:

BB-HCA – Copy of the Host Community Agreement extension document to be provided
EE-Chief Calise Security Letter – Approval to be provided pending discussion with applicants
OO-Lease Agreement – Document to be provided

Let me know if you have any questions. Thank you – appreciate your feedback,

Liz

From: Elizabeth Sturdy
Sent: Monday, February 28, 2022 1:05 PM
To: Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: Review of Planning Board Applications - High Dune Craft Cooperatives

Chief Calise, Chief Collins, Jarrod, Emily, Rich, Zana, Lynne:

The attached applications for Marijuana Site Plan Review will be on the March 23 Planning Board Agenda. Please get back to me with any comments you may have, or not. Appreciate any and all input.

Let me know if you have any questions. Thanks,

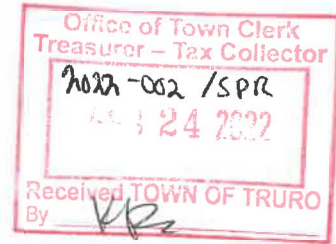
Liz

Elizabeth Sturdy

Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov



Pure Joy Farm, LLC
23 Old Bridge Road
Truro, MA 02666



By Hand Delivery

Barbara Carboni
Town Planner and Land Use Counsel
Truro Town Hall
24 Town Hall Road
P.O. Box 2030
Truro, MA 02666

Re: Application for Adult Use Marijuana Establishment (RME)

Dear Ms. Carboni,

On behalf of Pure Joy Farm, LLC ("PJF" or the "RME"), enclosed please find the following: Original and fourteen (14) copies

1. Application Form;
2. Response to General Checklist;
3. Site Plan Review Application Form; with supplemental exhibits
4. Plan Prepared by Coastal Engineering ;
5. Response to Review Criteria;
6. Certified Abutters List; and
7. Filing Fee

Please advise if any additional forms or materials are required. We look forward to discussing these matters with you and the Planning Board at your earliest convenience.

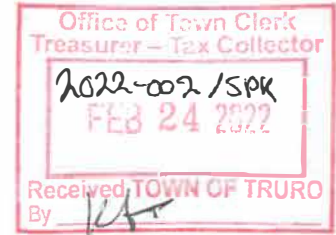
Very truly yours,

A handwritten signature in black ink that reads "Debra Hopkins".

Debra Hopkins
Peter Daigle
Pure Joy Farm, LLC



Town of Truro
P.O. Box 2030, Truro, MA 02666



APPLICATION FOR MARIJUANA ESTABLISHMENT APPROVAL

To the Town Clerk, the Planning Board and the Zoning Board of Appeals of the Town of Truro, MA

Date 2.22.22

The undersigned hereby files an application for a:

- Recreational Marijuana Establishment (RME)
- Medical Marijuana Treatment Center (MMTC)

Is the applicant either a Marijuana Craft Cooperative (MCC) or member of an MCC? yes

1. General Information

Applicant's Name Debra Hopkins (Pure Jay Farm LLC)
 Applicant's Legal Mailing Address PO Box 1103 Truro, MA. 02666
 Applicant's Phone(s), Fax and Email (508) 274-4715 distnymph@mac.com

Applicant is one of the following: (please check appropriate box)

*Written Permission of the owner is required for submittal of this application.

- Owner
- Operator*
- Lessee
- Other*

Owner's Name and Address Debra Hopkins PO Box 1103 Truro, MA. 02666
 Physical Address of Parcel 23 Old Bridge Rd. Truro, MA. 02666
 Size of Parcel (in square feet) 49,354 sq. ft.

2. Marijuana Craft Cooperative (MCC) Information (if applicable)

Name of MCC High Dune Craft Cooperative (HDCC)

MCC Member Information:

Name Debra Hopkins
 Mailing Address PO Box 1103 Truro, MA. 02666
 Physical Address of Marijuana Establishment 23 Old Bridge Rd. Truro, MA. 02666
 Size of Parcel (in square feet) 49,354 sq. ft.

Name Peter Drisle
 Mailing Address 359 Main St. Centerville, MA. 02632
 Physical Address of Marijuana Establishment 23 Old Bridge Rd. Truro, MA. 02666
 Size of Parcel (in square feet) 49,354 sq. ft.

Name _____

Mailing Address _____

Physical Address of Marijuana Establishment _____

Size of Parcel (in square feet) _____

Name _____

Mailing Address _____

Physical Address of Marijuana Establishment _____

Size of Parcel (in square feet) _____

Name _____

Mailing Address _____

Physical Address of Marijuana Establishment _____

Size of Parcel (in square feet) _____

Signature(s)

Michael C. Fee, Pierce & Mandell, P.C.

Applicant(s)/Representative Printed Name(s)

Michael C. Fee

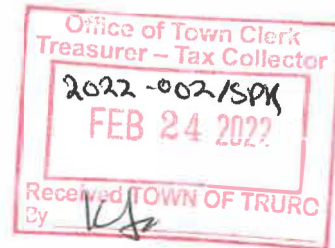
Applicant(s)/Representative Signature(s)

Debra Hopkins

Owner(s) Printed Name(s) or written permission

Debra Hopkins

Owner(s) Signature(s) or written permission



100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: 21/23 Old Bridge Rd. Applicant Name: Pure Joy Farm, LLC Date: 3/21/22

No.	Requirement	Met	Not Met	Explanation, if needed
100.5 Applicability of Regulations				
A	The use of land for cultivation, production, processing, manufacturing, assembly, packaging, retail or wholesale sale, trade, distribution or dispensing of marijuana for commercial purposes is prohibited unless licensed by all applicable Massachusetts licensing authorities and permitted as an RME or MMTC under this section.	✓		
B	The number of RMEs and MMTCs permitted in Truro shall be in accordance with the Use Table set out in §100.3, <i>supra</i> .	✓		
C	Hours of operation for Recreational Marijuana Retailers and Medical Marijuana Treatment Centers shall not exceed the Alcoholic Beverages Control Commission (ABCC) maximum hours of operation for liquor licenses not to be drunk on premises pursuant to M.G.L c. 138 §15, but may be limited by conditions of the Special Permit.			N.A.
D	Marijuana Retailers shall be located in structures without residences.			N.A.

**PURE JOY FARM, LLC
SITE PLAN REVIEW APPLICATION
RESPONSE TO GENERAL CHECKLIST (COPY ATTACHED)**

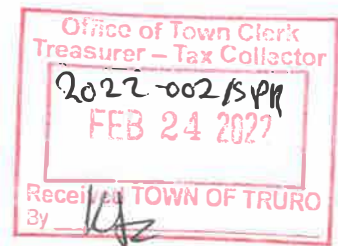
100.5

A. See attached copy of Provisional License (AA of supplemental attachments)

B. Proposed RME is in accordance with use table set out in 100.3 supra

C. N/A

D. N/A



100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: 21/23 Old Bridge Rd. Applicant Name: Pure Joy Farm, LLC Date: 3/21/22

No.	Requirement	Met	Not Met	Explanation, if needed
100.6 General Requirements				
A	No RME or MMTC shall be located within 500 feet, as measured from each lot line of the subject lot, of the following pre-existing uses: Public or private schools providing education in grades K-12.	✓		
B	The 500-foot buffer distance under this section shall be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the RME or MMTC will be located.	N/A		
C	Applicants for an RME or MMTC shall provide the security plan approved by the Commission to the Police Chief, Fire Chief, Health Agent and Building Commissioner prior to the granting of a Special Permit.		✓	Draft in process of review by Police Chief
D	An executed Host Community Agreement shall be required prior to the granting of a Special Permit and Site Plan Approval for an RME or MMTC.	✓		
E	No odor from marijuana cultivation, processing, manufacturing or retail may be noxious or cause a nuisance or danger to public health or impair public comfort and convenience. Marijuana establishments shall incorporate odor control technology and safeguards to ensure that emissions do not violate Board of Health regulations adopted pursuant to M.G.L c. 111, §31C, including but not limited to those specified for odors.	✓		
F	All business signage, marketing, advertising and branding shall be subject to the requirements promulgated by the Commission and the requirements of the Truro Zoning Bylaw and Sign Code. In the case of a conflict, the more restrictive requirement shall apply.	✓		
G	The hours of operation of the RME and MMTC shall be set by the Zoning Board of Appeals as a condition of the Special Permit.		✓	Set by ZBA

100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: <u>21/23 Old Bridge Rd.</u> Applicant Name: <u>Pure Joy Farm, LLC</u> Date: <u>3/21/22</u>				
No.	Requirement	Met	Not Met	Explanation, if needed
100.6 General Requirements				
H	No RME or MMTC shall be located inside a mobile vehicle such as a trailer, van, or truck, unless operating as a licensed Marijuana Transporter. Craft Marijuana Cultivator Cooperatives, Marijuana Cultivators, MMTCCPs and Microbusinesses shall be allowed to utilize movable structures, except that natural screening, or other approved screening, shall be required as a condition of Site Plan Review, as necessary, to render such structures less visible from public or private ways or abutting properties. The number of movable structures shall be limited to no more than 2 per parcel unless additional containers are approved by the Planning Board in connection with Site Plan Review.	✓		
I	No RME or MMTC shall be located inside a building containing transient housing such as motels or hotels.	✓		
J	<p>To ensure compatibility with the residential character of Truro, the use of greenhouses, defined to have walls and roofs constructed predominantly of glass or other transparent or translucent materials, are to be encouraged in lieu of other types of enclosed buildings for marijuana cultivation.</p> <p>- The total aggregate floor area of all enclosed buildings used by an RME or MMTC within the Residential and NT6A Districts shall not exceed a floor area, as measured from the exterior faces of exterior walls, of 5,000 sq. ft. on a 2-acre lot, plus 500 sq. ft. for each additional contiguous acre of land, or minus 500 sq. ft. for each contiguous acre of land less than two acres, or as the case may be, where the square footage per acre specified above is pro-rated for a portion of an acre. Greenhouses and Gross Floor Area of any Dwelling Units shall be excluded from this floor area calculation.</p> <p>- Building lot coverage for marijuana cultivation, including greenhouses and other similar structures, in the Residential and NT6A Districts shall not exceed 25% of the parcel's total gross square footage.</p>	✓		<p><i>See Site Plan (Supplemental Attachments DD) Zoning Table (Lot Coverage)</i></p>

PJF SITE PLAN REVIEW APPLICATION RESPONSE TO GENERAL CHECKLIST

100.6

A&B. The proposed RME is not within 500' of a public or private school.

C. In 2019 PJF met with former town planner Jeffrey Riberio, Truro Fire Chief Tim Collins, Truro Police Chief Jamie Calise, and Health Agent Emily Bebee at the proposed site. At that time Chief Collins and Chief Calise requested a 3' perimeter around exterior of fence to be clear of brush to facilitate access for rescue squad, fire department and police. Chief Calise also requested that fencing not be privacy fencing thus allowing for a clear line of site from outside the fenced area. Per request the Security Plan has been reviewed by Chief Calise. Chief Calise informed the RME that for security reasons he will be the only person to review security plans.

D. See attached copy of HCA (BB of supplemental attachments)

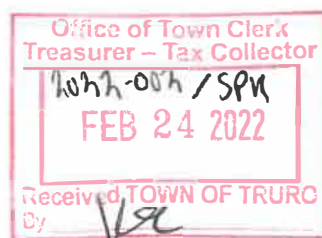
E. See Review Criteria Response (Sec. 3 of Site Plan Review Application)

F. The proposed RME will use no signage except as mandated by CCC.

G. Due to the nature and scope of the activities inherent in operating this type of RME, the applicant request that the ZBA allow no specific hours of operation.

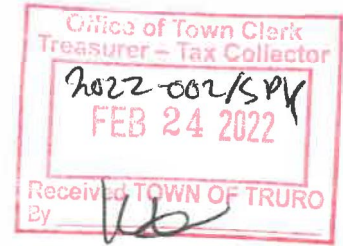
H. See Sec.3 of Site Plan Review Application

I. N/A



PJF SITE PLAN REVIEW APPLICATION RESPONSE TO GENERAL CHECKLIST

J. Proposed 3,600 sq. ft. greenhouse combined with total, 240 sq. ft. of proposed tool sheds, equals 3,840 sq. ft. well below 25% of parcel's total square footage which is 49,354 sq. ft. (1.13 AC.).



100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: 21/23 Old Bridge Rd Applicant Name: Pure Joy Farm, LLC Date: 3/21/22

No.	Requirement	Included	Not Included	Explanation, if needed
100.7 Application Requirements				
A	Security Plan		✓	Draft in process of review by Police Chief.
1	The applicant shall submit a copy of its security plan, approved by the Commission as part of the issuance of a Provisional License, to the Police and Fire Departments for their review and approval prior to the issuance of Site Plan Approval.		✓	
2	The security plan shall be updated on an annual basis and any changes shall be reported to the Police and Fire Departments.		✓	
3	The security plan shall meet all security requirements of 935 CMR 500.110.		✓	
B	Resource Plan	✓		See Application Response to General Checklist Section 100.7.B (p. 4 of 6)
1	All Marijuana Cultivators, including but not limited to Craft Marijuana Cooperatives and Microbusinesses, MMTCCPs, and Marijuana Product Manufacturers shall submit a resource use plan to the Planning Board outlining planned practices for use of:	✓		
	energy	✓		
	water	✓		
	waste disposal	✓		
	and other common resources and to ensure there will be no undue damage to the natural environment.	✓		
2	The Resource Plan, if applicable, shall include:			See Application Response to General Checklist, Section 100.7. B. (page 4 of 6), and
	electrical system overview		✓	Supplemental Attachments
	proposed energy demand		✓	Section CC, FF. See
	proposed electrical demand off-sets		✓	also, CCC Regulations CMR
	ventilation system and air quality	✓		500.103(1) and (2)
	proposed water system	✓		(attached here to), and
	utility demand		✓	CMR Section 500.120 (11).
	The Planning Board may waive this requirement if it is determined that the scale and scope of the use does not require such review.		•	

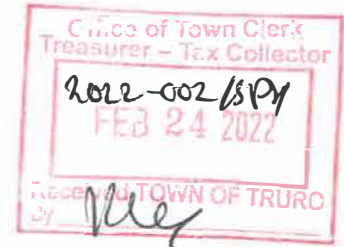
100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: 21/23 Old Bridge Rd. Applicant Name: Pure Joy Farm, LLC Date: 3/21/23

No.	Requirement	Included	Not Included	Explanation, if needed
100.7 Application Requirements				
C	Traffic Study and Circulation Plan	✓		<i>See Application Response to General Checklist,</i>
1	The applicant shall submit a traffic circulation plan for the site to ensure the safe movement of pedestrian and/or vehicular traffic on site.	✓		
2	A traffic impact and access study shall be required for all Marijuana Retailers and MMTCs. The study shall be based on standard traffic engineering guidelines developed by the Massachusetts Environmental Protection Act (MEPA). The Planning Board may waive the requirement of a traffic impact study if, in the opinion of the Planning Board, a traffic impact study is not necessary to ensure safe movement of pedestrian or vehicular traffic on site.	N/A		
D	In addition to the requirements of §70.4C and §30.8 all Site Plan Review applications and Special Permit applications shall include the following:			
1	A copy of a Provisional License or Provisional Certificate of Registration from the State of Massachusetts as an RME under 935 CMR 500.00 or a MMTC under 935 CMR 501.00;	✓		<i>See Application Response to General Checklist, Section 100.7.D, pages 5 of 6 and Supplemental Attachments AA, BB, DD</i>
2	An executed Host Community Agreement;	✓		
3	A site plan showing existing conditions on the site and the boundaries of any proposed outdoor growing area;	✓		
4	Elevations of any proposed new construction for indoor growing and/or processing;	✓		
5	A plan of any new signage;		✓	
6	A narrative describing the management and general operation of the facility;	✓		<i>See Section 2.6 of Application</i>
7	A security plan;	✓		
8	A fire protection plan (if applicable);		✓	
9	A table showing the use and square footage of all proposed buildings; and	✓		<i>Site Plan Attachment DD.</i>
10	A completed Special Permit or Site Plan Review application form.	✓		

PJF SITE PLAN REVIEW APPLICATION RESPONSE TO GENERAL CHECKLIST

100.7



A. See response to 110.6 C on prior page.

B. Resource Plan

1) Energy source is electric, provided by Ever Source and partially off set by existing solar array on roof of two story wood frame building represented on Site Plan.

Propane will be provided by Cape Cod Oil Co.

Water will be provided by existing well pump.

Waste of non marijuana material will be disposed at Truro Transfer Station. Any Marijuana waste will be shredded and remediated per CCC law and composted on site.

2) Resource Plans - Includes electrical system overview, proposed energy/utility demand, Vent system and air quality and proposed electrical demand offsets (CC of supplemental Attachments)

Water and Water System Resource Plan and proposed water system-

The proposed RME expects to use approximately 110 gallons of water per day for irrigation of canopy, berm and compost tea applications.

This figure also includes water requirements of two story wood frame building within proposed RME fencing.

The RME utilizes deep mulching techniques on all marijuana plants as well as drip irrigation resulting in low water demand. Hand watering is required during seedling stage of marijuana plant growth.

Combined the two RMEs daily water usage totals 220 gallons.

According to the Walpole Massachusetts Government web site, the average four (4) person household uses 300 gallons per day and 109,500 gallons per year. Proposed RME water demand would be less per year than than average 4 person household.

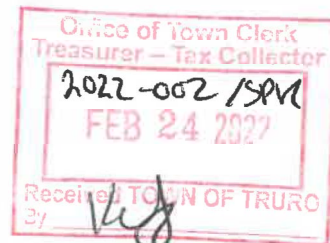
PJF SITE PLAN REVIEW APPLICATION RESPONSE TO GENERAL CHECKLIST

C. Traffic Study & Circulation Plan

- 1) & 2)- This is a small site with one road in and out. The RME will not be engaged in retail business therefore there will not be extensive traffic. The only traffic will be employees and licensed agents. The RME anticipates 4-8 vehicle trips per workday (2 employees coming and going and qualified agents).

D.

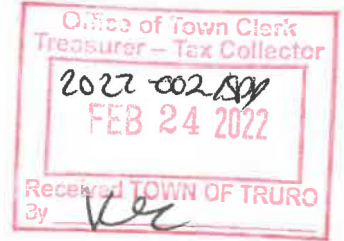
- 1) - 4) See attached copies of Provisional license (AA), HCA (BB)and Site Plan with elevations (DD).
- 5) The proposed RME will not employ signage other than that required by the CCC.
- 6) See Sec 2.6
- 7) & 8) See letter of approval from Chief Calise (EE of Supplemental Attachments)
- 9) Square Footage Use (DD of Supplemental Attachments)
- 10) Completed Special Permit or Site Plan Review Application Form- See attached forms





Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666



APPLICATION FOR MARIJUANA SITE PLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA

Date 2.22.22

The undersigned hereby files an application with the Truro Planning Board for the following:

Site Plan Review pursuant to §70 and §100 of the Truro Zoning Bylaw

General Information

Business Type: RME or MMTC RME

Is applicant a Marijuana Craft Cooperative (MCC)? Yes If yes, a separate Site Plan Review packet must be submitted for each parcel

Description of Property and Proposed Project Private parcel at the end of private way. Craft Marijuana Cultivator Cooperative

Property Address 23 Old Bridge Rd Truro, MA Map(s) and Parcel(s) Map 50 parcel 232

Registry of Deeds title reference: Book 377, Page 44, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Debra Hopkins

Applicant's Legal Mailing Address PO Box 1103 Truro, MA. 02666

Applicant's Phone(s), Fax and Email (508) 274-4715 dirtnymphs@mac.com

Applicant is one of the following: (please check appropriate box)

*Written Permission of the owner is required for submittal of this application.

Owner Operator* Lessee Other*

Owner's Name and Address Debra Hopkins - PO Box 1103 Truro, MA. 02666

Representative's Name and Address Michael C. Fee, Pierce + Mandell, P.C.

Representative's Phone(s), Fax and Email 11 Beacon St, Suite 800 Boston, MA, 02108

Pierce + Mandell, P.C. mfee@piercemandell.com (617) 720-2444(P)

• The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, and/or Health Department prior to submitting this application. (617) 619-7237(F)

Signature(s)

Michael C. Fee, Pierce & Mandell P.C.

Debra Hopkins

Applicant(s)/Representative Printed Name(s)

Owner(s) Printed Name(s) or written permission

[Signature]

Applicant(s)/Representative Signature(s)

Owner(s) Signature(s) or written permission

Your signature on this application authorizes the Members of the Planning Board and town staff to visit and enter upon the subject property

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: 21/23 Old Bridge Road Applicant Name: Pure Joy Farm, LLC Date: 3/21/22

No.	Requirement	Included	Not Included	Explanation, if needed
70.4(C) Site Plan Procedures and Plan Requirements				
1a.	An original and 14 copies of the Application for Site Plan Review	✓		
1b.	15 copies of the required plans and other required information including this Checklist	✓		
1c.	Completed Criteria Review	✓		See Application Sec. 3 Criteria Review and Supplemental Attachments HH
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office	✓		
1e.	Applicable filing fee	✓		
	Site Plans			
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer	✓		
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger	✓		
3	Site Plan shall include the following:			
3a. 1	North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.	✓		
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.	✓		
	<u>Existing:</u>			Supplemental Attachment DD
	All setbacks	✓		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	✓		
	Number of buildings	✓		
	Total number of square feet	✓		
	Any other applicable zoning information necessary for the proper review of the site plan	✓		

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Pure Joy Farm LLC

Address: *21/23 Old Bridge Rd.* Applicant Name: _____ Date: *3/21/22*

No.	Requirement	Included	Not Included	Explanation, if needed
70.4(C) Site Plan Procedures and Plan Requirements				
	<u>Proposed:</u>	✓		
	All setbacks	✓		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	✓		
	Number of buildings	✓		
	Total number of square feet	✓		
	Any other applicable zoning information necessary for the proper review of the site plan	✓		
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.	✓		
3a. 4	Graphic Scale	✓		
3a. 5	Title Block - Including:	✓		
	name and description of the project;	✓		
	address of the property;	✓		
	names of the record owner(s) and the applicant(s); and	✓		
	date of the preparation of the plan(s) and subsequent revision dates	✓		
3a. 6	Legend of All Symbols	✓		
3a. 7	Property boundaries, dimensions and lot area	✓		
3a. 8	Topography and grading plan	✓		
3a. 9	Location, including setbacks of all existing and proposed buildings and additions	✓		
3a. 10	Septic system location	✓		
3a. 11	Location of (as applicable):	N/A		
	wetlands	N/A		
	the National Flood Insurance Program flood hazard elevation, and	N/A		
	Massachusetts Natural Heritage Endangered Species Act jurisdiction	N/A		
3a. 12	Driveway(s) and driveway opening(s)	✓		
3a. 13	Existing and proposed lighting	✓		
3a. 14	Existing landscape features both vegetative and structural	✓		

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: 21/23 Old Bridge Rd. Applicant Name: Pure Joy Farm, LLC Date: 3/21/22

No.	Requirement	Included	Not Included	Explanation, if needed
70.4(C) Site Plan Procedures and Plan Requirements				
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)	✓		See Criteria Review Section 3(3) p. 1 of 3
Architectural Plans				
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including: elevations floor plans	✓		See Supplemental Attachments FF (Greenhouse), NN (Sheds), PP (2 story).
3c.	Lighting specification, including style and wattage(s)			Site Plan (DD)
Neighborhood Context:				
3d.	Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration			Criteria Review 4.D.(5) Site Visit.
3e.	Re-vegetation/Landscaping plan , including both vegetative and structural features			Site Plan (DD)

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: 21/23 Old Bridge Rd. Applicant Name: Out There Crown, LLC Date: 3/21/22

No.	Requirement	Included	Not Included	Explanation, if needed
<u>100.8 Additional Provisions Regarding Cultivation</u>				
A	When indoor cultivation is proposed, existing buildings, barns, greenhouses, and containers shall be reused wherever possible. Any new construction that requires a building permit shall harmonize with nearby architectural styles to the greatest possible extent. The use of metal buildings or containers shall not be prohibited, however, reasonable natural screening, or other approved screening, may be required as a condition of the Special Permit or Site Plan Approval so as to render such structure less visible from adjacent public and private ways, and abutting properties.	✓		See Application Response to General Checklist Section 100.8, page 6 of 6, Supplemental Attachments DD (Site Plan) and
B	Security fencing, as required by the Commission, shall be as inconspicuous as possible and compatible with the surrounding neighborhood. In no case shall barbed wire topped fence or a similar style be permitted.	✓		FF (Greenhouse Specifications).
C	All lighting shall comply with all Truro Bylaws and be shielded so as not to shed light onto adjacent properties. The Planning Board may require any artificial lighting system to employ appropriate components, including but not limited to LED components, equipped with deflectors in order to mitigate potential light pollution.	✓		
D	The Planning Board shall include in its Site Plan Approval a mandatory condition of any cultivation activities, that sales, gifts or delivery of Marijuana or Marijuana products directly to the public shall be prohibited.	✓		

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: 21/23 Old Bridge Rd. Applicant Name: Out There Grown, LLC Date: 3/21/23

No.	Requirement	Included	Not Included	Explanation, if needed
<u>100.8 Additional Provisions Regarding Cultivation</u>				
E	<p>In the case of Marijuana Cultivators, Craft Marijuana Cooperatives, or MMTCCPs, located in districts other than the Residential District, the Special Permit application shall specify the amount of canopy proposed to be cultivated on each parcel utilized by the applicant, and a limit on the amount of cultivation canopy may be imposed as a condition of the Special Permit. Any material change in the amount of cultivation canopy at each parcel shall be reported to the Zoning Enforcement Officer, the Planning Board and the Zoning Board of Appeals. For the purposes of this section, the term “material” shall mean an increase in canopy utilization of greater than fifty percent (50%) in a calendar year. In the event such change in canopy, in the determination of the Zoning Board of Appeals constitutes a change in the intensity of use authorized under the terms of the Special Permit, the Zoning Board of Appeals may require a modification of the Special Permit and the applicant shall be required to obtain a modification of the Site Plan Approval.</p>	N/A.		

PJF SITE PLAN REVIEW APPLICATION RESPONSE TO GENERAL CHECKLIST

100.8

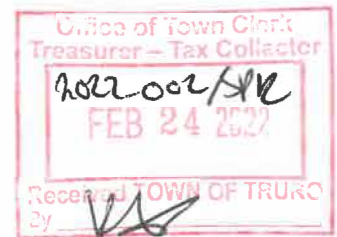
A. See attached Greenhouse Plans and Specifications from Grow-span.(FF of Supplemental Attachments)

B. See Site Plan Fence Detail (DD)

C. All supplemental lighting within the 60'x 60' greenhouse will be down shaded with reflector hoods. All use of supplemental light will be subject to blackout technology. The RME will utilize a fully automated light deprivation system, which is guaranteed to eliminate any light seepage. Perimeter, safety and security lighting will be down shaded and will conform to Chapter IV Sec. 6 of General Bylaws of the Town of Truro.

D. The proposed RME will not engage in sales, gifts, or delivery of marijuana or marijuana products to the public per CCC regulations. Delivery to authorized agents provided by Eagle Eyes Transport (authorized Transport RME)

E. The proposed RME is located within the Residential District.

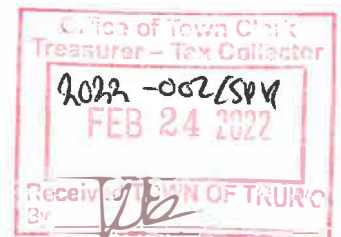


PURE JOY FARM, LLC
SITE PLAN REVIEW APPLICATION

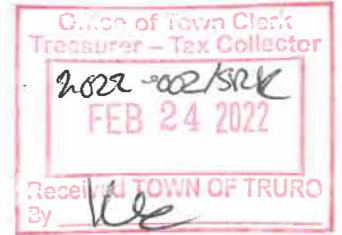
SECTION 2 (CONTENTS)

Required Plans and Other Information Including Checklist (15 copies)

- 2.1 Copy of Provisional License - See Supplemental Document AA
- 2.2 Executed Host Agreement- See Supplemental Document BB
- 2.3 Site Plan(s)- See Supplemental Document DD
- 2.4 Elevations- See Supplemental Document DD
- 2.5 Signage Plans-N/A
- 2.6 Narrative describing general operations- See Supplemental Document HH
- 2.7 Security Plan-Submitted to Police Chief -See Supplemental Document EE
- 2.8 Fire Protection Plan- N/A
- 2.9 Table Showing Square footage of buildings- See Supplemental Document DD



**PURE JOY FARM, LLC
SITE PLAN REVIEW APPLICATION
SEC 2.6**



Background Information and Narrative Addressing Review Criteria

Pure Joy Farm (PJF) is owned and operated by Debra Hopkins and Peter Daigle. PJF is a member of High Dune Craft Cooperative (HDCC) which has received a provisional license from the Massachusetts Cannabis Control Commission (CCC) as a Marijuana Craft Cooperative (MCC). HDCC has also executed a Host Community Agreement (HCA) with the Town of Truro.

PJF will implement Natural Farming practices in their cultivation of marijuana. All fertilizers, amendments and solutions for Integrated Pest Management (IPM) are made on site and sourced from our natural environment. All growing practices follow the 25B list of allowable pesticide use per CCC regulations.

Greenhouse plants will be planted in 4'x 52' raised beds of living soil using drip tape and emitter irrigation. Outdoor plants will grow using living soil in three different styles: raised beds, 4'x4'x2' and 6'x6'x2' wooden boxes and Hugelkultur beds. The living soil will be inoculated with indigenous microorganism, harvested and propagated by PJF, which sequester carbon and nitrogen naturally.

OTG will share growing space with Pure Joy Farm ("PJF") which will submit a separate application for Site Plan Review. Both OTG and PJF intend to have two employees, for a total of four employees, two employees reside on the abutting property. The employees will perform functions within the CCC regulations in area highlighted on the Site Plan.

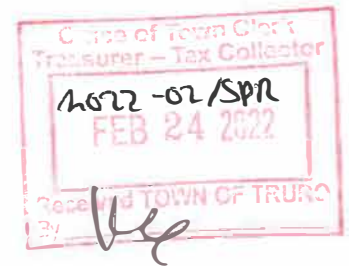
True to the cooperative model, PJF and OTG propose to have operations at 23 Old Bridge Rd. Parcel 232 owned by Debra Hopkins. Ms. Hopkins is also owner of parcel 202 which is an abutter to the proposed location and currently has a 30' x 40' cathedral greenhouse (which is not part of proposal, but will continue vegetable production). Both parcels have a long history of organic vegetable production for market as well as animal husbandry which includes fowl, goats and historically horses. Debra Hopkins holds status as a Schedule F.

23 Old Bridge Rd. is an optimal location for a Recreational Marijuana Establishment (RME) for several reasons. Located at the end of a private way, Old Bridge Road, the proposed area is secluded with virtually no line of sight from abutters residences or buildings nor visible from town roads and is perched on one of the highest elevations in the Town of Truro allowing for passive ventilation for the proposed greenhouse which will utilize the prevailing southwest wind to cool and mitigate odor over open land.

Minimal grading will take place to level area for our proposed 60'x 60', gutter connected, state of the art greenhouse from Growspan. The greenhouse utilizes advanced climate control computer technology with an emphasis on low cost solutions for disease and pest management while using minimal amounts of energy. Soil removed from greenhouse site will be used as part of berm construction (see Site Plan).

The greenhouse will employ a fully automated light deprivation system that will allow PJF to harvest multiple times in a growing season. The greenhouse will utilize natural light with the use of supplemental artificial lights when necessary at night and ONLY when the light deprivation system has been deployed. This system eliminates any light leakage to our night sky consistent with chapter IV, Sec. 6 of General Bylaws of the Town of Truro.

All security lighting, required by CCC and the Truro Police Department (TPD) will be down shaded or utilize night vision technology thus consistent with chapter IV, Sec. 6 of General Bylaws of the Town of Truro.



21.23 OLD BRIDGE Rd.

PURE JOY FARM, LLC

3/21/22

ADDRESSING THE REVIEW CRITERIA

§100.1 PURPOSE

The purpose of the marijuana bylaw is to provide for the regulation of Adult Use Recreational Marijuana Establishments (“RME”) and Medical Marijuana Treatment Centers (“MMTC”) in accordance with An Act To Ensure Safe Access to Marijuana, Chapter 55 of the Acts of 2017 (the “Act”), and all regulations which have or may be issued by the Cannabis Control Commission, including, but not limited to 935 CMR 500.00 and 935 CMR 501.00, in locations suitable for such uses, which will minimize adverse impacts of RMEs and MMTCs on adjacent properties, residential neighborhoods, schools and other sensitive locations by regulating the siting, design, placement and security of such uses.

Instructions: Please provide the Planning Board with a short explanation of how your application meets each of the review criteria of §70.4D, 100.6E and H, and §100.9 of the Truro Zoning Bylaw. If you require extra space for your answers, please attach the additional information to your application in no more than four (4) pages. This is to provide the Planning Board with an overview of your rationale prior to the meeting.

§70.4D – REVIEW CRITERIA

The Planning Board shall review Site Plans and their supporting information. It is the intent of Site Plan Review that all new construction shall be sited and implemented in a manner that is in keeping with the scale of other buildings and structures in its immediate vicinity in order to preserve the characteristics of existing neighborhoods. Such an evaluation shall be based on the following standards and criteria:

1. Relation of Buildings and Structures to the Environment. Proposed development relates to the existing terrain and lot and provides for solar and wind orientation which encourages energy conservation because:

See attached Response Memorandum

2. Building Design and Landscaping. Proposed development is consistent with the prevailing character and scale of the buildings and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques because:

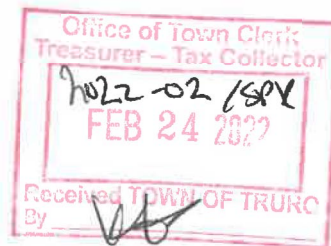
3. Preservation of Landscape. The landscape will be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil because:

4. Circulation. Curb cuts and driveways will be safe and convenient and will be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro because:

5. Lighting. Lighting will be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There will be protection of adjacent properties and the night sky from intrusive lighting because:

§100.6 – GENERAL REQUIREMENTS (all in Checklist)

- E. No odor from marijuana cultivation, processing, manufacturing or retail may be noxious or cause a nuisance or danger to public health or impair public comfort and convenience. Marijuana establishments shall incorporate odor control technology and safeguards to ensure that emissions do not violate Board of Health regulations adopted pursuant to M. G. L. c 111 §31C, including but not limited to those specific for odors. *Briefly explain how you are addressing this:*



H. Craft Marijuana Cultivator Cooperatives, Marijuana Cultivators, MMTCCPs and Microbusinesses shall be allowed to utilize movable structures, except that natural screening, or other approved screening, shall be required as a condition of Site Plan Review, as necessary, to render such structures less visible from public or private ways or abutting parcels. *Briefly explain how you are addressing this:*

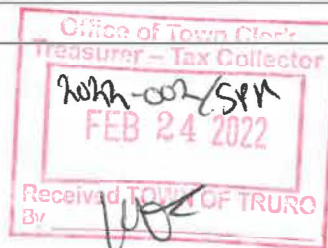
§100.9 – SITE PLAN REVIEW AND SPECIAL PERMIT CRITERIA

A. In addition to the Site Plan Review under §70 et. seq., and the Special Permit criteria under §30.8 the Planning Board and Zoning Board of Appeals, respectively, shall conduct all Site Plan Review and Special Permit determinations on a case-by-case basis, taking into consideration:

1. The particular form of Marijuana activity proposed:

2. The site location (including proximity of abutters, schools, or sensitive natural habitat) or historic properties identified in the Town’s inventory of historic resources:

3. The traditional uses of the site and their similarity to or difference from the proposed activities:

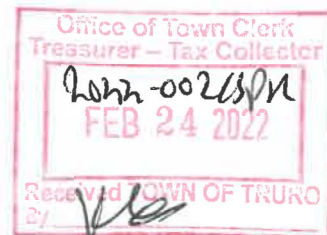


4. The intensity of the proposed activities, including impacts on neighbors and the environment:

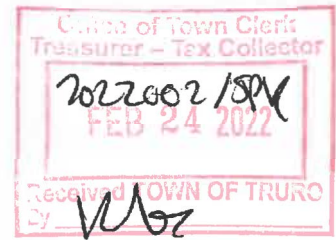
- B.** In addition to the Site Plan review criteria set forth in §70.4(D), the following shall additionally apply to the Planning Board's review of any RME and MMTC:

1. The proposal shall provide for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excess noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses:

2. The proposal shall provide for structural and/or landscaped screening or buffers for storage areas, loading docks, dumpsters, rooftop or other exposed equipment, parking areas, utility buildings and similar features viewed from street frontages and residentially used or zoned premises:



**PURE JOY FARM , LLC
SITE PLAN REVIEW
SEC.3- CRITERIA REVIEW**



References to documents entitled “AA”, “BB”, etc. refer to packet of supplemental exhibits that accompany this application.

S70.4D

- 1) Proposed 60'x60' greenhouse site requires minimal grading to prepare for construction. Excavated soil will be used to construct berm along Northern boundary of fenced area (see Site Plan DD). The greenhouse is located on the Southern end of the fenced area in order to minimize potential abutter impact while also allowing for maximum solar gain. Greenhouse ventilation system is oriented East-West so exhaust is blowing towards the fewest abutters properties. Proposed (2) wood frame tool sheds will sit on cinder blocks (see Site Plan DD).
- 2) Development is consistent with the existing farm on the proposed site. There currently is a 30'x40' greenhouse on abutters parcel (parcel 202 owned by Debra Hopkins) constructed over 20 years ago. Proposed site is not visible from any abutters residences or structures other than Debra Hopkins.
- 3) We anticipate limiting site grading to 10' past the greenhouse footprint (an approximate area of 70'x70'). Limited tree removal is required to optimize natural sunlight in grow areas.
- 4) Not applicable.
- 5) Required entry and security lighting will all conform to Chapter IV, Sec.6 of General Bylaws of the Town of Truro by implementing down shading. Greenhouse supplemental lighting will have zero impact on the night sky due to the use of a fully automated light deprivation system.

100.6- General Requirements

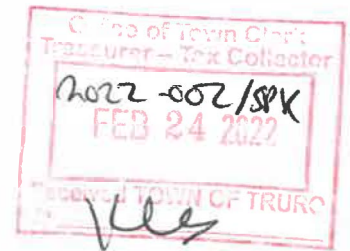
E.

Due to the distance between cultivation activity and abutters, the MRE does not anticipate any odor complaints. In order to avoid odor issues a soil berm planted with a variety of beneficial, fragrant flowers will be installed parallel to existing row of Leland Cypress creating natural odor mitigation between site and nearest abutter (see Site Plan).

If a complaint is filed the RME will follow protocol outlined in the Zoning Bylaws, working with the Truro Board of Health to resolve any issues. The RME is committed to being a good neighbor.

H.

The RME will utilize (2) storage containers approximately 8'x 20'. Existing 40' tall line of Leland Cypress will obstruct containers from view of abutters. Containers will be visible from the entrance, a private road, with parcel 202 (residence of Debra Hopkins) being the only abutter with a line of site.



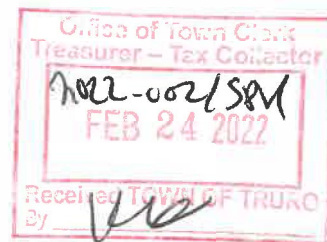
100.9 Site Plan Review and Special Permit Criteria

A.

- 1) The RME will cultivate, obtain, manufacture, process and and brand marijuana products to deliver to licensed Marijuana establishments, but not directly to consumers. (see CCC definition of Craft Marijuana Cooperative).
- 2) The RME site has five abutters: see Site Plan (DD) and Abutters List (II)
 - Parcel 999
 - Parcel 202
 - Parcel 277
 - Parcel 282
 - Parcel 203
- 3) Proposed site has been a working farm for decades producing organic vegetables, herbs, flowers as well as engaging in the art of animal husbandry.
- 4) We anticipate no impact on abutters.

B.

- 1) The RME does not anticipate higher levels of noise, smoke, dust or vibrations than experienced during prior use.
- 2) Activities will not be visible from Town roads or structures/residences of abutters.



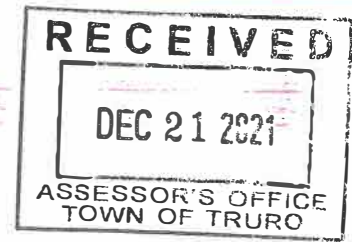


TOWN OF TRURO

ASSESSORS OFFICE

CERTIFIED ABUTTERS LIST

REQUEST FORM



APPLICATION FOR ADULT USE

RECREATIONAL MARIJUANA ESTABLISHMENTS (RME) AND

MEDICAL MARIJUANA TREATMENT CENTERS (MMTC)

DATE: 12/20/21

NAME OF APPLICANT: Out There Grown + Pure Joy Farm

NAME OF AGENT (if any): Stephanie Rein

MAILING ADDRESS: Po Box 688 Truro, MA. 02666

CONTACT: HOME/CELL (508) 237-2791 EMAIL warmvalley@hotmail.com

PROPERTY LOCATION: 23 Old Bridge Rd. Truro, MA. 02666
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 50 PARCEL 232 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR:

- Planning Board Site Plan Review
- Zoning Board of Appeals Special Permit

FEE: \$15.00 per checked item (Fee must accompany the application unless other arrangements are made)

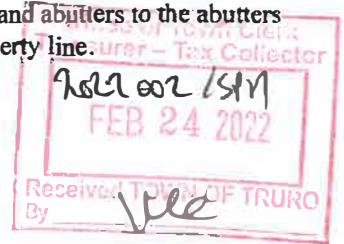
Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 12/21/2021 Date completed: 12/21/2021

List completed by: [Signature] Date paid: 12/21/2021 Cash/Check 3108

Abutters List for: Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line as well as any other property owners within 300 feet of the property line.





TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: December 21, 2021

To: Stephanie Rein, Agent for Out There Grown & Pure Joy Farm

From: Assessors Department

Certified Abutters List: 23 Old Bridge Road

RME/MMTC filing for Zoning Board of Appeals/ Special Permit

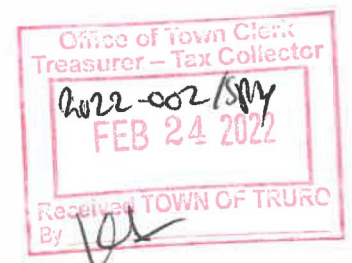
Attached is a combined list of abutters for the property located at 23 Old Bridge Road.

The current owners are John B. & Debra L. Hopkins.

The names and addresses of the abutters are as of December 17, 2021 according to the most recent documents received from the Barnstable County Registry of Deeds.

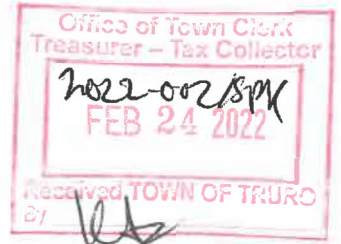
Certified by:

Olga Farrell
Assessing Clerk

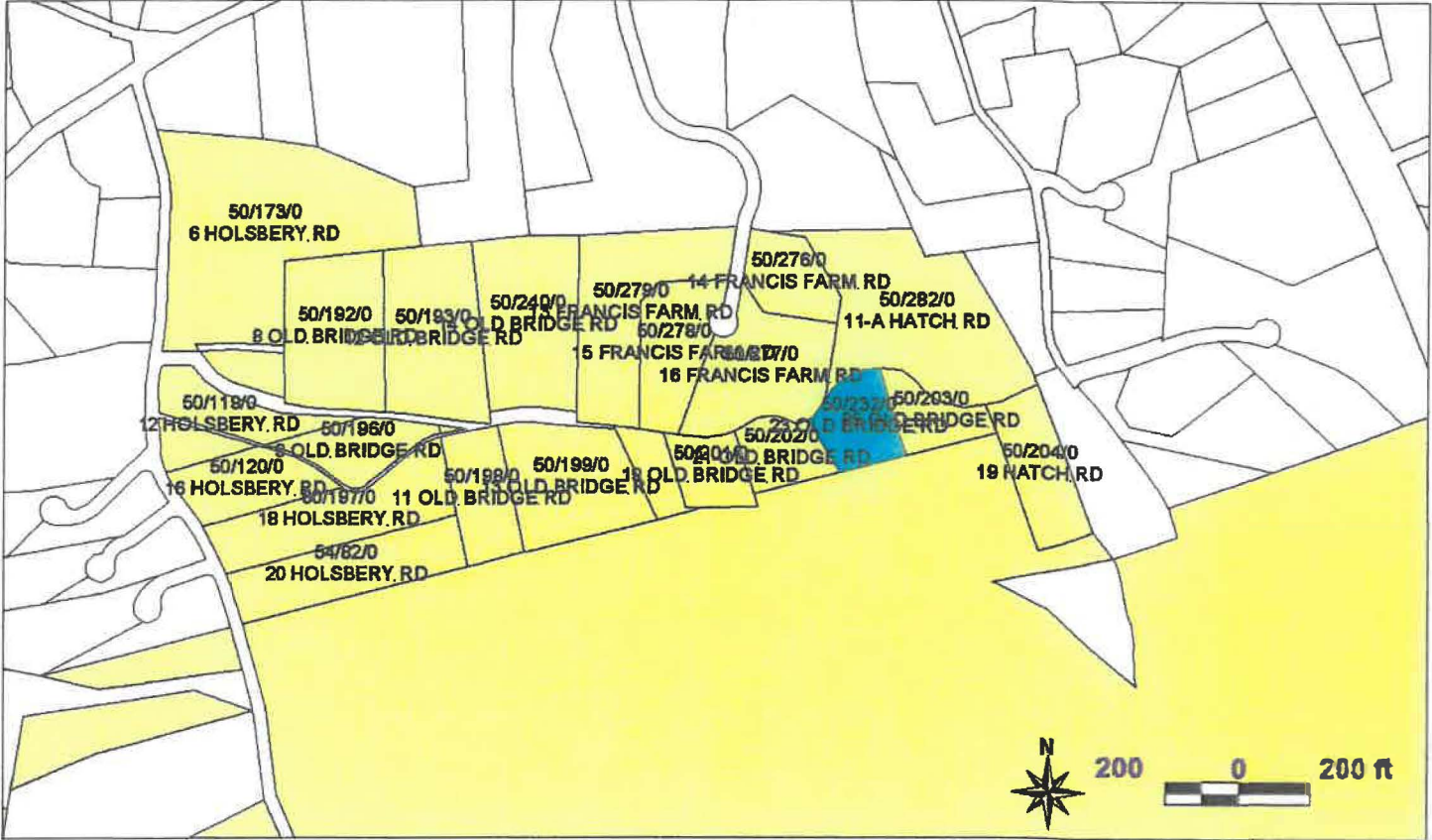


23 Old Bridge Road
 Map 50, Parcel 232
 RME/MMTC filing
 Zoning Board of Appeals/Special Permit

TOWN OF TRURO, MA
 BOARD OF ASSESSORS
 P.O. BOX 2012, TRURO MA 02666



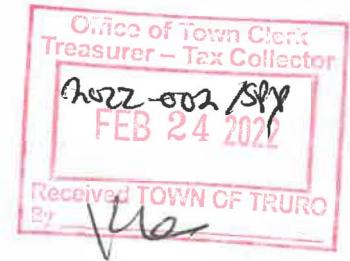
Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
2898	50-119-0-R	FRANCIS JOSEPH W ESTATE OF & HEIRS OF CORDES & DYER & ENGMAN	12 HOLSBERY RD	C/O FRAZIER PO BOX 906	WELLFLEET	MA	02667-0906
2899	50-120-0-R	BASS THOMAS A & KRUEGER ROBERTA L	16 HOLSBERY RD	7147 COLLEGE HILL RD	CLINTON	NY	13323
2952	50-173-0-R	WINKLER MICHAEL F & KATHERINE	6 HOLSBERY RD	PO BOX 1110	TRURO	MA	02666
2961	50-192-0-R	TARRASCH/YAMAKIDO LIVING TRUST TRS: MARC E TARRASCH ET AL	8 OLD BRIDGE RD	141B ARBOR AVE	LOS ALTOS	CA	94024
2962	50-193-0-R	OLD BRIDGE ROAD LLC MGR: JAMES M HIRSHBERG	12 OLD BRIDGE RD	124 VIA VERDE WAY	PALM BEACH GARDENS FL	FL	33418
2965	50-196-0-R	CORCORAN G STEVEN & PAULA	9 OLD BRIDGE RD	34 WOODSIDE LN	NEW HOPE	PA	18938
2966	50-197-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	18 HOLSBERY RD	PO BOX 327	NO TRURO	MA	02652-0327
2967	50-198-0-R	CLARK KATHERINE M & DOWELL RODNEY S	11 OLD BRIDGE RD	64 PROSPECT ST	MELROSE	MA	02176
2968	50-199-0-R	MACK ARIEN LIFE ESTATE RMNDR: ARIEN MACK LIVING TRUST	13 OLD BRIDGE RD	37 WEST 12TH STREET, # 5F	NEWYROK	NY	10011
2969	50-200-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	17 OLD BRIDGE RD	PO BOX 327	NO TRURO	MA	02652-0327
2970	50-201-0-R	MARSHALL JAMES S	19 OLD BRIDGE RD	BOX 994	N KINGSTOWN	RI	02852
2971	50-202-0-R	HOPKINS JOHN B	21 OLD BRIDGE RD	PO BOX 1188	TRURO	MA	02666-1188
2972	50-203-0-R	WILSON JOHN DOUGLAS & DAVID M WILSON 2012 TRUST	25 OLD BRIDGE RD	707 PRUDDEN ST, APT 122	LANSING	MI	48906-5385
2973	50-204-0-R	WILSON JOHN DOUGLAS & THE DAVID M WILSON 2012 TRUST	19 HATCH RD	707 PRUDDEN ST, APT 122	LANSING	MI	48906

Handwritten signature and date: 12/28/2021

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
3003	50-236-0-R	MICKS RICHARD L & TAMI JOY & HEIRS OF CORDES & DYER & ENGMA	4 OLD BRIDGE RD	C/O MICKS PO BOX 1029	WELLFLEET	MA	02667-1029
3007	50-240-0-R	14 OLD BRIDGE ROAD RLTY TR TRS:HIRSHBERG JAMES M &DIANE B	14 OLD BRIDGE RD	124 VIA VERDE WAY	PALM BEACH GARDENS	FL	33418
3040	50-276-0-R	MONNAHAN KELLY JEROME	14 FRANCIS FARM RD	PO BOX 286	TRURO	MA	02666-0286
3041	50-277-0-R	GLASSMAN JUDITH, LIFE ESTATE GLASSMAN MITCHELL J	16 FRANCIS FARM RD	75 CAMBRIDGE PARKWAY, U E210	CAMBRIDGE	MA	02142
3042	50-278-0-R	FEE MICHAEL C & SMITH MICHELE	15 FRANCIS FARM RD	PO BOX 2011	TRURO	MA	02666
3043	50-279-0-R	WILSON GEOFFREY A & BLAKESLEE EVE M	13 FRANCIS FARM RD	PO BOX 943	BERNARDSTON	MA	01337
3046	50-282-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	11-A HATCH RD	PO BOX 327	NO TRURO	MA	02652-0327
3313	54-82-0-R	TRURO TRUST TRS:CASSILETH GREGORY M & LISA	20 HOLSBERY RD	2112 LINDA FLORA DRIVE	LOS ANGELES	CA	90077



[Handwritten signature]

40-999-0-E

USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

50-119-0-R

FRANCIS JOSEPH W ESTATE OF &
HEIRS OF CORDES & DYER& ENGMAN
C/O FRAZIER
PO BOX 906
WELLFLEET, MA 02667-0906

50-120-0-R

BASS THOMAS A &
KRUEGER ROBERTA L
7147 COLLEGE HILL RD
CLINTON, NY 13323

50-173-0-R

WINKLER MICHAEL F & KATHERINE
PO BOX 1110
TRURO, MA 02666

50-192-0-R

TARRASCH/YAMAKIDO LIVING TRUST
TRS: MARC E TARRASCH ET AL
1418 ARBOR AVE
LOS ALTOS, CA 94024

50-193-0-R

OLD BRIDGE ROAD LLC
MGR: JAMES M HIRSHBERG
124 VIA VERDE WAY
PALM BEACH GARDENS, FL 33418

50-196-0-R

CORCORAN G STEVEN & PAULA
34 WOODSIDE LN
NEW HOPE, PA 18938

50-197-0-E

TRURO CONSERVATION TRUST
TRS: BETSEY BROWN ET AL
PO BOX 327
NO TRURO, MA 02652-0327

50-198-0-R

CLARK KATHERINE M &
DOWELL RODNEY S
64 PROSPECT ST
MELROSE, MA 02176

50-199-0-R

MACK ARIEN LIFE ESTATE
RMNDR: ARIEN MACK LIVING TRUST
37 WEST 12TH STREET, # 5F
NEW YROK, NY 10011

50-200-0-E

TRURO CONSERVATION TRUST
TRS: BETSEY BROWN ET AL
PO BOX 327
NO TRURO, MA 02652-0327

50-201-0-R

MARSHALL JAMES S
BOX 994
N KINGSTOWN, RI 02852

50-202-0-R

HOPKINS JOHN B
PO BOX 1188
TRURO, MA 02666-1188

50-203-0-R

WILSON JOHN DOUGLAS &
DAVID M WILSON 2012 TRUST
707 PRUDDEN ST, APT 122
LANSING, MI 48906-5385

50-204-0-R

WILSON JOHN DOUGLAS &
THE DAVID M WILSON 2012 TRUST
707 PRUDDEN ST, APT 122
LANSING, MI 48906

50-236-0-R

MICKS RICHARD L & TAMI JOY &
HEIRS OF CORDES & DYER & ENGMA
C/O MICKS
PO BOX 1029
WELLFLEET, MA 02667-1029

50-240-0-R

14 OLD BRIDGE ROAD RLTY TR
TRS:HIRSHBERG JAMES M &DIANE B
124 VIA VERDE WAY
PALM BEACH GARDENS, FL 33418

50-276-0-R

MONNAHAN KELLY JEROME
PO BOX 286
TRURO, MA 02666-0286

50-277-0-R

GLASSMAN JUDITH, LIFE ESTATE
GLASSMAN MITCHELL J
75 CAMBRIDGE PARKWAY, U E210
CAMBRIDGE, MA 02142

50-278-0-R

FEE MICHAEL C & SMITH MICHELE
PO BOX 2011
TRURO, MA 02666

50-279-0-R

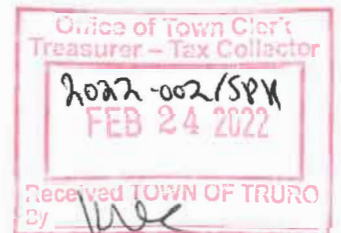
WILSON GEOFFREY A &
BLAKESLEE EVE M
PO BOX 943
BERNARDSTON, MA 01337

50-282-0-E

TRURO CONSERVATION TRUST
TRS: BETSEY BROWN ET AL
PO BOX 327
NO TRURO, MA 02652-0327

54-82-0-R

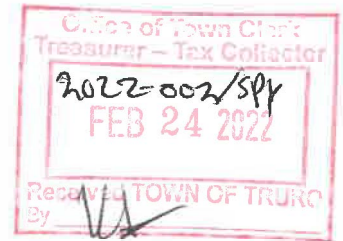
TRURO TRUST
TRS:CASSILETH GREGORY M & LISA
2112 LINDA FLORA DRIVE
LOS ANGELES, CA 90077



**PURE JOY FARM, LLC
SITE PLAN REVIEW APPLICATION
SUPPLEMENTAL ATTACHMENTS**

TABLE OF CONTENTS

- AA- Provisional License
- BB-HCA
- CC- Resource Plans
- DD- Site Plan
- EE- Chief Calise Security letter
- FF-Greenhouse plans and specs.
- GG- Narratives
- HH- Abutters list
- II- Well pump image
- JJ- Refrigerator specs
- KK-Dehumidifier Specs
- LL- Waste Resource Plan
- MM- Solar array specs
- NN- Plans and permit application for 2-10'12' tool sheds
- OO- Lease agreement
- PP-Plans for 2 story wood frame structure and images
- QQ- T5 Fluorescent light specs
- RR-HPS Hood specs
- SS-Drip irrigation image



Massachusetts Cannabis Industry Portal (MassCIP)

Cannabis Control Commission > My Licenses > Craft Marijuana Cooperative

This page provides details about your application(s) for **Craft Marijuana Cooperative** license. You may use this page to:

- Start a brand new application
- View the status of your applications
- Return to an application that is in progress and not yet submitted
- Withdraw an application that is in progress, but has not been submitted

If you would like to begin or continue working on applications for a different type of license, certification or registration you may do so by navigating to this page.

Users are able to view where their application(s) are in the Commission's review process. When viewing the application's place in the process, please note that there are four (4) queues in which your application may be placed:

Classification Required: This is the queue your application will be placed in when you first submit your application. Commission staff will review your application in the order it was submitted. Commission staff will assess whether your application receives priority, expedited, or general review based on established regulations and policies. Your application will only move up in this queue.

Applications Requiring Initial Review: Once your application has been assessed for priority, expedited, or general review, it will enter this queue. This queue is sorted in the following order: priority, expedited, and then general applications. Priority applications (those submitted by certified Economic Empowerment applicants and certified MTC Priority applicants) will be reviewed first alternating between these two groups based on the first-in-time submitted application. Expedited applications will be reviewed next based on first-in-time submission. General applications will be reviewed when there are no priority or expedited applications requiring initial review and based on first-in-time submission. Applications in this queue may move up or down the queue based on the submission of additional priority or expedited applications. Additionally, applications may be reclassified (i.e. changed from general to expedited) based on new information. If this occurs, your application may move down in the queue. If your application is reclassified (i.e. changed from general to expedited), it will move up in the queue.

Applications Requiring Supplemental Review: If your application received a Request for Information and was reopened, once your application is resubmitted it will enter this queue. This queue is sorted in the same manner as the applications in the Applications Requiring Initial Review queue. Applications in this queue may move up or down the queue based on the resubmission of additional priority or expedited applications.

Applications Deemed Complete: If you have received a notice from the Commission stating your application was deemed complete, you will see your application in this queue. Your place in this queue is determined by the date your application was deemed complete in comparison to other applications and will move up when applications have been considered for provisional licensure. While in this queue, and pursuant to the notice you will receive from the Commission, you will be required to pay background check fees and have individuals fingerprinted while the Commission awaits for a municipal response from the host community. Your place in the queue is not a direct indicator when you will be considered for provisional licensure as this is dependent on several factors (i.e. receipt/review of background reports, suitability review, municipal compliance).

Please note some additional disclaimers:

Applications that are currently in a reopened status will not show the queue/place in queue as only pending applications will have this information.

Applications that are deemed complete, and are requested to be reopened, will be deemed incomplete and reenter the Applications Requiring Supplemental Review queue when resubmitted.

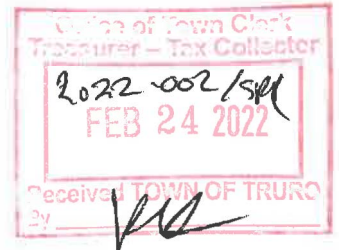
License # **CO281297** | High Dune Craft Cooperative LLC | 23 Old Bridge Rd. Truro, MA 02666 (Active)

Your License is Active as of 07/13/2021.



TOWN OF TRURO
AND HIGH DUNE CRAFT COOPERATIVE

HOST COMMUNITY AGREEMENT



FOR THE SITING OF A CRAFT MARIJUANA COOPERATIVE IN THE TOWN OF TRURO

This Host Community Agreement (“Agreement”) is entered into this 10th day of September, 2019 (the “Effective Date”) by and between High Dune Craft Cooperative, LLC, a Massachusetts, Limited Liability Company (“the Co-op”), with a principal place of business at 23 Old Bridge Road, Truro, MA 02666 and the following individual Co-op Members:

1. Longnook Artisan Growers, LLC, 12 Longnook Road, Truro, MA 02666;
2. Outer Cape Cannabis Connection, LLC, 1 Noons Road, Truro, MA 02666;
3. Out There Grown, LLC, 21 Holsberry Road, Truro, MA 02666; and
4. Pure Joy Farm, LLC, 23 Old Bridge Road, Truro, MA 02666 (the “Members”);

and the Town of Truro, a Massachusetts municipal corporation with a principal address of 24 Town Hall Road, Truro, MA 02666 (the “Town”), acting by and through its Select Board (hereinafter collectively the “Parties”), in reliance upon all of the representations made herein.

RECITALS

WHEREAS, the Co-op and its Members wish to operate a licensed Craft Marijuana Cooperative for the cultivation of adult use marijuana at the following locations:

1. Longnook Meadows Farm – 6 Poms Lot Road, Map 46-138, Truro;
2. Outer Cape Cannabis Connection, LLC – 1 Noons Road, Truro;
3. Out There Grown – 23 Old Bridge Road, Truro;
4. Pure Joy Farm, LLC – 23 Old Bridge Road, Truro.

And for the manufacturing of marijuana products at the following locations:

1. Pure Joy Farm, LLC – 23 Old Bridge Road, Truro

in accordance with and pursuant to applicable state laws and regulations, including, but not limited to G.L. c.94G and 935 CMR 500.000, and such approvals as may be issued by the Town in accordance with its Zoning Bylaw and other applicable local regulations, as may be amended; and

WHEREAS, the Town recognizes this Co-op and its Members will benefit the Town and its citizens through increased economic development, additional employment opportunities for residents, and a strengthened local tax base; and

WHEREAS, the Co-op and its Members anticipate that the Town may incur additional expenses and impacts on the Town’s road and other infrastructure systems, law enforcement, fire

protection services, inspectional services, permitting and consulting services and public health, as well as unforeseen impacts and;

WHEREAS, the Co-op and its Members intend to provide certain benefits to the Town in the event that it receives the requisite licenses from the Cannabis Control Commission or such other state licensing or monitoring authority, as the case may be, and receives all required local permits and approvals from the Town; and

WHEREAS, the Parties intend by this Agreement to satisfy the provisions of G.L. c.94G, Section 3(d), applicable to the operation of the Co-op and its Members, such activities to be only done in accordance with the applicable state and local laws and regulations in the Town;

WHEREAS, the Parties agree that the above Recitals are true and accurate and that they are incorporated herein and made a part hereof.

NOW THEREFORE, in consideration of the mutual promises and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Co-op, its Members and the Town agree as follows:

1. Representations and Warranties

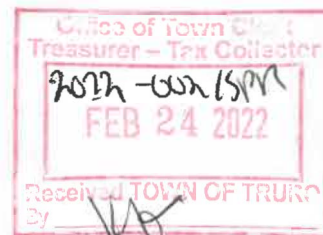
The Parties respectively represent and warrant that:

- A. Each is duly organized and existing and in good standing, has the full power, authority, and legal right to enter into and perform this Agreement, and the execution, delivery and performance hereof and thereof (i) will not violate any judgment, order, state law, bylaw, or regulation, and (ii) does not conflict with, or constitute a default under, any agreement or instrument to which either is a party or by which either party may be bound or affected; and
- B. Once this Agreement has been duly authorized, executed and delivered, this Agreement constitutes legal, valid and binding obligations of each party, enforceable in accordance with its terms; and
- C. There is no action, suit, or proceeding pending, or, to the knowledge of either party, threatened against or affecting either Party wherein an unfavorable decision, ruling or finding would materially adversely affect the performance of any obligations hereunder, except as otherwise specifically noted in this Agreement.

2. Annual Payments

In the event that the Co-op obtains the requisite licenses and/or approvals as may be required for its operations, and receives any and all necessary and required permits and licenses of the Town, and at the expiration of any final appeal period related thereto, which permits and/or licenses allow the Co-op and its Members to locate, occupy and operate within the Town, then the Co-op and its Members agree to provide the following Annual Payments:

BB 2



A. Community Impact Fee

The Co-op and its Members anticipate that the Town may incur additional expenses and impacts on the Town's road and other infrastructure systems, law enforcement, fire protection services, inspectional services, and permitting and consulting services, as well as unforeseen impacts, on the Town. Accordingly, in order to mitigate the financial impact on the Town and use of Town resources, the Co-op and its Members agree to pay an Annual Community Impact Fee to the Town, in the amount and under the terms provided herein.

1. The Members shall each pay an Annual Community Impact Fee in an amount equal to one percent (1%) in the first year, two percent (2%) in the second year, and three percent (3%) in the third year of gross sales of marketable products produced by each Member's cultivation and product manufacturing operations located within the Town of Truro, which are marketed and sold by the individual Members, and not the Co-op. The wholesale value of the marijuana and marijuana products produced by the Members shall be based on the wholesale value of the marijuana and marijuana products as determined by arms-length wholesale sales made by the Members during the year.
2. The Co-op shall pay an Annual Community Impact Fee in an amount equal to one percent (1%) in the first year, two percent (2%) in the second year, and three percent (3%) in the third year of gross sales of marketable products sold on behalf of the Members for the cultivation and product manufacturing operations located within the Town of Truro. The wholesale value of the marijuana and marijuana products sold by the Co-op shall be based on the wholesale value of the marijuana and marijuana products as determined by arms-length wholesale sales made by the Co-op during the year.
3. The Co-op and its Members shall pay the Annual Community Impact Fee in semi-annual installments as follows:

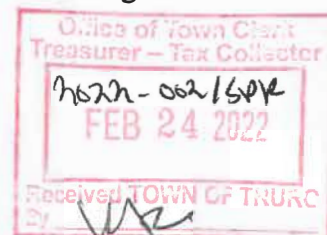
For sales between October 1 and March 31, payment shall be made on or before May 1; and

For sales between April 1 and September 30, payment shall be made on or before November 1,

With regard to any six-month period of operation which is less than a full six-months, the applicable Community Impact Fee shall be pro-rated accordingly. The Co-op and its Members shall be deemed to have commenced operations upon the issuance of a Final License and authorization to grow from the CCC and the receipt of all local approvals, including all required zoning relief and building permits ("Commencement of Operations").

4. The Annual Community Impact Fee shall be subject to the five (5) year statutory limitations of G.L. c.94G, §3(d). Six (6) months prior to the conclusion of the five (5) year term, the Parties shall meet to engage in a good-faith renegotiation of a new Community Impact Fee.

BB 3

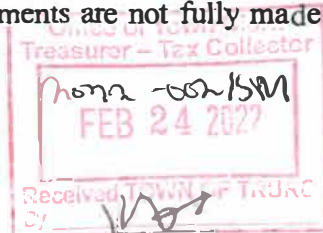


5. The Town may use the above referenced payments as it deems appropriate in its sole discretion, but shall make a good faith effort to allocate said payments for road and other infrastructure systems, law enforcement, fire protection services, inspectional services, public health and addiction services and permitting and consulting services, as well as unforeseen impacts upon the Town.
6. Pursuant to M.G.L. c. 94G, §3(d), a “community impact fee shall be reasonably related to the costs imposed upon the municipality by the operation of the marijuana establishment...” Notwithstanding the foregoing, the Parties hereby acknowledge the difficulty in computing actual Town costs and agree that impacts may result in municipal budgetary increases that cannot be separately identified or precisely quantified. Consequently, the Co-op and its Members agree that the payments due under this Agreement are reasonably related to Town costs and waives any claims to the contrary.

B. Additional Costs, Payments and Reimbursements

1. **Permit and Connection Fees:** The Co-op and its Members hereby acknowledge and accept, and waive all rights to challenge, contest or appeal, the Town’s usual building permit fee and other permit application fees, water connection fees, and all other local charges and fees generally applicable to other commercial developments in the Town.
2. **Consulting Fees and Costs:** In addition to the Community Impact Fee, the Co-op and its Members shall reimburse the Town for any and all reasonable consulting costs and fees related to any land use applications concerning the Co-op, negotiation of this and any other related agreements, and any review concerning the Co-op or its Members’ operations, including planning, engineering, legal and/or environmental professional consultants and any related reasonable disbursements at standard rates charged by the above-referenced consultants. The Town agrees to endeavor, to the greatest extent reasonably possible, to engage consultants with competitive, industry standard fee structures, and to require peer review, or duplicative services, only when necessary.
3. **Other Costs:** The Co-op shall reimburse the Town for the actual costs incurred by the Town in connection with holding public meetings and forums substantially devoted to discussing the Co-op and/or reviewing its Members’ operations and for any and all reasonable consulting costs and fees related to the monitoring and enforcement of the terms of this Agreement, including, but not limited to independent financial auditors and legal fees. Provided, however, that any upfront payment for such fees and costs may be deducted from the payment of the Annual Community Impact Fee for the subsequent payment period.
4. **Late Payment Penalty:** The Co-op and its Members acknowledge that time is of the essence with respect to their timely payment of all funds required under Section 2 of this Agreement. In the event that any such payments are not fully made with ten

BB 4



(10) days of the date they are due; the Town shall provide the Co-op and/or its delinquent Members with written notice of such failure to make a timely payment. The Co-op and its Members shall have a ten (10) day period to cure such failure to make timely payment from the date of receipt of such notice. If the Co-op or its Members fail to make full payment within such cure period, the Co-op and its Members shall be required to pay the Town a late payment penalty equal to five percent (5%) of such required payments.

5. Liability: The Co-op shall guaranty payment of the obligations of the Members to the Town under this Agreement, including, but not limited to, the financial payments due to the Town under Section 2.A.1.

C. Annual Reporting for Host Community Impact Fees

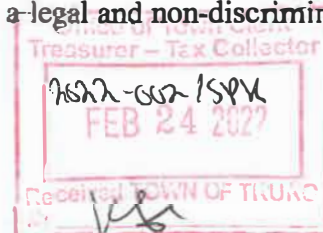
The Co-op and its Members shall submit semi-annual financial statements to the Town during the term of this Agreement. The Co-op and its Members shall maintain books, financial records, in accordance with any applicable regulations or guidelines of the CCC. All records shall be kept for a period of at least seven (7) years. Upon request by the Town, the Co-op and its Members shall provide the Town with the same access to its financial records (to be treated as confidential, to the extent allowed by law) as it is required by the CCC and Department of Revenue for purposes of obtaining and maintaining a license for the Co-op.

During the term of this Agreement and for three years following the termination of this Agreement the Co-op and its Members agree that in the event the Town is unable to verify the Co-op or its Members' gross sales and the payment of the required amount of the Annual Community Impact Fee, the Town may require the Co-op and its Members to have their financial records examined, copied and audited by an Independent Financial Auditor, the expense of which shall be borne by the Co-op and its Members. The Independent Financial Auditor shall review the Co-op and its Members' financial records for purposes of determining that the Annual Payments are in compliance with the terms of this Agreement. Such examination shall be made not less than thirty (30) days following written notice from the Town and shall occur only during normal business hours and at such place where said books, financial records and accounts are maintained. The Independent Financial Audit shall include those parts of the Co-op and its Members' books and financial records which relate to the payment and shall include a certification of itemized gross sales for the previous calendar year, and all other information required to ascertain compliance with the terms of this Agreement. The independent audit of such records shall be conducted in such a manner as not to interfere with the Co-op or its Members' normal business activities. In the event that the Independent Financial Auditor determines that the Co-op's previously provided documents correctly established the amount of the Co-op's and Members' gross sales, and that the required amount of the Annual Community Impact Fee was correctly calculated, and duly paid, then the cost of the Financial Audit may be deducted from the subsequent year's Community Impact Fee.

3. Local Vendors and Employment

To the extent such practice and its implementation are consistent with federal, state, and municipal laws and regulations, the Co-op and its Members will make every effort in a legal and non-discriminatory

BB 5



manner to give priority to local businesses, suppliers, contractors, builders and vendors in the provision of goods and services called for in the construction, maintenance and continued operation of the Co-op when such contractors and suppliers are properly qualified and price competitive and shall use good faith efforts to hire Town residents.

4. Local Taxes

At all times during the Term of this Agreement, property, both real and personal, owned or operated by the Co-op and its Members shall be treated as taxable, and all applicable real estate and personal property taxes for that property shall be paid either directly by the Co-op or by its Members and neither the Co-op nor its Members shall object or otherwise challenge the taxability of such property and shall not seek a non-profit reduction with respect to such taxes with the exception of available agricultural exemptions. Nothing herein shall affect or disturb any agricultural exemptions pursuant to G.L. c.61A existing as of the Effective Date of this Agreement.

In the event a Member seeks an agricultural classification pursuant to G.L. c.61A after the Effective Date of this Agreement for land on which marijuana is cultivated or marijuana products are manufactured, the Members and Co-op agree that to the extent such classification results in a determination that the Member's property is entitled or subject to exemption with the effect of reducing or eliminating the tax which would otherwise be due if not so exempted, then the Company shall pay to the Town an amount which when added to the taxes, if any, paid on the portion of the property on which marijuana cultivation and product manufacturing operations take place, shall be equal to the taxes which would have been payable on such property at fair cash value and at the otherwise applicable tax rate, if there had been no agricultural classification; this payment shall be in addition to the payment made by the Company under Section 2 of this Agreement.

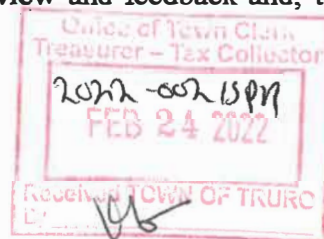
5. Security and Safety

To the extent requested by the Town's Police Department, and subject to the security and architectural review requirements of the CCC, or such other state licensing or monitoring authority, as the case may be, the Co-op and its Members shall work with the Town's Police Department in reviewing and approving all security plans prior to the implementation and Commencement of Operations, including determining the placement of exterior security cameras, but in no event will the Police Department's review override, or be more stringent than, the requirements of the CCC.

The Co-op and its Members agree to cooperate with the Police Department, including but not limited to periodic meetings to review operational concerns, security, delivery schedule and procedures, cooperation in investigations, and communications with the Police Department of any suspicious activities at or in the immediate vicinity of the individual Members' operations, and with regard to any anti-diversion procedures to ensure that marijuana and marijuana products sold by the Co-op or its Members are not being transferred to the illegal market or to minors.

If requested, the Co-op and its Members shall implement a comprehensive diversion prevention plan to prevent diversion of medical marijuana and marijuana products into the illicit market and to minors, such plan to be in place prior to the Commencement of Operations. The Co-op and its Members shall present the diversion plan to the Police Department for its review and feedback and, to the extent

BB 6



required by the Police Department, work collaboratively to implement any reasonable changes, amendments or modifications to address local concerns.

The Co-op and its Members shall promptly report the discovery of the following to Town Police within 24 hours of the Co-op becoming aware of such event: diversion of marijuana; unusual discrepancies identified during inventory; theft; loss; unusual discrepancy in weight or inventory during transportation; any vehicle accidents, losses, or other reportable incidents that occur during transport; any suspicious act involving the sale, cultivation, distribution, processing, or production of marijuana by any person; unauthorized destruction of marijuana; any loss or unauthorized alteration of records related to marijuana; an alarm activation or other event that requires response by public safety personnel; failure of any security alarm system due to a loss of electrical power or mechanical malfunction that is expected to last longer than eight hours; and any other breach of security.

The Co-op and its Members agree and acknowledge that periodic inspections of the individual Member operations by the Town's Police Department, Town's Fire Department, Building Department and Board of Health to ensure compliance with local bylaws, rules and regulations shall be a condition of continued operation in Town and agree to cooperate with the Town's Police Department, Building Department, Fire Department and Board of Health in providing access for scheduled and unscheduled inspections of the individual Member operations. The Town acknowledges that the majority of the Members conduct operations on residential parcels where they also reside. Therefore, except in case of emergency or imminent threat to public health or safety, the Town shall endeavor to give twenty four (24) hour advance email notice of any inspection.

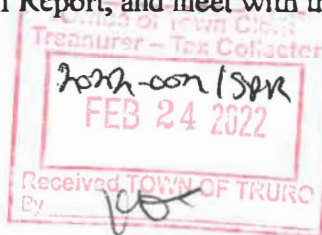
6. Community Impact Concerns

The Co-op and its Members agree to work collaboratively and cooperatively with the Town and abutting property owners to address mitigation of any reasonable concerns or issues that may arise through the operation of the Co-op, including, but not limited to, odor, noise, light or visual impacts.

In the event the Town receives six (6) or more written complaints from either abutters, owners of land directly opposite the Members' property on any public or private street or way, or abutters to the abutters within 600 feet of the property line of the Members' property, representing separate households, within a two-week period with respect to substantially the same type of negative impact (odor, noise, light or visual) in relation to any individual Member's operations, then the Parties agree that the following protocol may be followed:

1. The Town may, in its discretion, choose to investigate the complaints, which may include inspection of the operation and evaluation of the complaint from the property of the complainants. Inspection of complaints may be conducted by the Town's Building Inspector, Health Agent, Police Chief, and/or Fire Chief, or their designees, to evaluate the nature and scope of the complaint, document the conditions giving rise to the complaints, and investigate the impacts on abutting properties. The inspecting officials shall prepare a written Inspection Report.
2. Following the completion of a written Inspection Report, the Town Manager may convene a meeting of Town Officials/Staff to review the Inspection Report, and meet with the Member

BB 7



whose operations are the basis for the complaints to determine whether further mitigation measures may be implemented to address the complaints. The Town may undertake further inspections and require that independent measurements of light, sound or odors be taken. The Town and the Member shall discuss various mitigation measures, including the following:

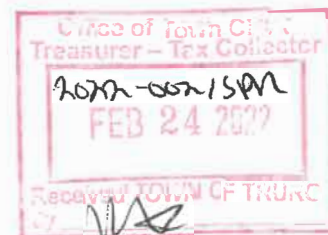
- a. A reduction in the amount of outdoor canopy for the next growing season;
 - b. A relocation of the outdoor growing operations to a less obtrusive location on the property;
 - c. The enclosure of the marijuana cultivation operations in a green house or other structure in order to control impacts;
 - d. Implementation of odor, light or noise control processes or technologies reasonably calculated to address the specific nature of the complaints.
 - e. Any other mitigation measures, as deemed appropriate.
3. In the event the Member and the Town cannot reach an agreement as to the mitigation measures to be undertaken by the Member, the Member may request that the Town agree to seek the input of an independent third-party mediator to assist in facilitating an agreed-upon resolution, the cost of which shall be borne by the Member and may be deducted offset against the following year's Community Impact Fee. The Town Manager and the Member shall both agree on the third-party mediator prior to any meeting with the mediator, and any final mitigation agreement shall be subject to approval of the Select Board.
4. Nothing set forth herein, including the Town's participation in a mediation/conciliation meeting, shall limit the authority or jurisdiction of the Building Inspector, Board of Health, or any other local enforcement official from enforcing applicable state laws and regulations, the Town's local bylaws and regulations, or the conditions of the Special Permit and/or Site Plan Approval, nor shall any mediation/conciliation meeting or agreement pursuant to this Section of the Host Community Agreement limit the authority of the Select Board to seek enforcement of the terms of this Agreement through any available means, including by judicial order.

7. Additional Obligations

The obligations of the Co-op, its Members and the Town recited herein are specifically contingent upon the Co-op obtaining a Final License from the CCC, and the Co-op's receipt of any and all necessary local approvals to locate, occupy, and operate within in the Town.

This agreement does not affect, limit, or control the authority of Town boards, commissions, and departments to carry out their respective powers and duties to decide upon and to issue, or deny, applicable licenses, permits and other approvals under the statutes and regulations of the Commonwealth, the General and Zoning Bylaws of the Town, or applicable regulations of those boards, commissions, and departments or to enforce said statutes, bylaws and regulations. The Town, by entering into this Agreement, is not hereby required or obligated to issue such licenses, permits and approvals as may be necessary for the Co-op to operate in the Town, or to refrain from enforcement action against the Co-op and/or the Co-op for violation of the terms of said permits and approvals or said statutes, bylaws, and regulations.

BB 8



8. Energy and Environmental Requirements

The Co-op and its Members shall (a) satisfy all minimum energy efficiency and equipment standards established by the Cannabis Control Commission and meet all applicable environmental laws, regulations, permits, and other applicable approvals; (b) adopt and use best management practices as determined by the Cannabis Control Commission's Energy and Environmental Working Group to reduce energy usage and consumption and operate the Co-op in compliance with best environmental practices with respect to cultivation, processing and manufacturing operations; and (c) ensure that lighting power densities for cultivation spaces does not exceed an average of 36 watts per gross square foot of active and growing canopy in accordance with all applicable CCC policies and regulations.

The Co-op shall report to the Select Board concerning its individual Member's energy use through by providing copies of each Member's annual energy bill. Members shall additionally provide a copy of the energy bill for the year prior to the Commencement of Operations.

9. Water Consumption

The Co-op and its Members shall comply with the Cannabis Control Commission's Best Management Practice Guides for Water Use, with respect to soil health, watering methods, and water capture and reuse. With respect to any Members using municipal water sources, such Members shall monitor and document water use, and report annually to the Select Board on the amount of water used for marijuana cultivation operations.

10. Waste Management Controls

The Co-op and its Members shall comply with the Cannabis Control Commission's Guidance on Cannabis Waste Management Requirements. In the event the Members dispose of marijuana waste at the Town's Transfer Station, such waste disposal must be pursuant to a commercial permit.

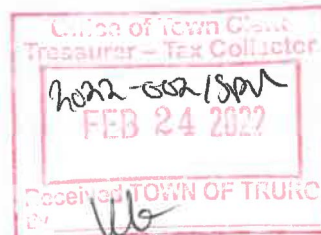
11. Pest Management

The Co-op and its Members shall comply with the Cannabis Control Commission's Guidance on Integrated Pest Management and shall apply chemical controls judiciously. Pesticides shall not be used as the primary method of pest control. "Minimum-risk (25(b))" pesticides for use in cannabis cultivation may be used in moderation.

12. Odor Control Technology

The Co-op and its Members shall ensure that odor from the operations do not constitute a nuisance to surrounding properties. Subject to review and approval by the Planning Board as part of the Special Permit process, the Co-op and its Members may, at a minimum, endeavor to plant varieties of marijuana that have been documented to be the least odoriferous varieties and surround all marijuana cultivation operations with cedar shavings or chips to mask odors to the greatest extent possible.

BB 9



13. Limitations on Use

The Co-op and its Members agree that, even if authorized under CCC regulations, they will not engage in delivery of adult use marijuana directly to consumers absent approval from the Select Board

14. Support

The Town agrees to submit to the CCC, or such other state licensing, registering or monitoring authority, as the case may be, the required certifications relating to the Co-op's application for a license to operate where such compliance has been properly met, but makes no representation or promise that it will act on any other license or permit request, including, but not limited to any zoning application submitted for the Co-op or any of its individual Members, in any particular way other than by the Town's normal and regular course of conduct and in accordance with its rules and regulations and any statutory guidelines governing them.

15. Term

Except as expressly provided herein, this Agreement shall take effect on the date set forth above, and shall be applicable for as long as any of the Members operate within the Town, with the exception of the Community Impact Fee as set forth in Section 2 herein, which shall be subject to the five (5) year statutory limitations of G.L. c.94G, §3(d), which time period shall be calculated for each Member based on the date of the Commencement of Operations for each Member's operation.

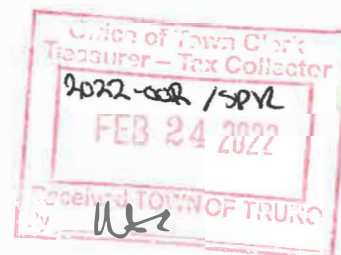
In the event the Co-op has not secured a Final License from the CCC and all necessary local permits from the Town for its adult use marijuana operations within two (2) years from the date this Agreement is signed, this Agreement shall expire and the Co-op shall be required to negotiate a new Host Community Agreement in order to operate within the Town. The Select Board, in its discretion, may agree to an extension of the two-year expiration, for good cause, which shall include the time required to pursue or await the determination of an appeal of the special permit or other legal proceeding.

This agreement shall apply only to the Co-op and its individual Members as presently constituted as of the Effective Date of this Agreement. Any changes to the Membership of the Co-op with respect to the addition of operational locations within the Town shall require an amendment to this Agreement to include such new Members as signatories hereto.

16. Annual Reporting

The Co-op and its Members shall file an annual written report with the Select Board in connection with its annual financial submissions each year for purposes of reporting on compliance with each of the terms of this Agreement and shall, at the request of the Select Board, appear at a regularly scheduled meeting to discuss the Co-op's Annual Report.

BB 10



17. Successors/Assigns

The Co-op and its Members shall not assign, sublet, or otherwise transfer its rights nor delegate its obligations under this Agreement, in whole or in part, except by and with the written consent of the Town. This Agreement is binding upon the parties hereto, their successors, assigns and legal representatives. Any consent by the Town herein shall be at the sole discretion of the Select Board and shall not be unreasonably withheld. In exercising its discretion, the Town may require that the assignee, transferee, or successor entity submit all the relevant information as the Select Board deems necessary.

Events deemed an assignment include, without limitation: (i) Co-op's or its Members' final and adjudicated bankruptcy whether voluntary or involuntary; (ii) the Co-op's or its Members' takeover or merger by or with any other entity; (iii) the Co-op's or its Members' outright sale of assets and equity, majority stock sale to another organization or entity for which the Co-op or its Members do not maintain a controlling equity interest; (iv) any assignment for the benefit of creditors; and/or (vi) any other assignment not approved in advance in writing by the Town.

18. Notices

Any and all notices, consents, demands, requests, approvals or other communications required or permitted under this Agreement, shall be in writing and delivered by hand or mailed postage prepaid, return receipt requested, by registered or certified mail or by other reputable delivery service, and shall be deemed given when so delivered by hand, if so mailed, when deposited with the U.S. Postal Service, or, if sent by private overnight or other delivery service, when deposited with such delivery service.

To Town: Town Manager, Town of Truro
24 Town Hall Rd.
Truro, MA 02666

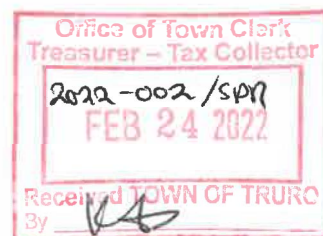
With a copy to:

John W. Giorgio
KP Law, P.C.
101 Arch Street, 12th Floor
Boston, MA 02110

To Co-op: Stephanie Rein
P.O. Box 688
21 Holsberry Road
Truro, MA 02666

With a copy to:

Michael C. Fee
Pierce & Mandell, P.C.
11 Beacon Street, Ste. 800
Boston, MA 02108



To Members: Outer Cape Cannabis Connection, LLC
Attn: Craig Milan
P.O. Box 603
Truro, MA 02666

Longnook Artisan Growers, LLC
Attn: Peter Staaterman
P.O. Box 774
12 Longnook Road
North Truro, MA 02652

Pure Joy Farm, LLC
Attn: Jessica Cook
PO Box 545
23 Old Bridge Road
Truro, MA 02666

Out There Grown, LLC
Attn: Arthur Bosworth, III
P.O. Box 668
21 Holsbery Road
Truro, MA 02666

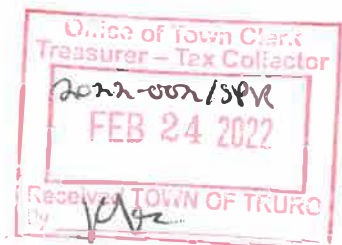
With a copy to:

Michael C. Fee
Pierce & Mandell, P.C.
11 Beacon Street, Ste. 800
Boston, MA 02108

19. Severability

If any term of condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless the Town would be substantially or materially prejudiced. Further, the Co-op and its Members agree that they will not challenge, in any jurisdiction, the enforceability of any provision included in this Agreement; and to the extent the validity of this Agreement is challenged by the Co-op or its Members in a court of competent jurisdiction, the Co-op and its Members shall pay for all reasonable fees and costs incurred by the Town in enforcing this Agreement.

BB 12



20. Governing Law

This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts, and the Co-op and its Members submit to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Agreement.

21. Entire Agreement

This Agreement, including all documents incorporated herein by reference, constitutes the entire integrated agreement between the Co-op, its Members and the Town with respect to the matters described herein. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the parties hereto.

22. Amendments/Waiver

Amendments, or waivers of any term, condition, covenant, duty or obligation contained in this Agreement may be made only by written amendment executed by all signatories to the original Agreement, prior to the effective date of the amendment.

23. Headings

The article, section, and/or paragraph headings in this Agreement are for convenience of reference only, and shall in no way affect, modify, define or be used in interpreting the text of this Agreement.

24. Counterparts

This Agreement may be signed in any number of counterparts all of which taken together, each of which is an original, and all of which shall constitute one and the same instrument, and any party hereto may execute this Agreement by signing one or more counterparts.

25. Signatures

Facsimile signatures affixed to this Agreement shall have the same weight and authority as an original signature.

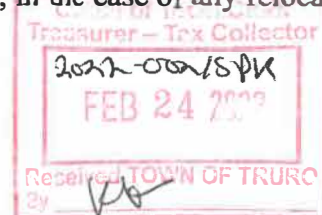
26. No Joint Venture

The Parties hereto agree that nothing contained in this Agreement or any other documents executed in connection herewith is intended or shall be construed to establish the Town, or the Town and any other successor, affiliate or corporate entity as joint ventures or partners.

27. Nullity

This Agreement shall be null and void in the event that the Co-op and its Members do not locate their operations in the Town or relocates operations out of the Town. Further, in the case of any relocation

BB 13



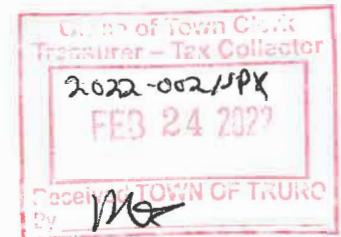
of operations out of the Town, the Co-op and its Members agree that an adjustment of Annual Payments due to the Town hereunder shall be calculated based upon the period of occupation of the Members within the Town, but in no event shall the Town be responsible for the return of any funds provided to it by the Co-op or its Members.

28. Indemnification

The Co-op and its Members shall indemnify, defend, and hold the Town harmless from and against any and all claims, demands, liabilities, actions, causes of actions, defenses, proceedings and/or costs and expenses, including attorney's fees, brought against the Town, their agents, departments, officials, employees, insurers and/or successors, by any third party arising from or relating to the development of the Members' operations within the Town. Such indemnification shall include, but shall not be limited to, all reasonable fees and reasonable costs of attorneys and other reasonable consultant fees and all fees and costs (including but not limited to attorneys and consultant fees and costs) shall be at charged at regular and customary municipal rates, of the Town's choosing, incurred in defending such claims, actions, proceedings or demands. The Co-op agrees, within thirty (30) days of written notice by the Town, to reimburse the Town for any and all costs and fees incurred in defending itself with respect to any such claim, action, proceeding or demand.

29. Third-Parties

Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Town, the Co-op or its Members.



BB

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

TOWN OF TRURO SELECT BOARD:

THE HIGH DUNE CRAFT MARIJUANA COOPERATIVE

Janet W. Worthington
Janet W. Worthington, Chair

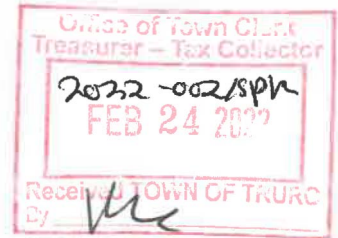
Maureen Burgess
Maureen Burgess, Vice Chair

Kristen Reed
Kristen Reed

Robert Weinstein
Robert Weinstein

Susan Areson
Susan Areson

By: Stephanie Rein
Its: _____



THE MEMBERS:

Outer Cape Cannabis Connection, LLC
By: _____
Its: Manager

Peter W. Staaterman
Longnook Artisan Growers, LLC
By: Peter Staaterman
Its: Member

Out There Grown, LLC
By: Stephanie Rein
Its: Manager

Jessica Cook
Pure Joy Farm, LLC
By: Jessica Cook
Its: Manager

29. Third-Parties

Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Town, the Co-op or its Members.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

TOWN OF TRURO SELECT BOARD:

THE HIGH DUNE CRAFT MARIJUANA COOPERATIVE

Janet W. Worthington, Chair

Stephanie Rein

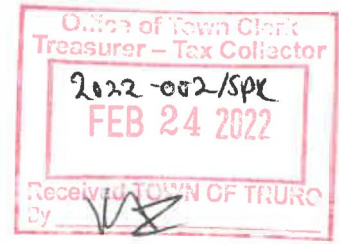
Maureen Burgess, Vice Chair

By: Stephanie Rein

Kristen Reed

Robert Weinstein

Susan Areson



THE MEMBERS:

Outer Cape Cannabis Connection, LLC

David Krieger-Dewitt

By: David Krieger-Dewitt

Its: Manager

Longnook Artisan Growers, LLC

By: Peter Staaterman

Its: Member

Out There Grown, LLC

Stephanie Rein

BB 16

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

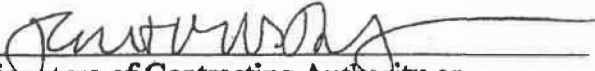
I, Stephanie Rein, (*insert name*) certify as an authorized representative of High Dune Craft Cooperative, LLC (*insert name of applicant*) that the applicant has executed a host community agreement with The Town of Truro (*insert name of host community*) pursuant to G.L.c. 94G § 3(d) on August, 2019 (*insert date*).



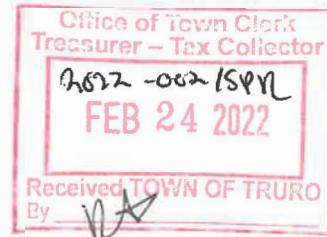
Signature of Authorized Representative of Applicant
Stephanie Rein

Host Community

I, Janet Worthington, (*insert name*) certify that I am the contracting authority or have been duly authorized by the contracting authority for Town of Truro (*insert name of host community*) to certify that the applicant and Town of Truro (*insert name of host community*) has executed a host community agreement pursuant to G.L.c. 94G § 3(d) on August 27, 2019 (*insert date*).



Signature of Contracting Authority or
Authorized Representative of Host Community



By: Stephanie Rein

Its: Manager

Pure Joy Farm, LLC

By: Jessica Cook

Its: Manager

674619/TRUO/

15



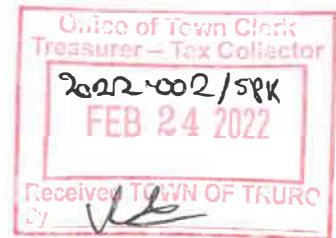
BB 10

Resource Plans 100.7 B2

PJF requests a waiver for 100.7 B2 which includes the electrical system overview, purpose energy/ utility demand, and purposed electrical demand offsets. The CCC requires a stamped engineered plan as defined in CCC 935 CMR 500.103 1(B) and 935 CMR 500.120(11) see attached

The Town's requirement of an Electrical Resource Plan which includes electrical system overview, proposed electrical/utility demands and proposed energy offsets are required by The CCC for final licensure. OTG will share the final approved Electric Usage Plan after CCC approval.

The vent system and air quality requirements are referenced in the overhead schematics provided by Growspan. -See attachment FF



935 CMR: CANNABIS CONTROL COMMISSION

500.103: continued

(b) To demonstrate compliance with 935 CMR 500.120(11), a Marijuana Cultivator applicant shall also submit an energy compliance letter prepared by a Massachusetts Licensed Professional Engineer or Massachusetts Licensed Registered Architect with supporting documentation. For a Microbusiness or Craft Marijuana Cooperative with a cultivation location sized as Tier 1 or Tier 2, compliance with any of the requirements of 935 CMR 500.120(11) may be demonstrated through an energy compliance letter prepared by one or more of the following energy professionals:

1. A Certified Energy Auditor certified by the Association of Energy Engineers;
2. A Certified Energy Manager certified by the Association of Energy Engineers;
3. A Massachusetts Licensed Professional Engineer; or
4. A Massachusetts Licensed Registered Architect.

(c) A Marijuana Establishment shall construct its facilities in accordance with 935 CMR 500.000, conditions set forth by the Commission in its provisional license and architectural review, and any applicable state and local laws, regulations, permits or licenses.

(d) The Commission may conduct inspections of the facilities, as well as review all written materials required in accordance with 935 CMR 500.000.

(e) The applicable license fee shall be paid within 90 days from the date the applicant was approved for a provisional license by the Commission. Failure to pay the applicable license fee within the required time frame shall result in the license approval expiring. If this occurs, a new license application will need to be completed pursuant to 935 CMR 500.101 and will require Commission approval.

(f) To the extent updates are required to the information provided for initial licensure, the Marijuana Cultivator shall submit an updated energy compliance letter prepared by a Massachusetts Licensed Professional Engineer or Massachusetts Licensed Registered Architect with supporting documentation, together with a renewal application submitted under 935 CMR 500.103(4).

(g) Prior to the issuance of a final license, an Independent Testing Laboratory shall demonstrate compliance with 935 CMR 500.050(7)(a) and provide to the Commission documentation relating to its accreditation.

(h) To the extent that an Applicant for a Delivery Operator License decides, following the submission of the Application for Provisional Licensure, but prior to receiving Final Licensure, that the Applicant will engage in White Labeling, the Applicant shall submit the information required by 935 CMR 500.101(3)(h)4. to the Commission. The Executive Director shall determine whether the submission satisfies the requirements of 935 CMR 500.101(3)(h)4.

(2) **Final License.** On completion of all inspections required by the Commission, a Marijuana Establishment is eligible for a final license. All information described in 935 CMR 500.000 that is not available at the time of submission shall be provided to and approved by the Commission before Marijuana Establishment may receive a final license. Such final licenses shall be subject to reasonable conditions specified by the Commission, if any.

(a) No person or entity shall operate a Marijuana Establishment without a final license issued by the Commission.

(b) A provisional or final license may not be assigned or transferred without prior Commission approval.

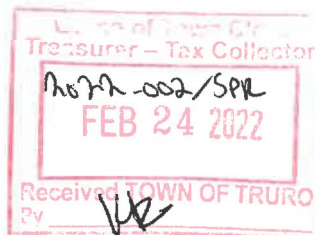
(c) A provisional or final license shall be immediately void if the Marijuana Establishment Ceases to Operate or if, without the permission of the Commission, it relocates.

(d) Acceptance of a provisional or final license constitutes an agreement by the Marijuana Establishment that it will adhere to the practices, policies, and procedures that are described in its application materials, as well as all relevant laws, regulations, and any conditions imposed by the Commission as part of licensure.

(e) The Marijuana Establishment shall post the final license in a conspicuous location on the Premises at each Commission-approved location.

(f) The Marijuana Establishment shall conduct all activities authorized by 935 CMR 500.000 at the address(es) identified on the final license issued by the Commission.

(3) The Marijuana Establishment shall be operational within the time indicated in 935 CMR 500.101(1)(c)5. or as otherwise amended through the application process and approved by the Commission through the issuance of a final license.



935 CMR: CANNABIS CONTROL COMMISSION

500.120: continued

(10) Any application of plant nutrient to land used for the cultivation of Marijuana shall comply with St. 2012, c. 262, as amended by St. 2013, c. 118, § 26, and 330 CMR 31.00: *Plant Nutrient Application Requirements for Agricultural Land and Non-agricultural Turf and Lawns*.

(11) A Marijuana Cultivator shall satisfy minimum energy efficiency and equipment standards established by the Commission and meet all applicable environmental laws, regulations, permits and other applicable approvals including, but not limited to, those related to water quality and quantity, wastewater, solid and hazardous waste management, and air pollution control, including prevention of odor and noise pursuant to 310 CMR 7.00: *Air Pollution Control* as a condition of obtaining a final license under 935 CMR 500.103(2) and as a condition of renewal under 935 CMR 500.103(4). A Marijuana Cultivator shall adopt and use additional best management practices as determined by the Commission, in consultation with the working group established under St. 2017, c. 55, § 78(b) or applicable departments or divisions of the EOEEA, to reduce energy and water usage, engage in energy conservation and mitigate other environmental impacts, and shall provide energy and water usage reporting to the Commission in a form determined by the Commission. Each license renewal application under 935 CMR 500.103(4) shall include a report of the Marijuana Cultivator's energy and water usage over the 12-month period preceding the date of application. Marijuana Cultivators shall be subject to the following minimum energy efficiency and equipment standards:

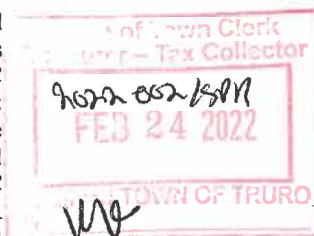
(a) The building envelope for all facilities, except Greenhouses, shall meet minimum Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR: *Massachusetts Amendments to the International Building Code 2009*), International Energy Conservation Code (IECC) Section C402 or The American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE) Standard 90.1 Sections 5.4 and 5.5 as applied or incorporated by reference in 780 CMR: *Massachusetts Amendments to the International Building Code 2009*, except that facilities using existing buildings may demonstrate compliance by showing that the envelope insulation complies with code minimum standards for Type Factory Industrial F-1, as further defined in guidelines issued by the Commission.

(b) Lighting used for Cannabis cultivation shall meet one of the following compliance requirements:

1. Horticulture Lighting Power Density may not exceed 36 watts per square foot, except for Tier 1 and Tier 2 which may not exceed 50 watts per square foot; or
2. All horticultural lighting used in a facility is listed on the current Design Lights Consortium Solid-state Horticultural Lighting Qualified Products List ("Horticultural QPL") or other similar list approved by the Commission as of the date of license application, and lighting Photosynthetic Photon Efficacy (PPE) is at least 15% above the minimum Horticultural QPL threshold rounded up to the nearest 0.1 $\mu\text{mol/J}$ (micromoles per joule).
3. A facility seeking to use horticultural lighting not included on the Horticultural QPL or other similar list approved by the Commission shall seek a waiver pursuant to 935 CMR 500.850 and provide documentation of third-party certification of the energy efficiency features of the proposed lighting. All facilities, regardless of compliance path, shall provide third-party safety certification by an OSHA NRTL or SCC-recognized body, which shall certify that products meet a set of safety requirements and standards deemed applicable to horticultural lighting products by that safety organization.

(c) Heating Ventilation and Air Condition (HVAC) and dehumidification systems shall meet Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR: *Massachusetts Amendments to the International Building Code 2009*), IECC Section C403 or ASHRAE Chapter 6 as applied or incorporated by reference in (780 CMR: *Massachusetts Amendments to the International Building Code 2009*). As part of the documentation required under 935 CMR 500.120(11)(b), a Marijuana Cultivator shall provide a certification from a Massachusetts Licensed Mechanical Engineer that the HVAC and dehumidification systems meet Massachusetts building code as specified in 935 CMR 500.120(11)(c) and that such systems have been evaluated and sized for the anticipated loads of the facility.

(d) Safety protocols shall be established and documented to protect workers, Consumers, or Visitors (e.g., eye protection near operating Horticultural Lighting Equipment).



935 CMR: CANNABIS CONTROL COMMISSION

500.120: continued

(e) Requirements in 935 CMR 500.120(11)(b) and (c) shall not be required if an indoor Marijuana Cultivator is generating 80% or more of the total annual on-site energy use for all fuels (expressed on a MWh basis) from an on-site clean or renewable generating source, or renewable thermal generation, as provided in M.G.L. c. 25A § 11F and 11F½. Additionally, the Marijuana Establishment shall document that renewable energy credits or alternative energy credits representing the portion of the Licensee's energy usage not generated onsite have been purchased and retired on an annual basis.

(f) Prior to final licensure, a Marijuana Cultivator Licensee shall demonstrate compliance with 935 CMR 500.120(11), by submitting an energy compliance letter prepared by a Massachusetts Licensed Professional Engineer or Massachusetts Licensed Registered Architect with supporting documentation, together with submission of building plans under 935 CMR 500.103. For a Microbusiness or Craft Marijuana Cooperative with a cultivation location sized as Tier 1 or Tier 2, or such other Marijuana Cultivators that have been granted a waiver under 935 CMR 500.850, compliance with any of the requirements of 935 CMR 500.120(11) may be demonstrated through an energy compliance letter or updated energy compliance letter prepared by one or more of the following energy professionals:

1. A Certified Energy Auditor certified by the Association of Energy Engineers;
2. A Certified Energy Manager certified by the Association of Energy Engineers;
3. A Massachusetts Licensed Professional Engineer; or
4. A Massachusetts Licensed Registered Architect.

(g) A CMO with a final Certificate of Licensure issued before November 1, 2019 shall have until July 1, 2020 to comply with 935 CMR 500.120(11), except that any additions to or renovations to a facility shall comply with 935 CMR 500.120(11). A CMO subject to 935 CMR 500.120(11)(g) may apply for an additional six-month extension if it agrees to install meters to monitor energy usage, water usage and other data determined by the Commission as necessary in order to provide reports on energy usage, water usage, waste production and other data in a form and manner determined by the Commission.

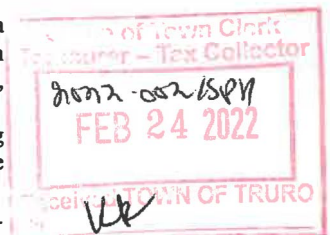
(h) For purposes of 935 CMR 500.120(11), the following terms shall have the following meanings:

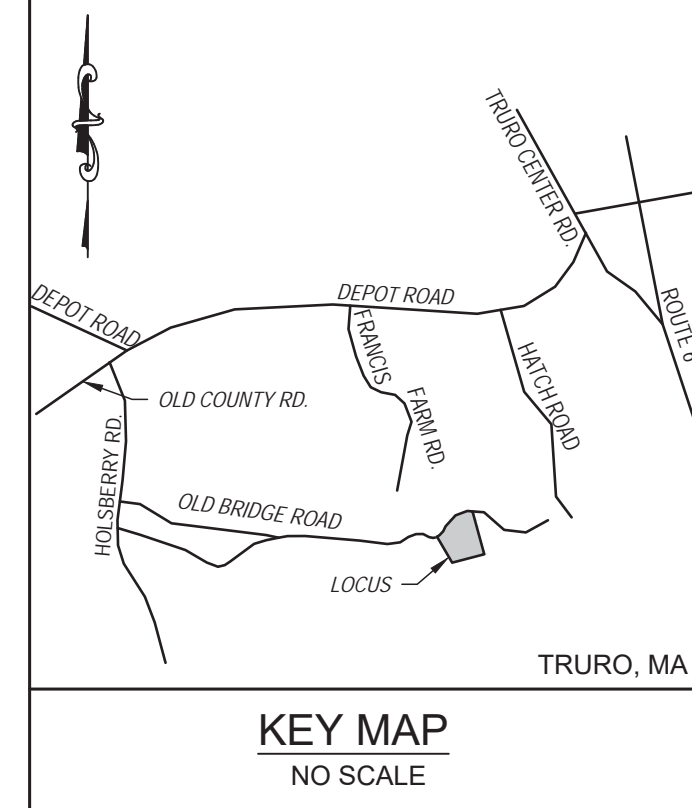
1. Horticultural Lighting Equipment (HLE) means any lighting equipment (e.g., fixtures, bulbs, ballasts, controls, etc.) that uses energy for the cultivation of plants, at any stage of growth (e.g., germination, cloning/Mother Plants, Propagation, Vegetation, Flowering, and harvest).
2. Horticulture Lighting Square Footage (HLSF) means an area to be calculated in square feet and measured using clearly identifiable boundaries of all areas(s) that will contain plants at any point in time, at any stage of growth, including all of the space(s) within the boundaries, HLSF may be noncontiguous, but each unique area included in the total HLSF calculations shall be separated by an identifiable boundary which includes, but is not limited to: interior walls, shelves, Greenhouse walls, hoop house walls, garden benches, hedge rows, fencing, garden beds, or garden plots. If plants are being cultivated using a shelving system, the surface area of each level shall be included in the total HLSF calculation.
3. Lighting Power Density (HLPD) means a measure of total watts of Horticultural Lighting Equipment per total Horticulture Lighting Square Footage, (HLE / HLSF = HLPD) expressed as number of watts per square foot.

(12) In addition to the written operating policies required under 935 CMR 500.105(1), a Marijuana Cultivator, including CMO Marijuana Cultivators and MTCs, shall maintain written policies and procedures for the cultivation, production, Transfer or distribution of Marijuana, as applicable, which shall include, but not be limited to:

(a) Methods for identifying, recording, and reporting diversion, theft, or loss, for correcting all errors and inaccuracies in inventories, and for maintaining accurate inventory. The policies and procedures, at a minimum, shall comply with 935 CMR 500.105(8);

(b) Policies and procedures for handling voluntary and mandatory recalls of Marijuana. Such procedures shall be adequate to deal with recalls due to any action initiated at the request or order of the Commission, and any voluntary action by a Marijuana Establishment to remove defective or potentially defective Marijuana from the market, as well as any action undertaken to promote public health and safety;



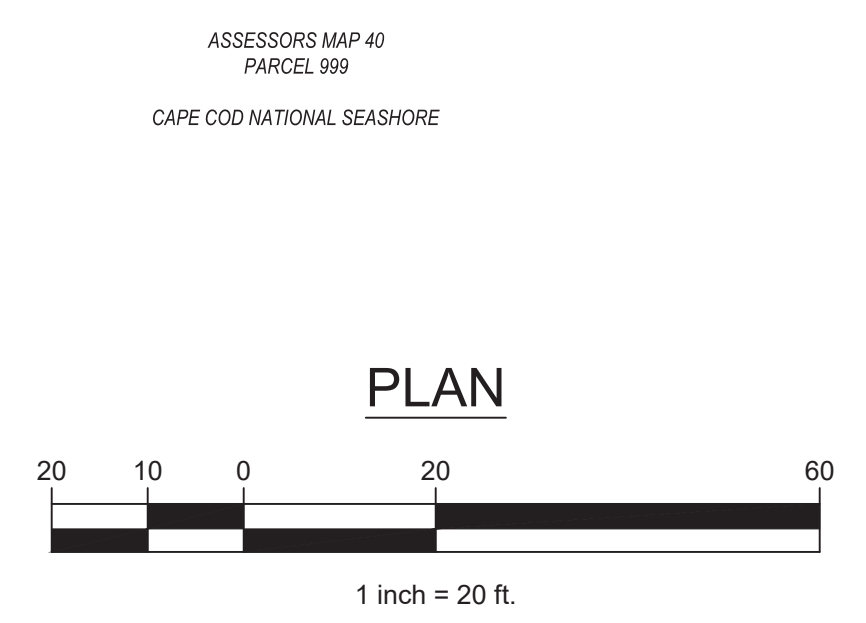
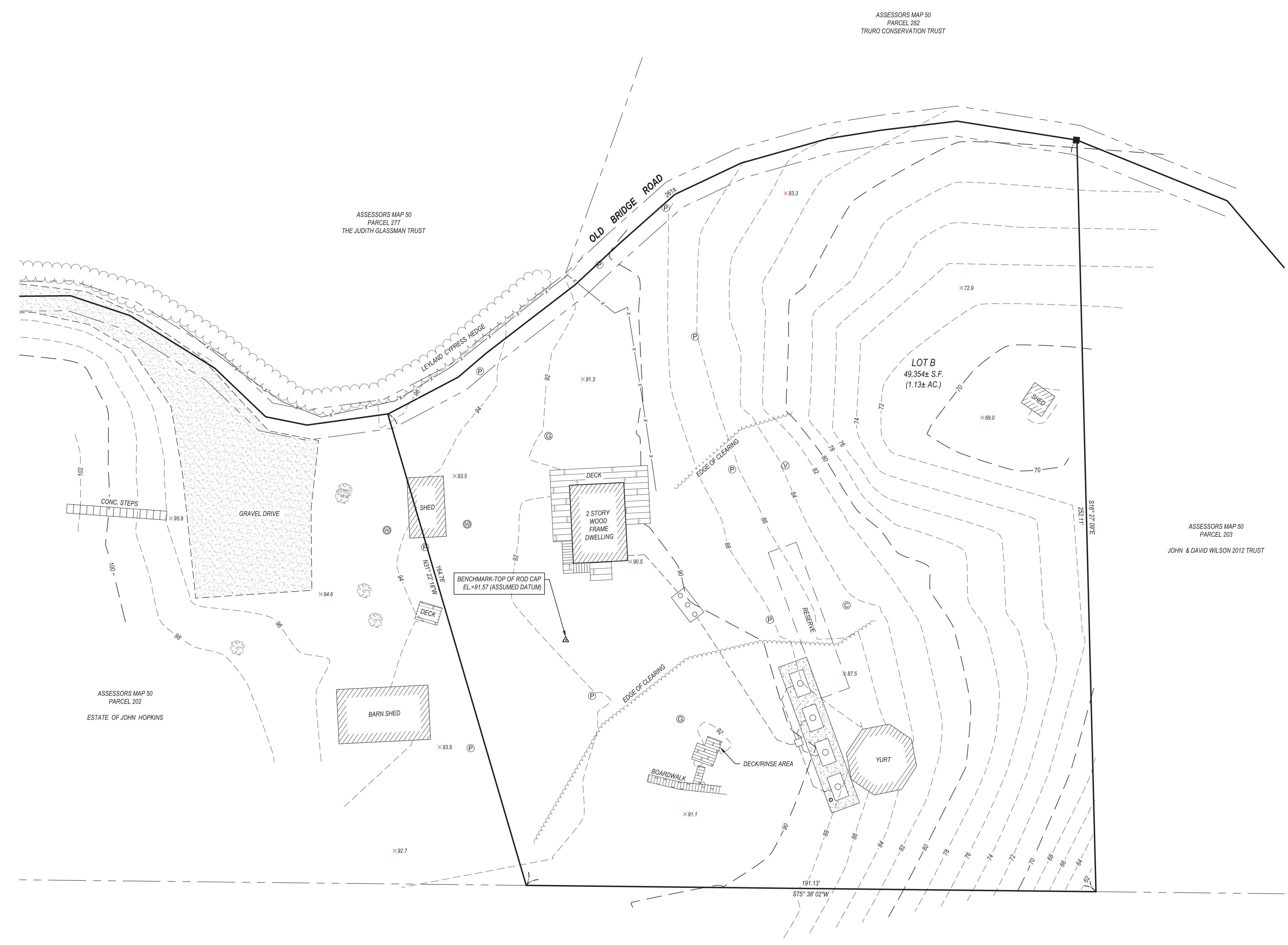


REFERENCE:
ASSESSORS MAP 50, PARCEL 232
PLAN BOOK 377, PAGE 44
OWNER OF RECORD
DEBRA L. HOPKINS
DEED BOOK 30903, PAGE 288

DATUM:
ELEVATIONS SHOWN HEREON ARE
BASED ON AN ASSUMED DATUM

LEGEND

- BOUND
- ⊙ SEWER MANHOLE
- ⊕ CLEAN OUT
- ⊖ SEPTIC VENT
- ⊗ MISC. TREE
- ⊘ WELL
- ⊙ UTILITY POLE
- ⊙ PROPANE TANK
- - -80- - - CONTOUR
- x 91.2 SPOT ELEV.
- - - WIRE FENCE
- ⊙ FENCE POST



I HEREBY CERTIFY THAT THE
CONDITIONS SHOWN HEREON ARE
LOCATED AS THEY EXISTED ON THE
GROUND AS OF 04-21-2020.

DATE DECEMBER 13, 2021



NO.	DATE	REVISION	BY

PROJECT: PURE JOY FARMS LLC
23 OLD BRIDGE ROAD
TRURO MA

SHEET TITLE: PLAN SHOWING EXISTING SITE CONDITIONS

SCALE: AS NOTED

DRAWING FILE: C19417-V.dwg

DATE: 04-30-2020

DRAWN BY: MAP

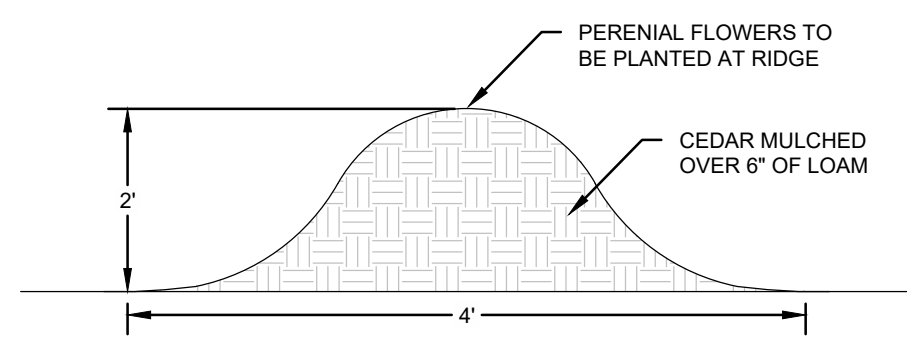
CHECKED BY: JDM

C1.2.1

1 OF 1 SHEETS

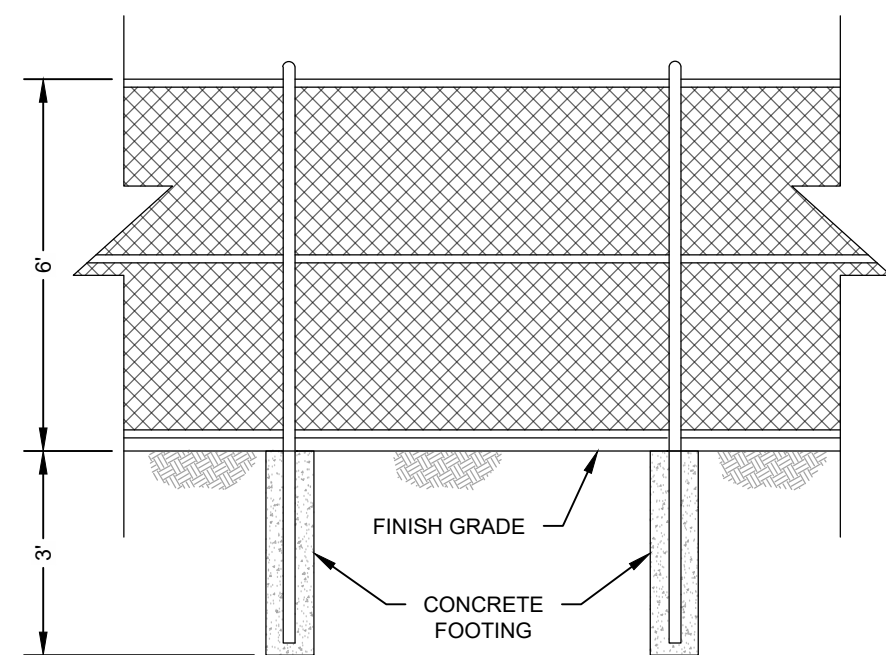
PROJECT NO. C19417.00

F:\SDSKPROJ\C19417\C19417-00C19417-V.dwg 12/10/2021 1:45 PM



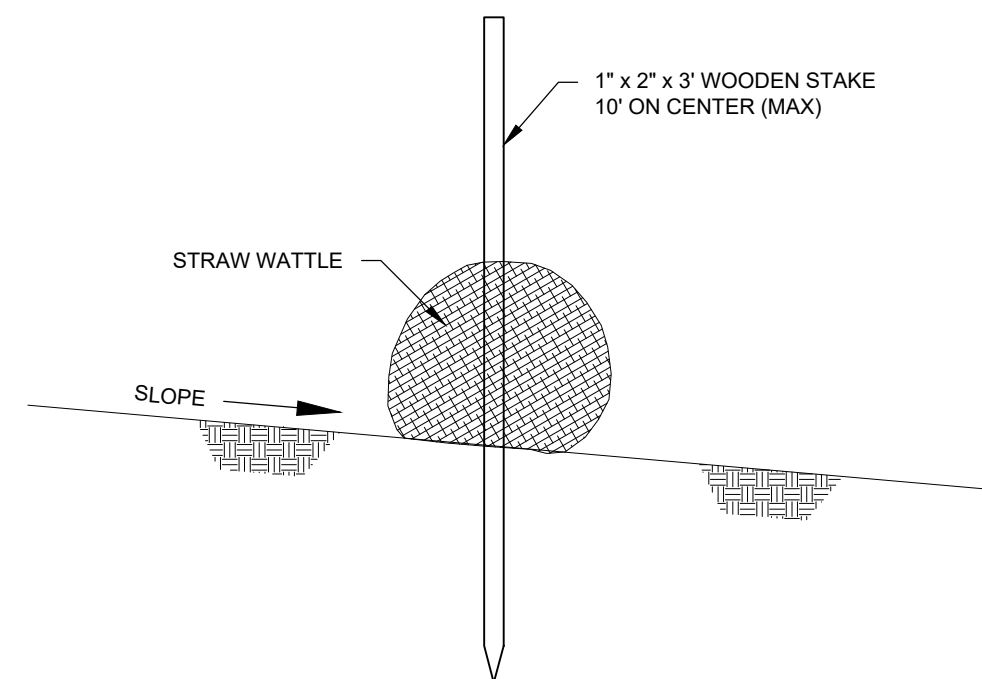
EARTH BERM DETAIL

NOT TO SCALE



TYPICAL 6' CHAIN LINK FENCE DETAIL

SCALE: 1" = 4'



SEDIMENTATION BARRIER DETAIL

NOT TO SCALE

EROSION & SEDIMENTATION CONTROL NOTES:

1. THE SEDIMENT CONTROL BARRIER SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL STABILIZATION AND REVEGETATION OF DISTURBED AREAS.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AND SHALL PROTECT THE CONSTRUCTION SITE FROM EROSION UNTIL COMPLETION OF SITWORK AND ESTABLISHMENT OF VEGETATIVE GROUND COVER.
3. AFTER GRADING, EXPOSED SLOPES SHALL BE COVERED WITH NORTH AMERICAN GREEN SC150 EROSION CONTROL BLANKET, OR APPROVED EQUAL. THE EROSION CONTROL BLANKET SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. THE CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING MEASURES DURING THE DAY TO DAY OPERATION AT THE SITE. THE SITE SHOULD BE POLICED DAILY TO REMOVE ANY LITTER OR DEBRIS.
5. MATERIAL STOCKPILES THAT ARE IN PLACE FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED WITH VEGETATION, MULCHING, EROSION CONTROL BLANKETS, AND OTHER MEASURES THAT RE NECESSARY TO PREVENT THE DISCHARGE OF SEDIMENT FROM PROJECT SITE.
6. DISTURBED AREAS TO BE LOAMED AND SEEDED. PERIMETER PLANTINGS TO BE MAINTAINED AS GROUND COVER NO TALLER THAN 24".

ZONING TABLE			
ZONING DISTRICT: RESIDENTIAL DISTRICT			
SUBJECT	REQUIRED	EXISTING	PROPOSED
LOT AREA	33,750 S.F.	49,327± S.F.	NO CHANGE
FRONTAGE	150 FT.	261± FT.	NO CHANGE
FRONT SETBACK (NORTH)	25 FT.	22± FT. (EXISTING SHED)**	97± FT. (GREENHOUSE) 41± (NORTHERLY TOOL SHED)
SIDE SETBACK (EAST)	25 FT.	10± FT. (EXISTING SHED)	111± FT. (SOUTHERLY TOOL SHED) 10± FT. (EXISTING SHED)
SIDE SETBACK (WEST)	25 FT.	0± FT. (SHED)**	10± FT. (GREENHOUSE)
BACKYARD SETBACK (SOUTH)	25 FT.	32± FT. (YURT)	11± FT. (GREENHOUSE) 61± FT. (SOUTHERLY TOOL SHED)
BUILDING HEIGHT	30 FT. MAX.	25.2± FT.***	SEE GREENHOUSE PLANS
BUILDING AREA (IMPERVIOUS ROOF)	N/A	1,158± S.F.	5,317± S.F. *
WALKWAY & TERRACE AREAS (IMPERVIOUS)	N/A	652± S.F.	NO CHANGE
DRIVEWAY AREAS (IMPERVIOUS)	N/A	0 S.F.	NO CHANGE
LOT COVERAGE (IMPERVIOUS)	N/A	1,803± S.F.	5,967± S.F.
GROWING AREA	N/A	N/A	8,836± S.F.

* PROPOSED BUILDING AREA INCLUDES EXISTING DWELLING, EXISTING SHED, EXISTING YURT, PROPOSED GREENHOUSE, PROPOSED STORAGE TRAILERS, AND PROPOSED TOOL SHEDS
 ** EXISTING SHED TO BE REMOVED
 *** SEE BUILDING HEIGHT CALCULATIONS

BUILDING HEIGHT CALCULATION

EXISTING DWELLING:
 MEAN GROUND LEVEL = (91.8' + 90.5' + 90.5' + 90.1') / 4 = 90.7'
 RIDGE ELEVATION = 115.9' (GABLE)
 BUILDING HEIGHT = 115.9' - 90.7' = 25.2'

NOTES:

1. STORAGE TRAILERS ARE TO BE TEMPORARY ROLL-OFF TRAILERS SET ON A LEVEL/SMOOTH BASE.
2. SEE GREENHOUSE PLANS (BY OTHERS) FOR DESIGN DETAILS

SEWAGE DISPOSAL SYSTEM NOTE:

EXISTING SEWAGE DISPOSAL SYSTEM TO REMAIN. MAXIMUM GRADES ABOVE EXISTING COMPONENTS SHALL NOT EXCEED 3' OF COVER. LOCATION BASED UPON AS-BUILT PROVIDED BY B.O.H.

TREE REMOVAL NOTE:

APPROXIMATELY 35 TREES ARE TO BE REMOVED INCLUDING THE NOTED AREAS TO THE EAST AND SOUTH SIDES OF THE PROPOSED FENCE ENCLOSURE.

LANDSCAPE PLAN NOTE:

LANDSCAPE PLAN TO BE PROVIDED BY OTHERS, IF REQUIRED.

SITE ACCESS NOTE:

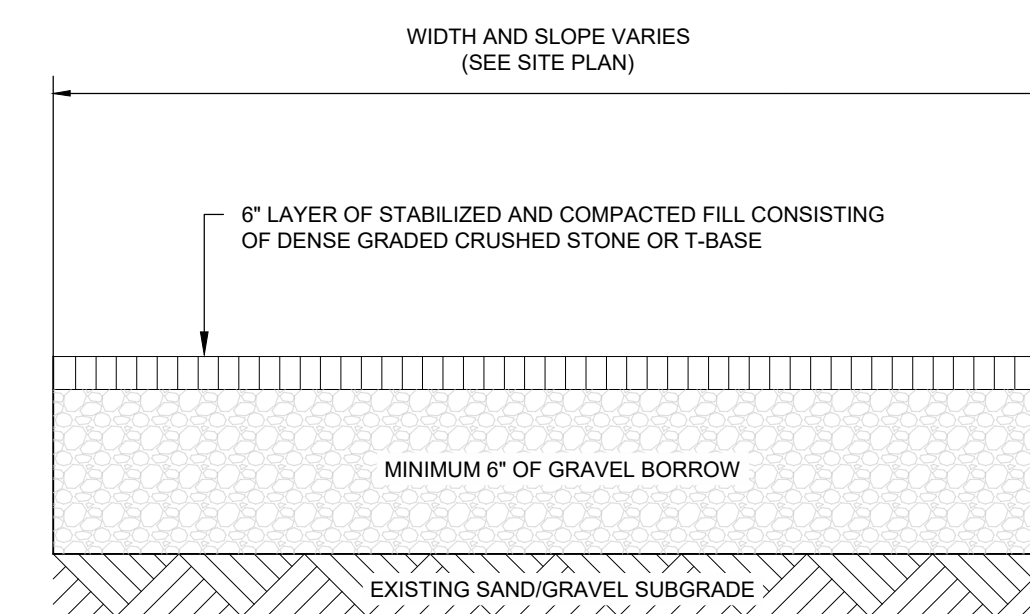
ACCESS TO PROJECT TO BE VIA OLD BRIDGE ROAD AND THROUGH THE ADJOINING PROPERTY

LIGHTING NOTE:

ALL LIGHTING SHALL BE DARK SKY COMPLIANT LIGHT FIXTURES

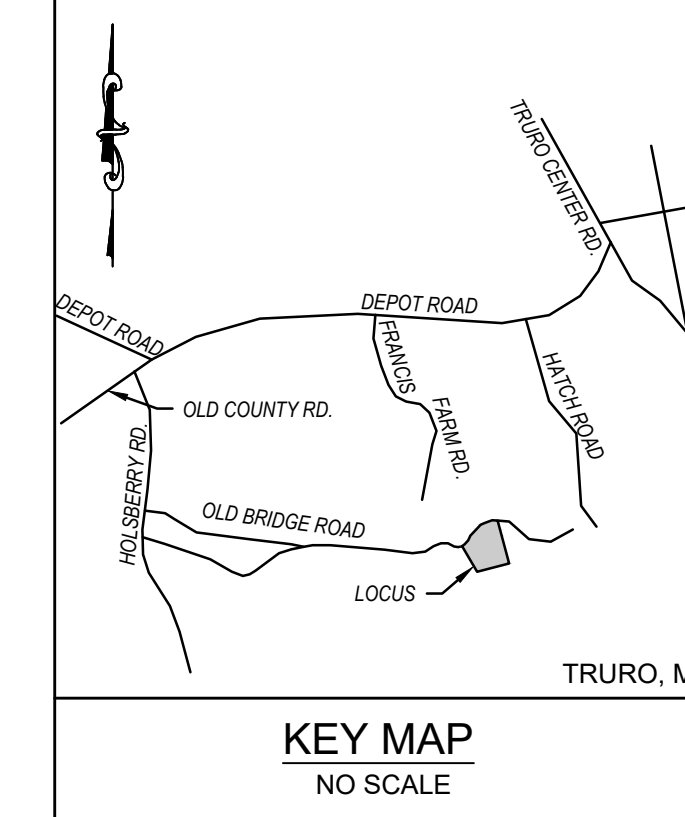
STORMWATER RUNOFF NOTE:

ALL STORMWATER RUNOFF SHALL BE CONTAINED ONSITE



GRAVEL DRIVEWAY SECTION

NOT TO SCALE



REFERENCE:

ASSESSORS MAP 50, PARCEL 232

PLAN BOOK 377, PAGE 44

PLAN SHOWING EXISTING CONDITIONS PREPARED FOR PURE JOY FARMS, LLC, DATED 04-30-2021 BY COASTAL ENGINEERING CO, INC.

FLOOD ZONE:

FLOOD ZONE X SHOWN ON THIS DRAWING ARE A DIRECT REPRESENTATION OF THE GRAPHIC FLOOD ZONE BOUNDARIES SHOWN ON FEMA FIRM PANEL #25001C0231J EFFECTIVE JULY 16, 2014. PLEASE NOTE THAT SITE SPECIFIC FLOODPLAIN BOUNDARIES MAY VARY DUE TO DIFFERENT INTERPRETATIONS OF THESE BOUNDARIES. USERS ARE ADVISED TO VERIFY LOCATION OF THESE BOUNDARIES WITH THE DESIGNATED COMMUNITY FLOODPLAIN MANAGERS AND/OR FEMA PRIOR TO SITING ANY PROPOSED STRUCTURES.

DATUM:

ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM

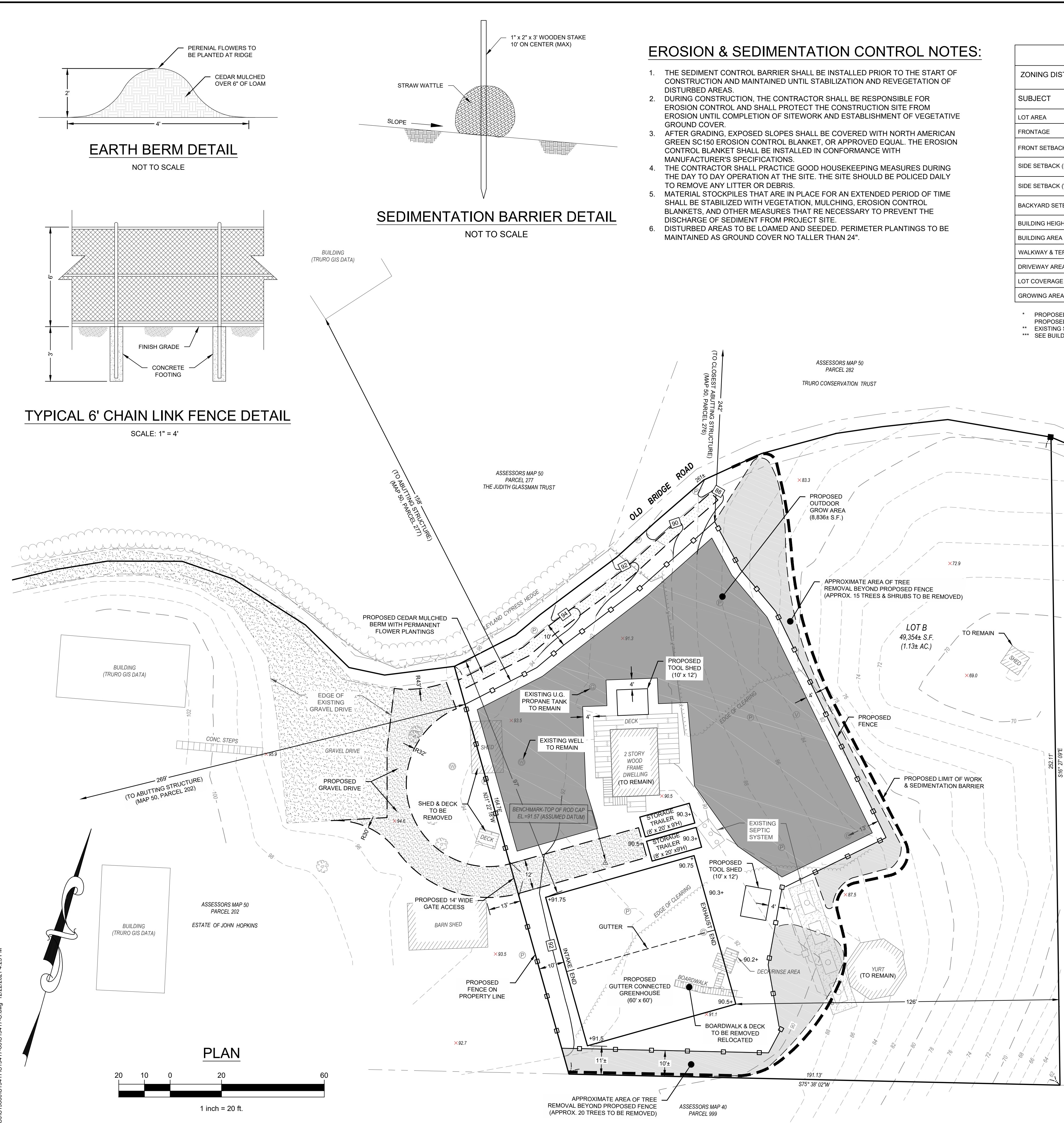
LEGEND

EXISTING

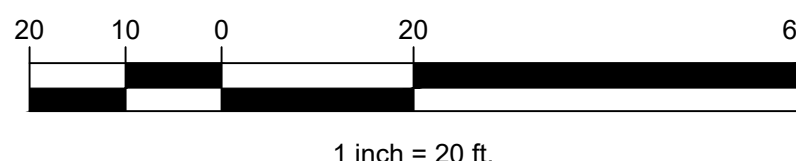
- BOUND
- ⊙ SEWER MANHOLE
- ⊙ CLEAN OUT
- ⊙ SEPTIC VENT
- ⊙ MISC. TREE
- ⊙ WELL
- ⊙ UTILITY POLE
- ⊙ PROPANE TANK
- 80--- CONTOUR
- X 91.2 SPOT ELEV.
- WIRE FENCE
- ⊙ FENCE POST

PROPOSED

- FENCE ENCLOSURE
- 90--- CONTOUR
- LIMIT OF WORK & SEDIMENTATION BARRIER
- +91.25 SPOT ELEVATION



PLAN



ISSUED 12/23/2021 FOR ZONING AND PLANNING BOARD REVIEW



NO.	DATE	REVISION	BY

SCALE AS NOTED
 DRAWING FILE C19417.dwg
 DATE 12-23-2021
 DRAWN BY DAP
 CHECKED BY BPM

PROJECT: PURE JOY FARMS LLC & OUT THERE GROWN LLC
 PROJECT LOCATION: 23 OLD BRIDGE ROAD, TRURO, MA
 SHEET TITLE: PLAN SHOWING PROPOSED SITE IMPROVEMENTS
 SCALE: AS NOTED
 DRAWING FILE: C19417.dwg
 DATE: 12-23-2021
 DRAWN BY: DAP
 CHECKED BY: BPM
 SHEET NO: 1 OF 1 SHEETS
 PROJECT NO: C19417.00

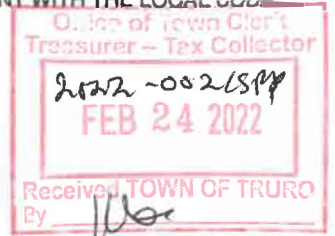
F:\SDSRKPCJ\19417\C19417-00\C19417-C.dwg 12/23/2021 4:25 PM

Coastal Engineering Co., Inc. © 2021



CONFIRMATIONS FOR THE LOCAL BUILDING JURISDICTION

PLEASE WORK WITH YOUR GOVERNING BUILDING DEPARTMENT TO COMPLETE THIS SHEET AND RETURN TO YOUR GROWSPAN REPRESENTATIVE. THIS INFORMATION IS CRITICAL TO ENSURE YOUR GREENHOUSE DESIGN IS COMPLIANT WITH THE LOCAL CODE AND THE GOVERNING BUILDING DEPARTMENT.



1. ARE STAMPED BUILDING DRAWINGS REQUIRED FOR YOUR GROWSPAN STRUCTURE?

YES NO

2. ARE STAMPED FOUNDATION DRAWINGS REQUIRED FOR YOUR GROWSPAN STRUCTURE?

YES NO

3. GOVERNING BUILDING DEPARTMENT CONTACT INFORMATION:

NAME: RICHARD STEVENS JURISDICTION: TRURO
ADDRESS: 24 Stone Hill Rd CITY: Truro STATE: Ma. ZIP CODE: 02666
PHONE: 508-349-3004 EMAIL: r.stevens@truro-ma.gov COUNTY: Barnstable

4. DIGITAL (PDF) COPIES OF STAMPED DRAWINGS WILL BE PROVIDED WITH THE ORDER. ARE HARDCOPIES OF STAMPED DRAWINGS ALSO NEEDED?

YES NO

IF YES, PLEASE STATE THE NUMBER OF COPIES AND THE SHEET SIZE NEEDED:

NUMBER OF COPIES*: 3 SHEET SIZE**: N/A 11x17 min

*ADDITIONAL FEES APPLY IF MORE THAN THREE COPIES ARE NEEDED.

**ADDITIONAL FEES APPLY FOR SHEET SIZES OTHER THAN 11"X17".

5. BUILDING CODE NAME AND YEAR (E.G. IBC 2012, IBC 2015, IBC 2018, ETC): 2015 IBC w/ 2015 IBC mass. amendments

6. SNOW LOAD (PSF) - GROUND (Pg): 25 MIN. FLAT ROOF (P_f***): MIN SLOPED ROOF (P_s***):

***IF NONE SPECIFIED, P_f & P_s WILL BE CALCULATED PER ASCE 7 / IBC.

7. WIND SPEEDS (3-SECOND GUST WIND SPEEDS IN MPH):

FOR IBC 2009 AND OLDER, LIST THE NOMINAL WIND SPEED:

FOR IBC 2012 AND NEWER, LIST THE ULTIMATE WIND SPEED FOR EACH RISK CATEGORY BELOW:

RISK CATEGORY 1: 39 RISK CATEGORY 2:

8. EXPOSURE CATEGORY:

- B (BUILDING LOCATED IN URBAN/SUBURBAN AREAS, WOODED AREAS, OR OTHER TERRAIN WITH NUMEROUS, CLOSELY SPACED OBSTRUCTIONS THAT HAVE THE SIZE OF SINGLE-FAMILY DWELLINGS OR LARGER) - VERIFY WITH BUILDING OFFICIAL THAT THIS IS ACCEPTABLE TO USE FOR DESIGN.
- C (SELECT IF BUILDING DOES NOT FIT B OR D. THIS INCLUDES OPEN TERRAIN WITH SCATTERED OBSTRUCTIONS THAT HAVE HEIGHTS GENERALLY LESS THAN 30 FT. THIS INCLUDES FLAT, OPEN COUNTRY AND GRASSLANDS).
- D (BUILDING LOCATED NEAR FLAT, UNOBSTRUCTED AREAS AND WATER SURFACES. THIS CATEGORY INCLUDES SMOOTH MUD FLATS, SALT FLATS, UNBROKEN ICE, AND IF THE BUILDING IS LOCATED WITHIN 600 FEET OF A LARGE WATER SURFACE MORE THAN 5000 FEET IN WIDTH).

9. IS THERE ANY OTHER SPECIAL DESIGN LOAD CRITERIA OR LOCAL CODE REQUIREMENTS FOR THIS PROJECT (E.G. SEISMIC DESIGN CATEGORY, ETC)? NO YES, PLEASE LIST:

10. IS THERE A MINIMUM INSIDE CLEARANCE? NO YES, PLEASE LIST:

11. ARE THERE RESTRICTIONS ON THE PEAK (OVERALL) STRUCTURE HEIGHT? NO YES
IF YES, PLEASE LIST: 30' MAXIMUM

12. PLEASE LIST THE MAXIMUM BUILDING SIZE ALLOWED FOR THIS TYPE OF STRUCTURE (FT²): N/A

13. PLEASE LIST THE MAXIMUM BUILDING SIZE THAT IS ALLOWED WITHOUT A SPRINKLER SYSTEM FOR THIS STRUCTURE (FT²): 1200

14. PLEASE LIST THE EGRESS REQUIREMENTS: MINIMUM OF 2

15. FROST DEPTH AS REQUIRED BY THE BUILDING OFFICIAL FOR YOUR SITE ADDRESS (IN): 40

CUSTOMER SIGNATURE: _____

DATE: _____

Stephanie Retw, Arthur Basuwan (508) 237-1959
 237-2791



Corporate Offices
 Distribution Center

1395 John Fitch Blvd., South Windsor, CT 06074
 1440 Field of Dreams Way, Dyersville, IA 52040

Phone: 1.800.476.9715 • Int'l Phone 860.528.9550
 Fax: 1.800.457.8887 • Int'l Fax: 860.289.4711
 Website: www.growerssupply.com

Customer ID: 9042254

QUOTE

Page: 1 of 3

Quote Number: 1041516

<p>Quote To:</p> <p>OUT THERE GROWN / PURE JOY 23 OLD BRIDGE RD PO BOX 688 TRURO MA 02666-0688 UNITED STATES</p> <p>Phone: 5082371959</p> <p>Sales Person: NOAH SKINNER Office Phone: 800-327-6835 X1718 NSKINNER@FARMTEK.COM</p>	<p>Ship To:</p> <p>OUT THERE GROWN / PURE JOY 23 OLD BRIDGE RD PO BOX 688 TRURO, MA 02666-0688</p> <p>Date: 12/9/2021 Valid for 10 Days</p> <p>Quote Total </p>
--	---

Line	Part	Description	Expected Qty	Unit Price	Ext. Price
1	200106	GROWSPAN SERIES 1000 ARCH-TOPPED TWO-SPAN COMMERCIAL GREENHOUSE 60'W X 60'L X 12'H, ENGINEERED	1.00		
<p><i>Project Size: (2) 30' X 60' GrowSpan Series 2000 Gable-Topped greenhouse, partitioned</i> <i>Total Square Footage: 3600 sqft</i> <i>Side Height: 12'</i> <i>10' column/truss spacing with heavy duty 4x4 inch square 8 gauge triple galvanized steel columns</i> <i>Designed for 25psf ground snowload, 119mph ultimate windspeed category I</i> —PLEASE CONFIRM IF LOCAL BUILDING ORDINANCE REQUIRES STAMPED/ENGINEERED DRAWINGS—</p> <p><i>Primary structural members (posts, trusses, purlins) are triple galvanized and fully enclosed (tubular). No partially enclosed members - C-channel, roll forming or press braking - allowed.</i> <i>Heavy duty base plate anchoring system with concrete anchors included. This system eliminates labor & error associated with anchor posts that must be wet set into concrete + allows concrete to be poured & cured prior to greenhouse delivery. Can be engineered to meet any snow/wind loads. Can be mounted to cylindrical pier footings (economical choice), grade beams or slabs.</i> <i>FarmTek includes the following items with every GrowSpan Series 1000 & 2000 greenhouse purchase: framing for quoted doors, fans, coolers, vents + heavy duty "walk-in" gutters + condensate removal system + covering materials with appropriate fasteners, flashings, closure strips and sealants</i></p> <p><i>Clear 8mm twinwall polycarbonate to cover sidewalls, and upper gable walls of greenhouse structures</i> <i>White-Black-White light deprivation polycarbonate to cover lower gablewalls and partition wall of greenhouse structures</i> <i>Double layer of inflated 6mm polyethylene film to cover roof</i></p>					
2	700012	**OPTIONAL - PRICE EXCLUDED FROM TOTAL** STAMPED/ENGINEERED DRAWINGS	0.00		
3	100103	ALUM DBL HUNG DOOR 6'X7' BLCKOUT (W/B/W)W/THRESHOLD	4.00		

Office of Town Clerk
 Treasurer - Tax Collector
 1042-6021516
 FEB 24 2022
 Received TOWN OF TRURO
 By

BUILDING AND FOUNDATION INSTALLATION:

THE BUILDING AND FOUNDATION SHALL BE INSTALLED IN ACCORDANCE WITH THE (STAMPED) STRUCTURAL—BOTH BUILDING AND FOUNDATION, IF APPLICABLE—AND CLADDING DRAWINGS. IF IT IS NOT, THE WARRANTY WILL BE VOIDED. CORRECTIVE ACTION MUST BE TAKEN IMMEDIATELY.

THE STRUCTURE SHALL BE FULLY ENCLOSED UNLESS SPECIFIED OTHERWISE.

SPECIAL REQUIREMENTS:

SPECIFY ANY OTHER REQUIREMENTS THAT NEED TO BE MET BY GROWSPAN (STRUCTURE AND EQUIPMENT) FROM THE REGULATORY/GOVERNING BODY OF THE CANNABIS USE LAWS (IF APPLICABLE), AS WELL AS THE LOCAL BUILDING DEPARTMENT:

[Empty rectangular box for special requirements]

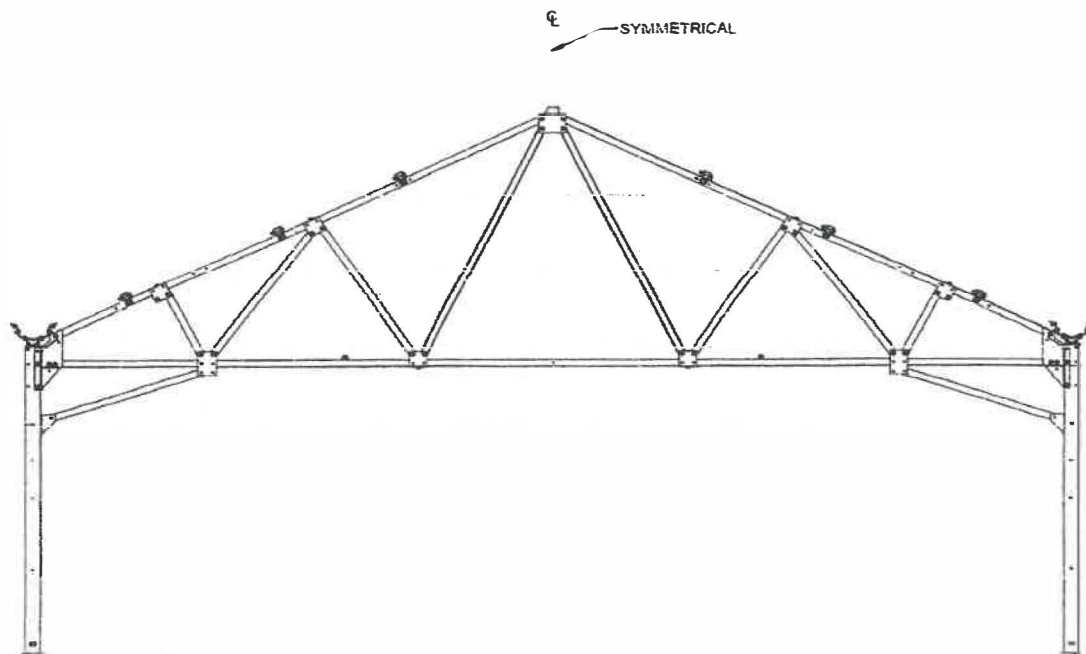
IT IS THE RESPONSIBILITY OF THE CUSTOMER THAT THE GREENHOUSE DESIGN AND EQUIPMENT (ON ORDER) MEETS OR EXCEEDS ALL REQUIREMENTS FROM THE COUNTY, CITY, AND/OR STATE THAT GOVERNS THE CULTIVATION OF CANNABIS.

IT IS THE RESPONSIBILITY OF THE CUSTOMER THAT THE GREENHOUSE DESIGN, STRUCTURE, AND EQUIPMENT MEETS OR EXCEEDS ALL REQUIREMENTS FROM THE LOCAL BUILDING DEPARTMENT.

GROWSPAN RECOMMENDS THE CUSTOMER SUPPLY A STORAGE AREA OR TEMPORARY STORAGE FOR ELECTRONIC / SENSITIVE ELECTRICAL EQUIPMENT ASSOCIATED WITH ANY GROWSPAN GREENHOUSE ORDER TO ENSURE PROTECTION FROM WEATHER AND DAMAGING ELEMENTS.

INSIDE STRUT CLEARANCE:

IF STRUT CLEARANCE (SEE ORANGE DIMENSION CALL-OUT BELOW) IS A CONCERN, PLEASE DISCUSS WITH YOUR GROWSPAN PROJECT MANAGER.



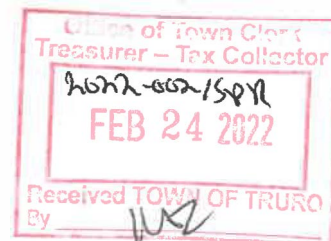
STRUT CLEARANCE

STRUT CLEARANCE REQUIREMENTS:

FOR SIDEWALL HEIGHTS > 10', CLEARANCE IS TYPICALLY 7' MINIMUM

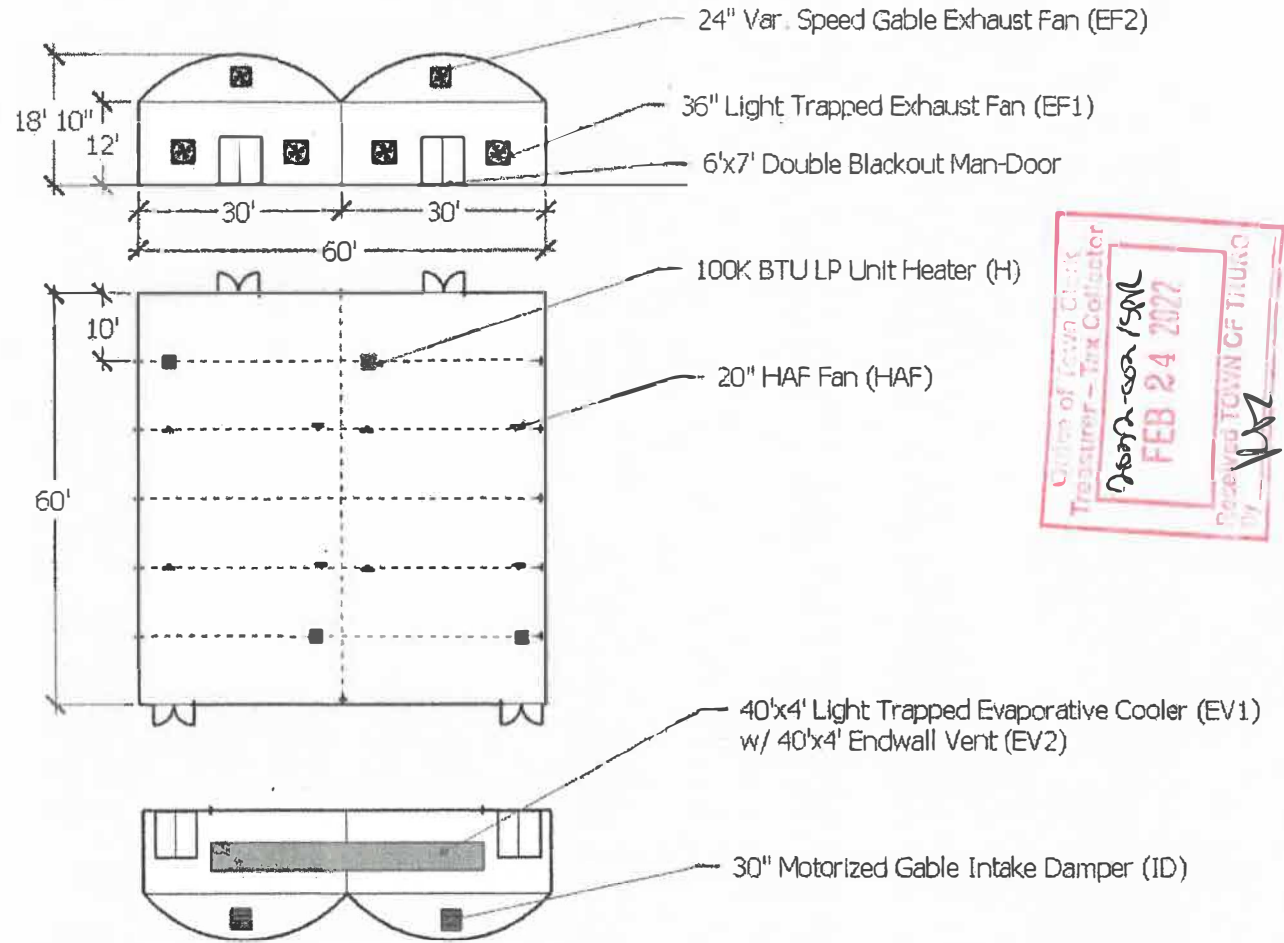
FOR SIDEWALL HEIGHTS = 10', CLEARANCE IS TYPICALLY 6' MINIMUM

FOR SIDEWALL HEIGHTS = 8', CLEARANCE IS TYPICALLY 4'-6' MINIMUM





K



Union of Town Clerk
 Treasurer - Tax Collector
 2022-2024
 FEB 24 2022
 Received TOWN OF TILDEN
 by [Signature]

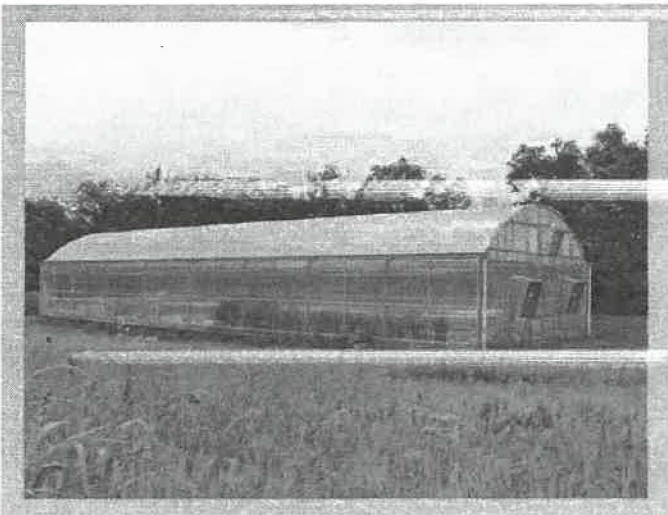
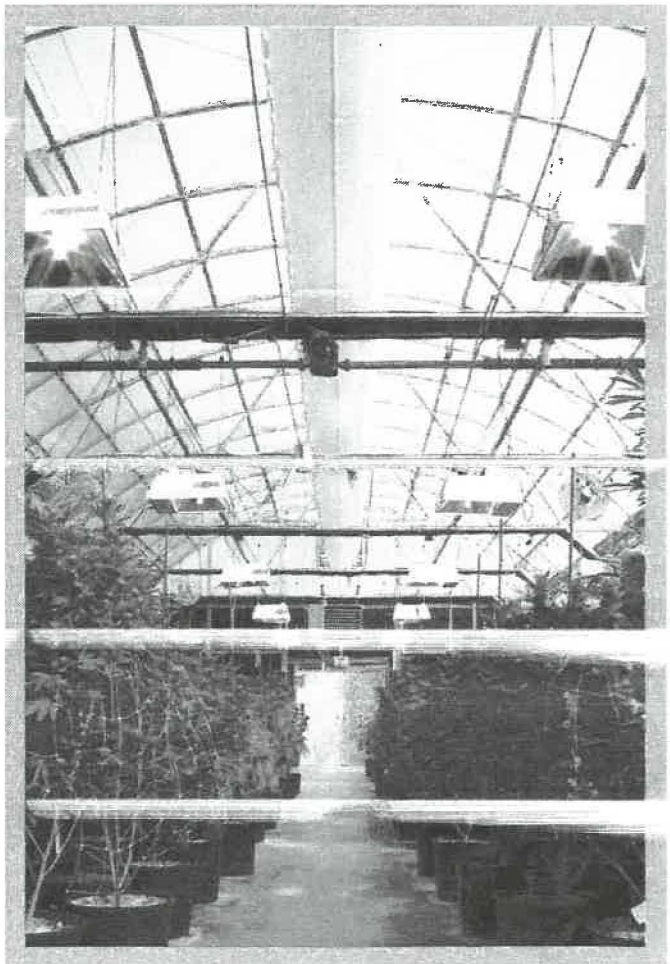
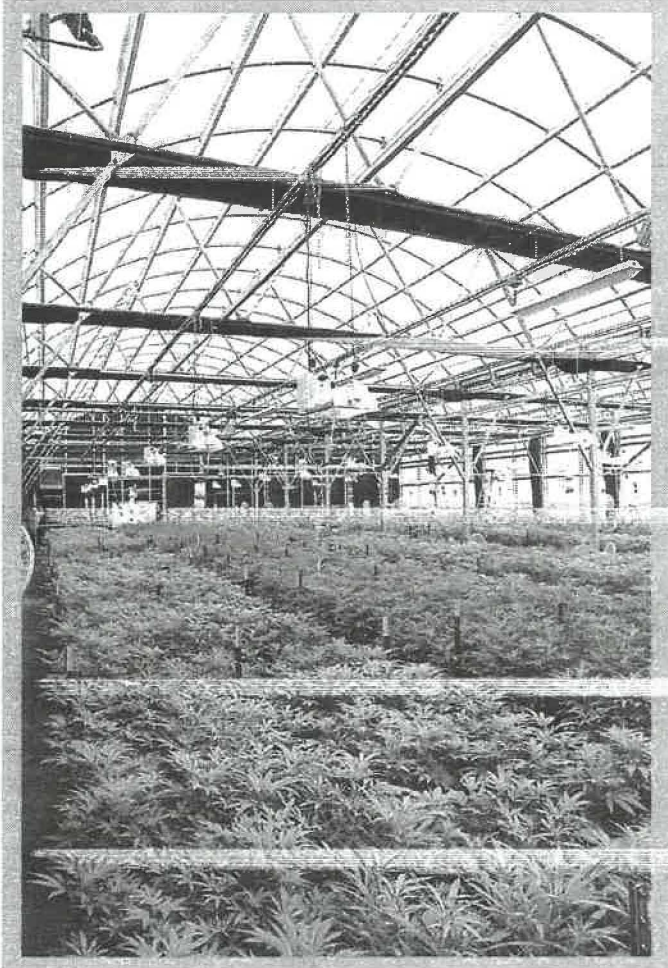
FF 4 of 8

SERIES 1000

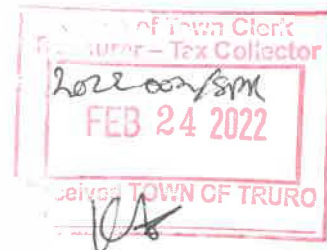
GROWspan
TREASURER - TAX COLLECTOR

2022-00268PM
FEB 24 2022

Received TOWN OF TRURO
By *[Signature]*



2022-00268PM



NARRATIVE-PJF

Background Information and Narrative Addressing Review Criteria.

This proposal was prepared by Pure Joy Farm (PJF). PJF is owned and operated by Debra Hopkins and Peter Daigle. PJF is a member of High Dune Craft Cooperative (HDCC) which has received a provisional license from the Massachusetts Cannabis Control Commission (CCC) as a Marijuana Craft Cooperative (MCC). HDCC has also executed a Host Community Agreement (HCA) with the Town of Truro.

The RME will implement Natural Farming practices in their cultivation of marijuana. All fertilizers, amendments and solutions for Integrated Pest Management (IPM) are made on site and sourced from our natural environment. All growing practices follow the 25B list of allowable pesticide use per CCC regulations.

Greenhouse plants will be planted in 4'x 52' raised beds of living soil using drip tape and emitter irrigation. Outdoor plants will be grown using living soil in three different styles: raised beds, 4'x4'x2' and 6'x6'x2' wooden boxes and Hugelkultur beds (utilize trees that have been highlighted on Site Plan for removal). The living soil will be inoculated with indigenous microorganisms, harvested and propagated by the RME, which sequester carbon and nitrogen naturally.

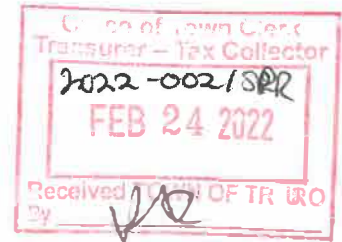
Each RME intends to have two employees, for a total of four employees, two employees reside on the abutting property. The employees will perform functions within the CCC regulations in areas highlighted on the Site Plan.

True to the cooperative model, PJF and Out There Grown (OTG), propose to have operations at 23 Old Bridge Rd. Parcel 232 owned by Debra Hopkins. Ms. Hopkins is also owner of parcel 202 which is adjacent to the proposed location and currently has a 30' x 40' cathedral greenhouse (which is not part of the proposal, but will continue vegetable production). Both parcels have a long history of organic vegetable production for market as well as animal husbandry which includes fowl, goats and historically horses. Debra-Hopkins holds status as a Schedule F. 23 Old Bridge Rd. is an optimal location for a Recreational Marijuana Establishment (RME) for several reasons. Located at the end of a private way, Old Bridge Road, the proposed area is secluded with virtually no line of sight from abutting residences or buildings nor visible from town roads. Perched on one of the highest elevations in the Town of Truro allowing for passive ventilation for the proposed greenhouse which will utilize the prevailing southwest wind to cool and mitigate odor over open land.

Minimal grading will take place to level area for our proposed 60'x 60', gutter connected, state of the art greenhouse from Growspan. The greenhouse utilizes advanced climate control computer technology with an emphasis on low cost solutions for disease and pest management while using minimal amounts of energy. Soil removed from greenhouse site will be used as part of berm construction (see Site Plan).

The greenhouse will employ a fully automated light deprivation system that will allow PJF to harvest multiple times in a growing season. The greenhouse will utilize natural light with the use of supplemental artificial high pressure sodium lights when necessary at night and ONLY when the light deprivation system has been deployed. This system eliminates any light leakage to our night sky consistent with chapter IV, Sec. 6 of General Bylaws of the Town of Truro.

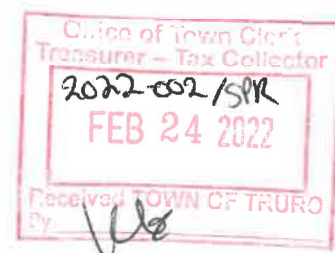
All security lighting, required by CCC and the Truro Police Department (TPD) will be down shaded or utilize night vision technology thus consistent with chapter IV, Sec. 6 of General Bylaws of the Town of Truro.



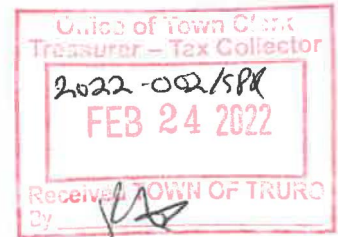
Overview of Daily Operations

PJF is owned by Debra Hopkins and Peter Daigle. Debra will be in charge of all day to day responsibilities. PJF will grow, dry, trim, cure, process, package and sell cannabis products to licensed MCE'. The daily activities of the owners and employees will evolve seasonally, but will include generally the following:

- 1) Pruning
- 2) Testing of soil and water for PH levels
- 3) Monitoring of moisture content in soil
- 4) Cloning and clone care
- 5) Soil amending, Mulching and Top dressing
- 6) Integrated Pest Management (IPM)
- 7) Foliar spraying
- 8) Harvesting
- 9) Inspection of drying product
- 10) Inspection of curing process
- 11) Trimming of dry product
- 12) Waste disposal/ Composting
- 13) Processing- Cannabis preroll
- 14) Branding/Packaging
- 15) Sales
- 16) Daily updating of METRC Seed to Sale tracking
- 17) Inventory
- 18) Infrastructure maintenance
- 19) Seminars/ Industry gatherings
- 20) Social Equity outreach



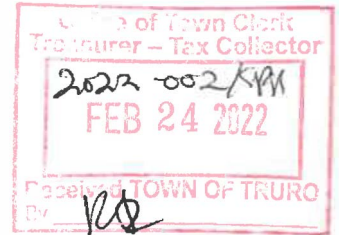
All activities will be undertaken by agents licensed by the Cannabis Control Commission, ("CCC") and in accordance with all applicable CCC license conditions, rules and regulations.





TOWN OF TRURO

ASSESSORS OFFICE CERTIFIED ABUTTERS LIST REQUEST FORM



APPLICATION FOR ADULT USE RECREATIONAL MARIJUANA ESTABLISHMENTS (RME) AND MEDICAL MARIJUANA TREATMENT CENTERS (MMTC)

DATE: 12/20/21

NAME OF APPLICANT: Out There Growns + Pure Joy Farm

NAME OF AGENT (if any): Stephanie Rein

MAILING ADDRESS: Po Box 688 Truro, MA. 02666

CONTACT: HOME/CELL (508) 237-2791 EMAIL warmvalley@hotmail.com

PROPERTY LOCATION: 23 Old Bridge Rd. Truro, MA. 02666
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 50 PARCEL 231 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR:

Planning Board Site Plan Review

Zoning Board of Appeals Special Permit

FEE: \$15.00 per checked item (Fee must accompany the application unless other arrangements are made)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

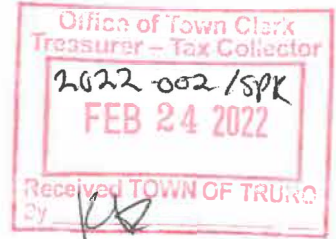
THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: _____ Date completed: _____

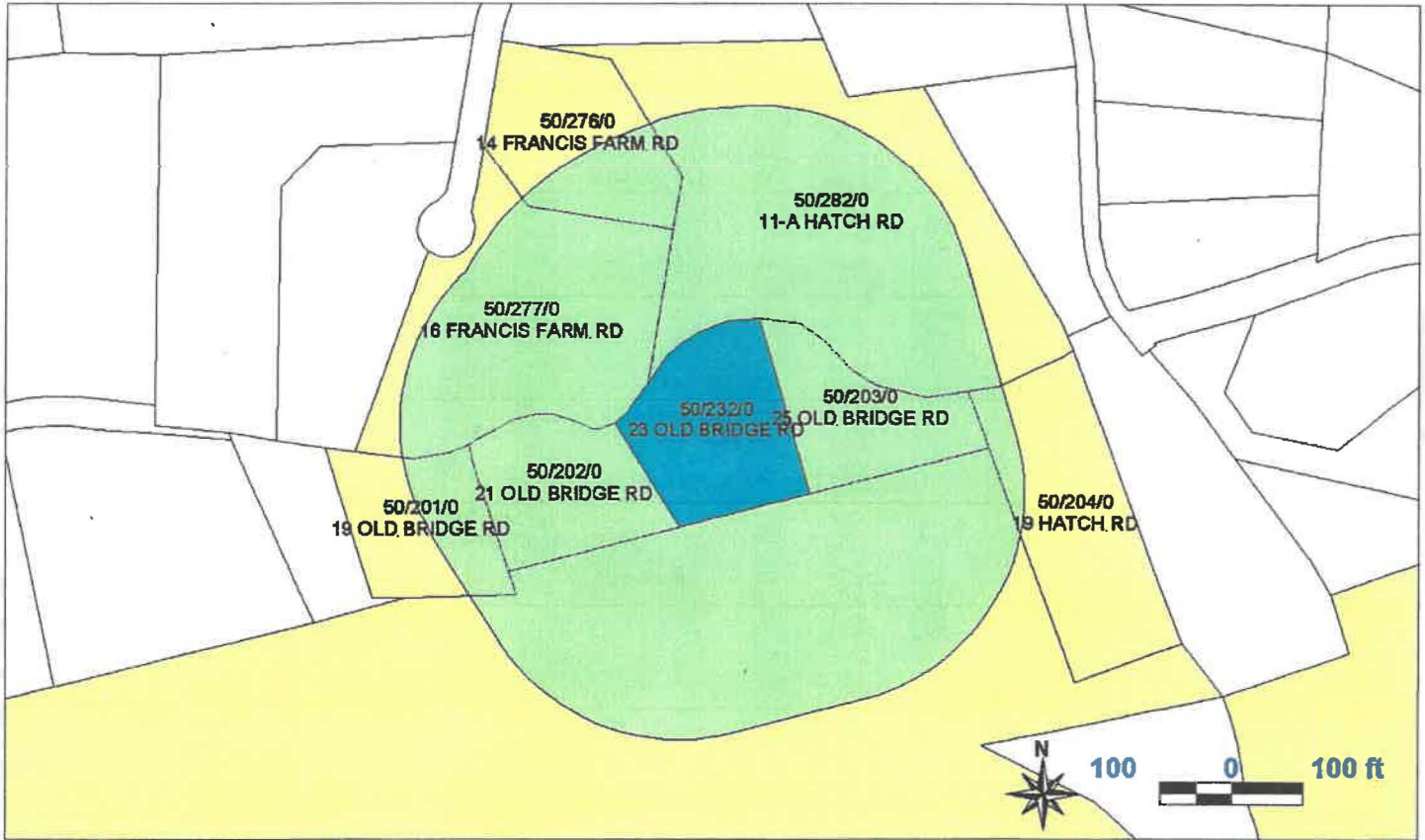
List completed by: _____ Date paid: _____ Cash/Check _____

Abutters List for: Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line as well as any other property owners within 300 feet of the property line.

TOWN OF TRURO, MA
BOARD OF ASSESSORS
P.O. BOX 2012, TRURO MA 02666



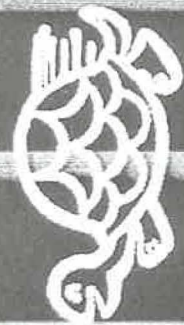
Abutters List Within 300 feet of Parcel 50/232/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 XXXXXXXXXXXXXXXXXXXX	99 Marconi Site Rd	Wellfleet	MA	02667
2970	50-201-0-R	MARSHALL JAMES S	19 OLD BRIDGE RD	BOX 994	N KINGSTOWN	RI	02852
2971	50-202-0-R	HOPKINS JOHN B	21 OLD BRIDGE RD	PO BOX 1188	TRURO	MA	02666-1188
2972	50-203-0-R	WILSON JOHN DOUGLAS & DAVID M WILSON 2012 TRUST	25 OLD BRIDGE RD	1858 CIMARRON DR	OKEMOS	MI	28864
2973	50-204-0-R	WILSON JOHN DOUGLAS & THE DAVID M WILSON 2012 TRUST	19 HATCH RD	1858 CIMARRON DR	OKEMOS	MI	48864
2999	50-232-0-R	HOPKINS JOHN B & DEBRA L	23 OLD BRIDGE RD	PO BOX 1188	TRURO	MA	02666
3040	50-276-0-R	MONNAHAN KELLY JEROME	14 FRANCIS FARM RD	PO BOX 286	TRURO	MA	02666-0286
3041	50-277-0-R	GLASSMAN JUDITH, LIFE ESTATE GLASSMAN MITCHELL J	16 FRANCIS FARM RD	75 CAMBRIDGE PARKWAY, U E210	CAMBRIDGE	MA	02142
3046	50-282-0-E	TRURO CONSERVATION TRUST TRS: BROWN BETSEY ET AL	11-A HATCH RD	PO BOX 327	NO TRURO	MA	02652-0327

LG 9/27/19

HH 2 of 2



Monitor

**Water Well Products
Evansville, WI**

Office of Town Clerk
Treasurer - Tax Collector
2022 - 002 BPL
FEB 24 2022
RECEIVED TOWN OF TRURO
By: *1102*

BISON
BUY FRESH BUY LOCAL



TOP TO BOTTOM SHELF ORDER
PREPARED FOODS // ~~MEATS~~
DAIRY // EGGS
FRUIT // VEGETABLES
MEAT FREE FRIDGE



Office of Town Clerk
Treasurer - Tax Collector
2022-002184
FEB 24 2022
RECEIVED IN OFFICE OF TOWN CLERK
BY *[Signature]*



PRODUCT: B SERIES REACH-INS VERTICAL COOLER

MODEL: BRR-46

TEMPERATURE: 33~45°F (+1~+8°C)

REFRIGERANT: R290/140g

HIGH SIDE: 320 psig

LOW SIDE: 200 psig

VOLTS: 115V FREQ: 60Hz PHASE: 1

COOLING INPUT: 370W

DATE OF MANUFACTURE: _____

SERIAL NO.: BRR-4600318110500K80019



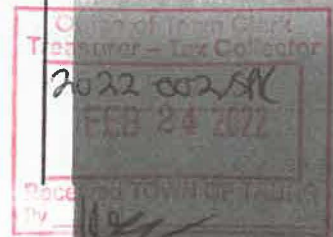
Intertek
4003936
CONFORMS TO UL 870 471
CERTIFIED TO CSA STD C22.2 NO.120

Intertek
4003936
CONFORMS TO HD/ANSI 510 *

For Indoor Use



CURLEYS EXPRESS, INC.



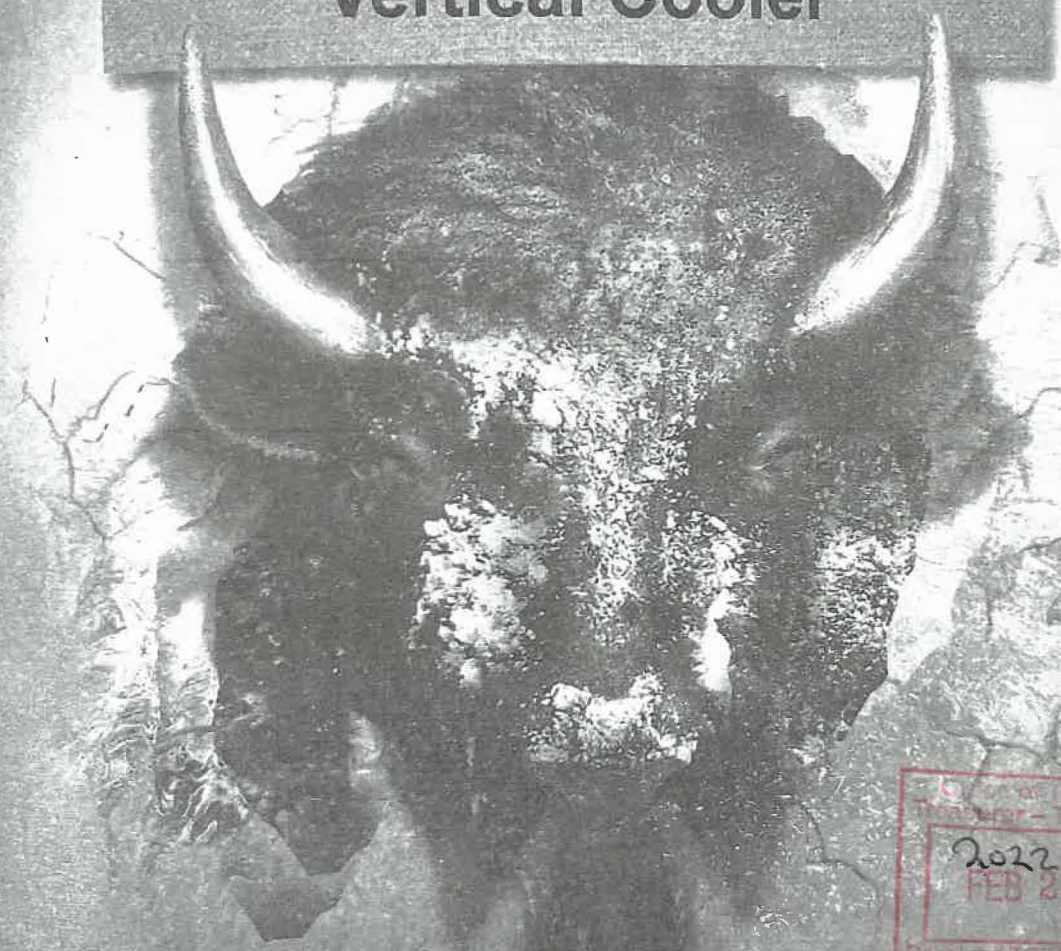
BISON MODEL: BRR-46

FOR ALL WARRANTY SERVICE CALL 855-525-5505

BISON

REFRIGERATION

Instruction Manual Vertical Cooler



2022-0020911
FEB 24 2022
RECEIVED DIVISION OF TOURS
LLK



Refrigerator
BRR-21
BRR-46
BRR-71



Freezer
BRF-21
BRF-46
BRF-71



Please read the instruction manual for your product. Fixing simple problems yourself can avoid

home™

Dehumidifier

49.93 Pint Capacity

SKU: HME020031N

B/N: 2104H0197000789

Date Code: 2104

Power

Source

AC Only.

115V;

60HZ;

1Ph



LISTED

SA45418

Rated Current: 7.8A

Refrigerant:

R410A / 6.8Bozs / 0.195kg

Moisture Removal:

49.93 Pints / Day

IEF: 1.9L / kW.H

DESIGN PRESSURE:

High 540 PSIG / 3.7MPa

Low 300 PSIG / 2.1MPa

WARNING:

To prevent electric

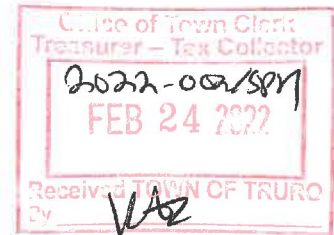
2022-002594
FEB 24 2022
Vle

KK

Waste Management Plan

OTG will follow all applicable Waste Disposal Requirements prescribed by The Cannabis Control Commission (935 CMR 500.105 12 A-D). Notice will be sent to Emily Beebe, Truro Health Agent, after the final waste disposal plan is reviewed/approved by The CCC.

Specifically OTG will compost all organic waste on site. Organic material containing cannabis, as defined in 310 CMR 16.02, will be run through a 15amp electric chipper shredder and then mixed with wood chips and native soil rendering it unusable for its original purpose. This material will be added to compost piles on site. Non-Cannabis organic waste (i.e., weeds, sticks and used soil) will be composted on site. OTG will incorporate all of its compostable waste back into its soil utilizing anaerobic and aerobic composting techniques including Johnson-SU composting, "hot composting" and static piles. These techniques are not only cost efficient, but also an environmentally sound. Non-organic solid waste, not containing cannabis, will be located in a four barrel wooden enclosure, similar to those found all over Truro. This waste will be disposed of at The Truro Transfer Station.



Solar

System ID: OR080425369

Current Weather: 31°F 

Performance /
Summary

My System Performance

My Solar Production >

284 kWh

Expected Production: 271 - 366 kWh

Carbon Offset

0.2 Metric Tons CO₂

Reduction in Carbon Emissions

Last 7 Days

Last 30 Days

All Time

Last 7 Days

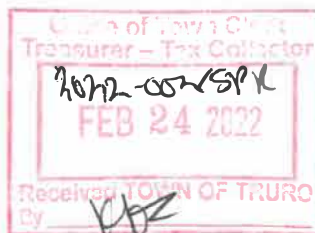
Last 30 Days

All Time

Estimated savings calculation is based average rates from your local utility and compares your approximate annual energy costs prior to going solar versus your estimated annual energy costs from Sunnova and your local utility after your solar system was placed in service. Your electricity needs will vary based on your usage, the energy efficiency of your home and other factors. Your solar system's production will vary based on weather and other factors. Sunnova makes no guarantees regarding credit for net energy exported to the electric grid, and any credit provided (now or in the future) is subject to change or termination by executive, legislative or regulatory action.

Sources: <https://www.energy.gov/energysaver/maps/appliance-energy-calculator> (<https://www.energy.gov/energysaver/maps/appliance-energy-calculator>), <http://energyusecalculator.com> (<http://energyusecalculator.com>) and <https://www.donrowe.com/usage-chart-a/259.htm> (<https://www.donrowe.com/usage-chart-a/259.ht>)

Disclaimer: The amount of power available from the battery during a power outage is limited, depending on the loads connected, customer usage and battery configuration (i.e. batteries in certain areas may be set up to provide you with the best economic benefit, which may affect the amount of back-up power available). Solar systems and/or batteries may require repairs after weather events and such repairs may be delayed due to forces outside of our control. No assurances can be given that the solar system or the battery will always work. You should never rely upon either of these to power life support or other medical devices.



MM 1 of 6

From: Sunnova Energy Corporation noreply@sunnova.com
Subject: Your Monthly Sunnova Statement for
Date: October 20, 2021 at 5:58 PM
To: dirtnymph@mac.com



Hi DEBRA,

This is a reminder that you are enrolled in AutoPay and your October 2021 payment will be automatically debited on the date indicated below.



DEBRA HOPKINS
Contract Type: PPA-EZ
Sunnova System ID:
OR003435356



Payment Due:
\$105.23

Service Address:
23 OLD BRIDGE RD

*Do not pay. Account will be debited on 10/25/2021 12:00:00 AM.

System Payment Details



Production
730.3230 kWh



Solar kWh Rate
\$0.168



Service Period
9/1/2021 12:00:00
AM - 9/30/2021
12:00:00 AM

Starting Balance

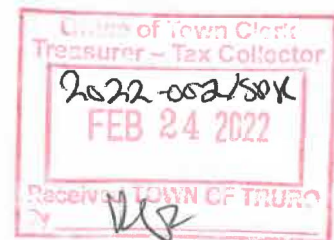
\$0

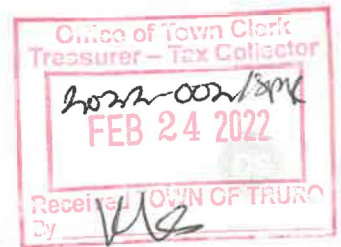
Current Monthly Service Charge w/
ACH Discount:

\$105.23

Sum of Credits

\$0.00





From: Debbie Schrider debbie.schrider@devlinsolar.com
Subject: Your Sunnova battery proposal
Date: January 4, 2022 at 3:30 PM
To: dirtynymph@mac.com

Hi Debra,

BO3

I was referred to you by Sunnova for a battery addition to your existing solar system. Based on your conversation with Ali, I've prepared proposals for (1) PowerWall which will cover your essential loads (refrigerator, small kitchen appliances, lights, outlets, fans, TV, and Internet, up to 20 amp loads); and (2) Tesla PowerWalls, for a total of 27 kWh's of battery capacity which would cover the essentials plus your heating system, up to 30 amp loads. Happy to have a phone call to consult further if you are interested. You can schedule time on my calendar [here](#).

Please see attached brochures about the PowerWall battery. Also attached please find a financing proposal from Sunnova for both (1) and (2) PowerWalls. The pricing is for a turnkey system. We provide all permits, design, engineering, installation, utility paperwork, etc.

Please note that Sunnova will extend the 10-year Tesla manufacturer's warranty to 25 years as a part of this financing program, including replacing the batteries one time during the life of the loan.

There is a battery incentive program from Eversource that you will participate in by allowing National Grid to tap the energy stored in your battery during peak-demand events, typically very hot days in the summer months.

Each event is no longer than 3 hours at a time, they will never drain the battery past a 20% reserve, and they will not do a Connected Solutions event if Storm Watch says there is a storm coming that could cause a grid-outage.

The monthly payment for (1) PowerWall would be \$88.91. You will receive around \$750/year for the Connected Solutions program, or an average of \$62.50/month, bringing the net monthly payment for the battery to just \$26.41 per month.

The monthly payment for (2) PowerWalls would be \$152.41. You will receive around \$1200/year for the Connected Solutions incentive program, or an average of \$100/month, bringing the net monthly payment for the battery to just \$52.41 per month.

Here is a link to more info about the Eversource Connected Solutions program if you would like to learn more.

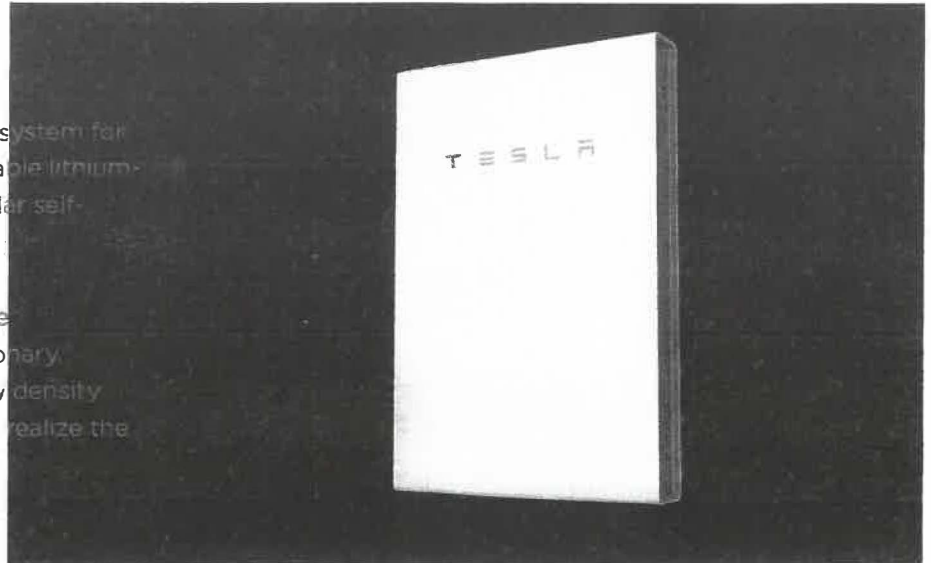
There is a gray area around the 26% tax credit for the PowerWalls if they were not installed in the same year as your solar system, but the guidance from the IRS below clearly states that the batteries will qualify. The amount of your tax credit would be \$5460 for (1) PowerWall. The amount of your tax credit for (2) PowerWalls would be \$9360.

Here is some information that may be relevant regarding your ability to take the 26% federal tax credit, from the database of federal incentives located here: <https://programs.dsireusa.org/system/program/detail/1235>

POWERWALL

Tesla Powerwall is a fully-integrated AC battery system for residential or light commercial use. Its rechargeable lithium-ion battery pack provides energy storage for solar self-consumption, time-based control, and backup.

Powerwall's electrical interface provides a simple connection to any home or building. Its revolutionary compact design achieves market-leading energy density and is easy to install, enabling owners to quickly realize the benefits of reliable, clean power.



PERFORMANCE SPECIFICATIONS

AC Voltage (Nominal)	120/240 V
Feed-In Type	Split Phase
Grid Frequency	60 Hz
Total Energy ¹	14 kWh
Usable Energy ¹	13.5 kWh
Real Power, max continuous	5 kW (charge and discharge)
Real Power, peak (10s, off-grid/backup)	7 kW (charge and discharge)
Apparent Power, max continuous	5.8 kVA (charge and discharge)
Apparent Power, peak (10s, off-grid/backup)	7.2 kVA (charge and discharge)
Maximum Supply Fault Current	10 kA
Maximum Output Fault Current	32 A
Overcurrent Protection Device	30 A
Imbalance for Split-Phase Loads	100%
Power Factor Output Range	+/- 1.0 adjustable
Power Factor Range (full-rated power)	+/- 0.85
Internal Battery DC Voltage	50 V
Round Trip Efficiency ^{1,2}	90%
Warranty	10 years

¹Values provided for 25°C (77°F), 3.3 kW charge/discharge power.

²AC to battery to AC, at beginning of life.

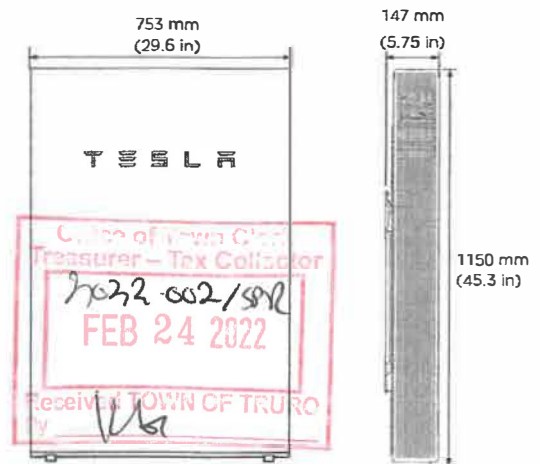
COMPLIANCE INFORMATION

Certifications	UL 1642, UL 1741, UL 1973, UL 9540, IEEE 1547, UN 38.3
Grid Connection	Worldwide Compatibility
Emissions	FCC Part 15 Class B, ICES 003
Environmental	RoHS Directive 2011/65/EU
Seismic	AC156, IEEE 693-2005 (high)

MECHANICAL SPECIFICATIONS

Dimensions ³	1150 mm x 753 mm x 147 mm (45.3 in x 29.6 in x 5.75 in)
Weight ³	114 kg (251.3 lbs)
Mounting options	Floor or wall mount

³Dimensions and weight differ slightly if manufactured before March 2019. Contact Tesla for additional information.



ENVIRONMENTAL SPECIFICATIONS

Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Recommended Temperature	0°C to 30°C (32°F to 86°F)
Operating Humidity (RH)	Up to 100%, condensing
Storage Conditions	-20°C to 30°C (-4°F to 86°F) Up to 95% RH, non-condensing State of Energy (SoE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R
Ingress Rating	IP67 (Battery & Power Electronics) IP56 (Wiring Compartment)
Wet Location Rating	Yes
Noise Level @ 1m	< 40 dBA at 30°C (86°F)



Sunnova Easy Save Simple

Homeowner Name and Address

DEBRA L HOPKINS
23 OLD BRIDGE RD
TRURO, MA 02666

Co-Homeowner Name (If Any)

Installation Location
23 OLD BRIDGE RD
TRURO, MA 02666

Installer/Contractor

Trinity Solar
2211 Allenwood Road
-
Wall
NJ
7719

Contract ID

OR003435356

License:

CT: 0635520; ELC.0195559-
E1 | DE: 2066600876; T1-
0005929 | MA: 170355;
21233A | MD: 109285; 11834 |
0491C INJ: 13VH01244300;
Electrical Business Permit #
34EB01547400 | NY: 52821-
H; H.2409780100; L004203 |
PA: PA128551 | RI: 39372 ;
AC005040

Salesperson:

Steve Dymont
HIS #:

Salesperson Address:

Trinity Solar
2211 Allenwood Road
-
Wall
NJ
7719

Sunnova License:

Sunnova MA 184093

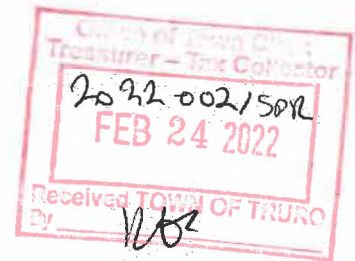
Estimated Solar Energy Production

Estimated First Year Annual Production: 8,093 kWh
Estimated Initial Term Total Production: 190,638 kWh

Payment Terms

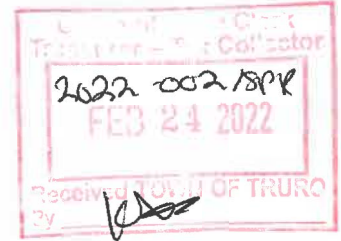
Amount Due at Contract Signing: \$0.00
Installation Fee: \$0.00

Annual Increase of Solar Energy Rate: 2.9 % / year
First Year Solar Energy Rate, if paid by auto-ACH: \$0.169 / kWh
First Year Solar Energy Rate, if not paid by auto-ACH: \$0.186 / kWh
Monthly Bill in First Year, if paid by auto-ACH: \$113.98 / month
Monthly Bill in First Year, if not paid by auto-ACH: \$125.38 / month



Performance /

Summary



My System Performance

My Solar Production >

6,435 kWh

Expected Production: 5,609 - 7,589 kWh

Last 7 Days

Last 30 Days

All Time

Carbon Offset

4.55 Metric Tons CO₂

Reduction in Carbon Emissions

Last 7 Days

Last 30 Days

All Time

Estimated savings calculation is based average rates from your local utility and compares your approximate annual energy costs prior to going solar versus your estimated annual energy costs from Sunnova and your local utility after your solar system was placed in service. Your electricity needs will vary based on your usage, the energy efficiency of your home and other factors. Your solar system's production will vary based on weather and other factors. Sunnova makes no guarantees regarding credit for net energy exported to the electric grid, and any credit provided (now or in the future) is subject to change or termination by executive, legislative or regulatory action.

Sources: <https://www.energy.gov/energysaver/maps/appliance-energy-calculator> (<https://www.energy.gov/energysaver/maps/appliance-energy-calculator>), <http://energyusecalculator.com> (<http://energyusecalculator.com>) and <https://www.donrowe.com/usage-chart-a/259.htm> (<https://www.donrowe.com/usage-chart-a/259.htm>)

Disclaimer: The amount of power available from the battery during a power outage is limited, depending on the loads connected, customer usage and battery configuration (i.e. batteries in certain areas may be set up to provide you with the best economic benefit, which may affect the amount of back-up power available). Solar systems and/or batteries may require repairs after weather events and such repairs may be delayed due to forces outside of our control. No assurances can be given that the solar system or the battery will always work. You should never rely upon either of these to power life support or other medical devices.

EXPRESS PERMIT

permit#

approved by

date

inspected by

date



**Town of Truro
Building Department**

24 Town Hall Rd.
PO Box 2030
Truro, MA 02666

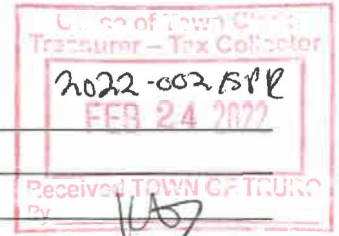
Tel (508) 349-7004 x131 Fax (508) 349-5508

PROJECT TYPE

- ROOFING
- SIDING
- TENT (attach flame spread cert.)
- WINDOWS – attach catalogue cut showing “EnergyStar” compliance or $U_{value} \leq .30$
- Exterior Doors – attach catalogue cut showing “EnergyStar” or prescriptive “Stretch Code” U_{value} compliance
- GARDEN SHED OR UTILITY BUILDING ≤ 200 s.f. Provide site sketch showing required property line setbacks & either catalogue cut or scaled and dimensioned sketches showing windows, doors and overall height. Comply with all applicable Health & Zoning bylaws.
- WOOD STOVE – provide catalogue info
- OTHER _____

DESCRIPTION OF PROPOSED WORK (materials, dimensions, quantities, etc.)

2 garden sheds < 200 sq ft



PROPERTY ADDRESS

23 Old Bridge Road

MAP

50

PARCEL

232

OWNER

Debra Hopkins

PHONE

508.274.4715

EMAIL

dirtnymph@

ESTIMATED CONSTRUCTION COST

mac.com

PROJECT AUTHORIZATION

OWNER'S SIGNATURE

Debra Hopkins

DATE

A separate authorization letter from the owner is acceptable

CONTRACTOR/AGENT NAME

PHONE#

CSL#

HIC#

EMAIL#

DEBRIS DISPOSAL DECLARATION

– Debris resulting from this project shall be disposed at Paul Daniels which is a properly licensed solid waste disposal facility as required by MGL, C-111, S 150A

Please complete the Massachusetts Workers' Compensation Insurance Affidavit on the back of this application
7/14/14

NN 1 of 6



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 1 Congress Street, Suite 100
 Boston, MA 02114-2017
 www.mass.gov/dia

Office of Town Clerk
 Treasurer - Tax Collector
 2022-002/SYK
 FEB 24 2022
 Received TOWN OF TRURO
 By [Signature]

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers.
 TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information dia **Please Print Legibly**

Name (Business/Organization/Individual): _____

Address: _____

City/State/Zip: _____ Phone #: _____

Are you an employer? Check the appropriate box:

- 1. I am an employer with _____ employees (full and/or part-time).*
- 2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]
- 3. I am a homeowner doing all work myself. [No workers' comp. insurance required.] †
- 4. I am a homeowner and will be hiring contractors to conduct all work on my property. I will ensure that all contractors either have workers' compensation insurance or are sole proprietors with no employees.
- 5. I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance. ‡
- 6. We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

- 7. New construction
- 8. Remodeling
- 9. Demolition
- 10. Building addition
- 11. Electrical repairs or additions
- 12. Plumbing repairs or additions
- 13. Roof repairs
- 14. Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: _____

Policy # or Self-ins. Lic. #: _____ Expiration Date: _____

Job Site Address: _____ City/State/Zip: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under MGL c. 152, §25A is a criminal violation punishable by a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. A copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: _____ Date: _____

Phone #: _____

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

- 1. Board of Health
- 2. Building Department
- 3. City/Town Clerk
- 4. Electrical Inspector
- 5. Plumbing Inspector
- 6. Other _____

Contact Person: _____ Phone #: _____

Information and Instructions

Massachusetts General Laws chapter 152 requires all employers to provide workers' compensation for their employees. Pursuant to this statute, an **employee** is defined as "...every person in the service of another under any contract of hire, express or implied, oral or written."

An **employer** is defined as "an individual, partnership, association, corporation or other legal entity, or any two or more of the foregoing engaged in a joint enterprise, and including the legal representatives of a deceased employer, or the receiver or trustee of an individual, partnership, association or other legal entity, employing employees. However the owner of a dwelling house having not more than three apartments and who resides therein, or the occupant of the dwelling house of another who employs persons to do maintenance, construction or repair work on such dwelling house or on the grounds or building appurtenant thereto shall not because of such employment be deemed to be an employer."

MGL chapter 152, §25C(6) also states that "every state or local licensing agency shall withhold the issuance or renewal of a license or permit to operate a business or to construct buildings in the commonwealth for any applicant who has not produced acceptable evidence of compliance with the insurance coverage required." Additionally, MGL chapter 152, §25C(7) states "Neither the commonwealth nor any of its political subdivisions shall enter into any contract for the performance of public work until acceptable evidence of compliance with the insurance requirements of this chapter have been presented to the contracting authority."

Applicants

Please fill out the workers' compensation affidavit completely, by checking the boxes that apply to your situation and, if necessary, supply sub-contractor(s) name(s), address(es) and phone number(s) along with their certificate(s) of insurance. Limited Liability Companies (LLC) or Limited Liability Partnerships (LLP) with no employees other than the members or partners, are not required to carry workers' compensation insurance. If an LLC or LLP does have employees, a policy is required. Be advised that this affidavit may be submitted to the Department of Industrial Accidents for confirmation of insurance coverage. **Also be sure to sign and date the affidavit.** The affidavit should be returned to the city or town that the application for the permit or license is being requested, **not** the Department of Industrial Accidents. Should you have any questions regarding the law or if you are required to obtain a workers' compensation policy, please call the Department at the number listed below. Self-insured companies should enter their self-insurance license number on the appropriate line.

City or Town Officials

Please be sure that the affidavit is complete and printed legibly. The Department has provided a space at the bottom of the affidavit for you to fill out in the event the Office of Investigations has to contact you regarding the applicant. Please be sure to fill in the permit/license number which will be used as a reference number. In addition, an applicant that must submit multiple permit/license applications in any given year, need only submit one affidavit indicating current policy information (if necessary) and under "Job Site Address" the applicant should write "all locations in _____ (city or town)." A copy of the affidavit that has been officially stamped or marked by the city or town may be provided to the applicant as proof that a valid affidavit is on file for future permits or licenses. A new affidavit must be filled out each year. Where a home owner or citizen is obtaining a license or permit not related to any business or commercial venture (i.e. a dog license or permit to burn leaves etc.) said person is NOT required to complete this affidavit.

The Department's address, telephone and fax number:

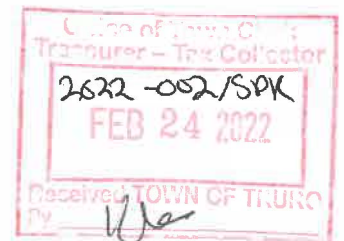
The Commonwealth of Massachusetts
Department of Industrial Accidents
1 Congress Street, Suite 100
Boston, MA 02114-2017

Tel. # 617-727-4900 ext. 7406 or 1-877-MASSAFE

Fax # 617-727-7749

www.mass.gov/dia

Revised 02-23-15



NN 3 of 6

1 Pitch / 4.5°

Roofed asphalt roofing

2" x 6" Rafters /
1/2" CD Plywood

Drop edge on
all four
sides

Height $\approx 8'6" \pm$

Height
 $\approx 7'6" \pm$

Framing clad
w/ 1/2" she 1" x 8" and
1" x 10" rough saw
pine (5/4" stock)

2" x 4" wall
framing
16" O.C.
w/ 2" x 4" blocking
on flat @ 3'
and 6' from
floor for exterior
nails

10'

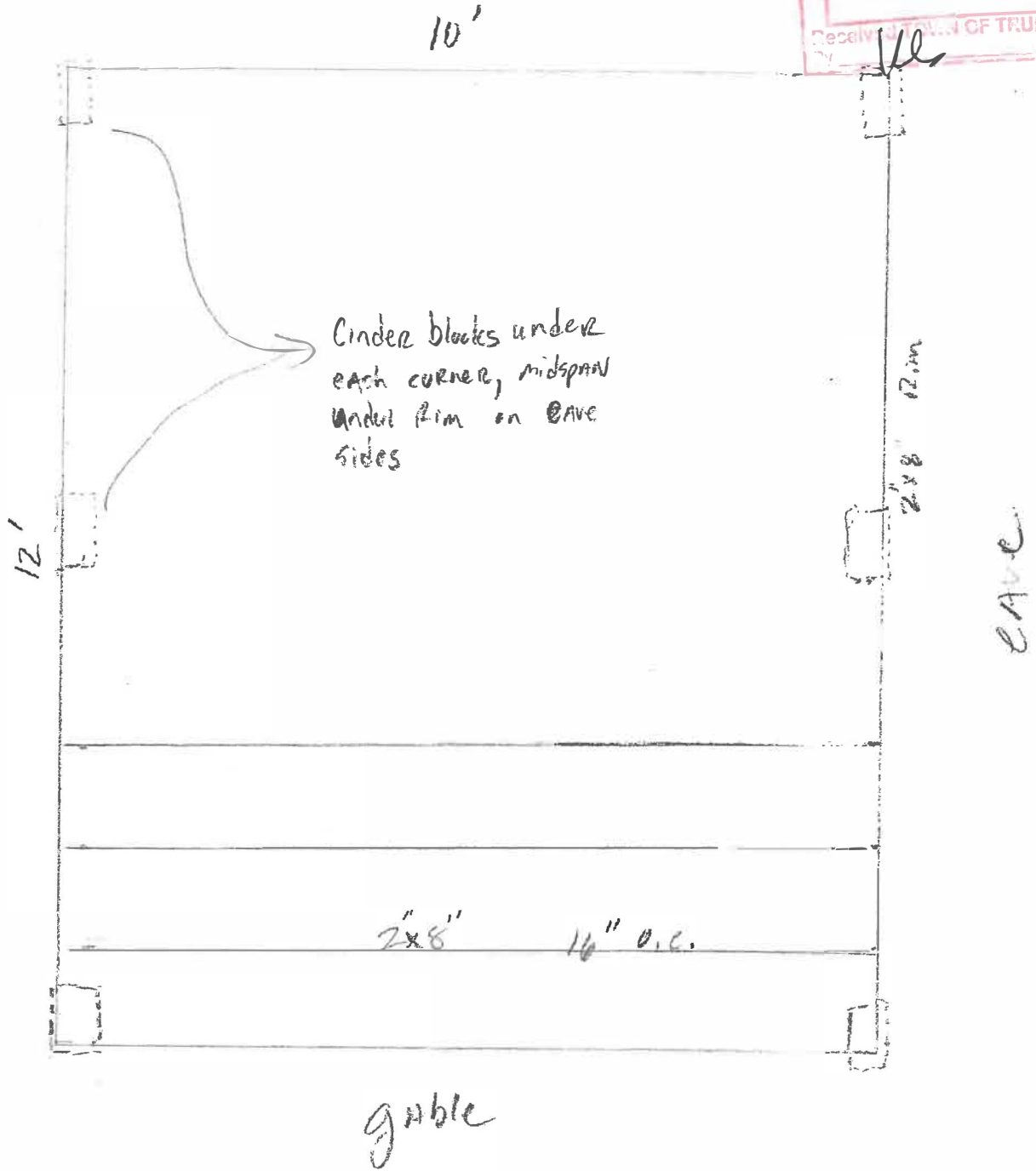
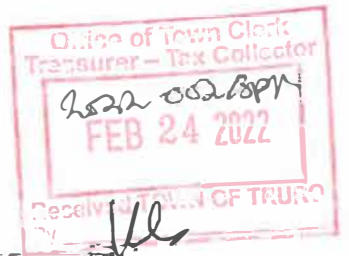
cinder block

soil
grade

gable view

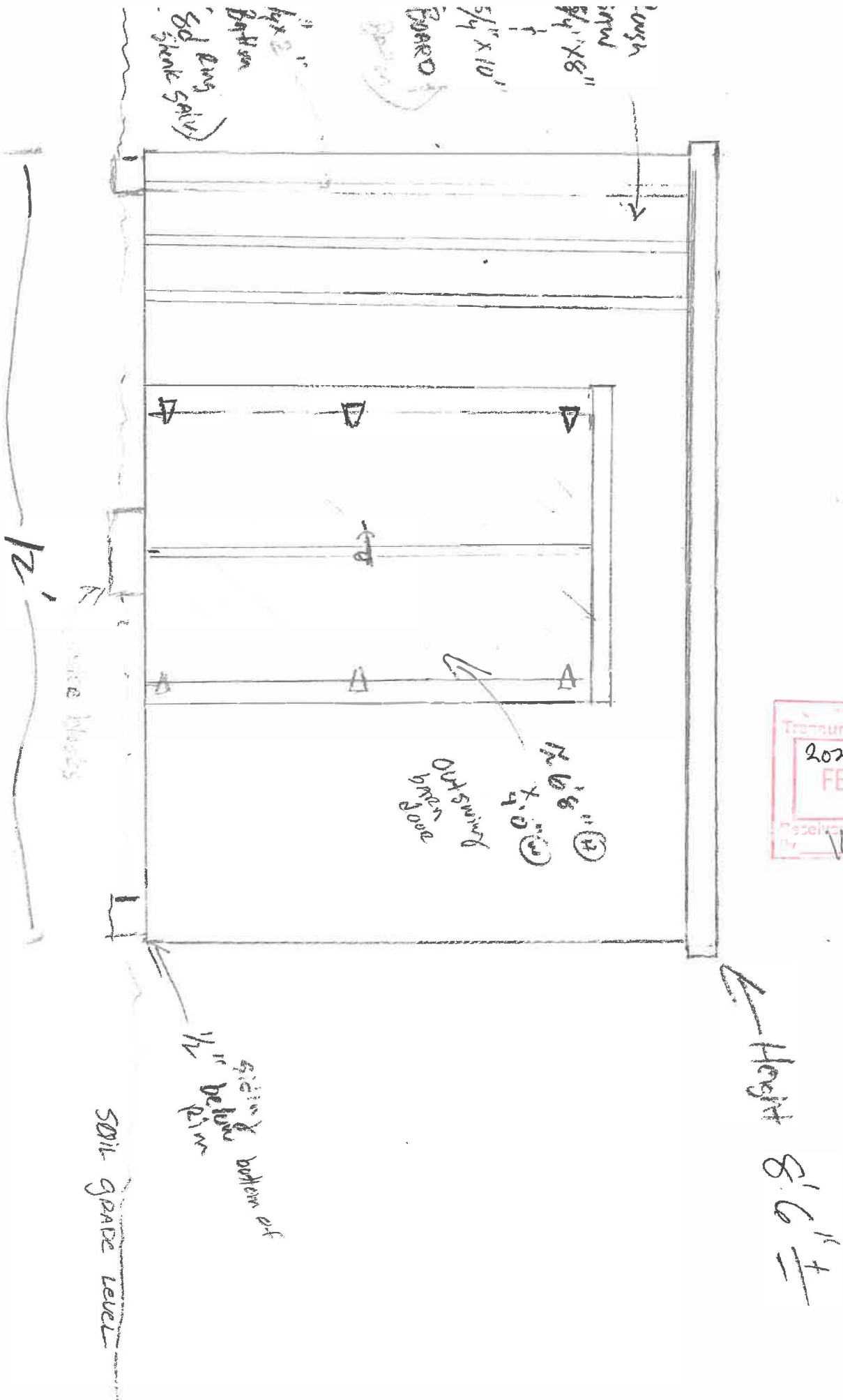
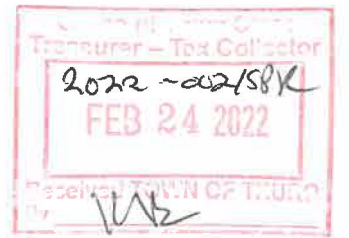


FLOOR PLAN



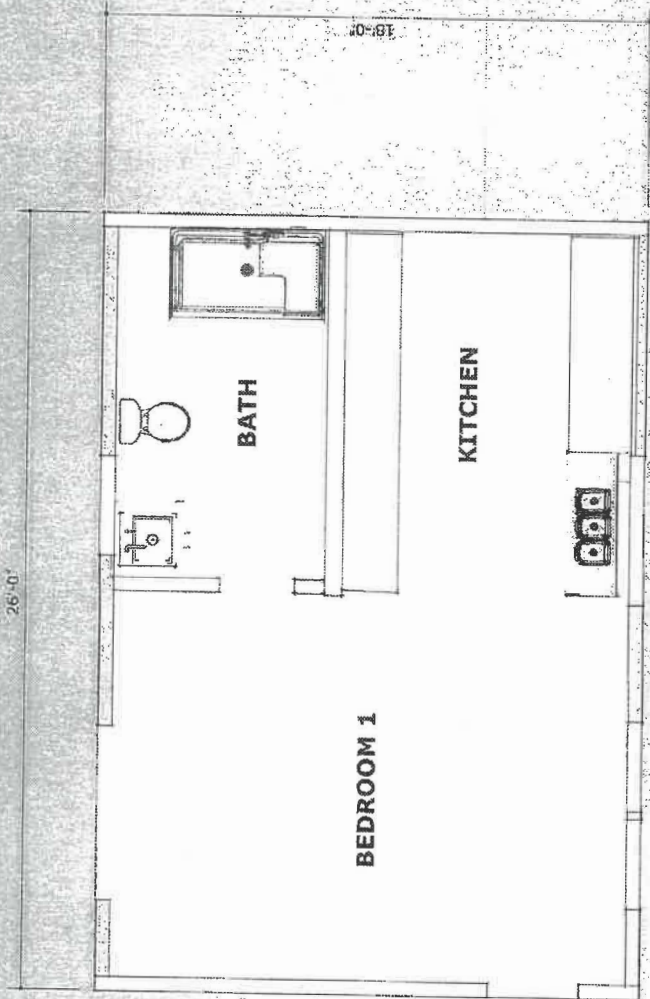
1/2" CDX plywood Floor, w/ PL adhesive
plywood nailed w/ 8d Ring Shank nails
Framing w/ 3/4" framing nails

PLAN VIEW



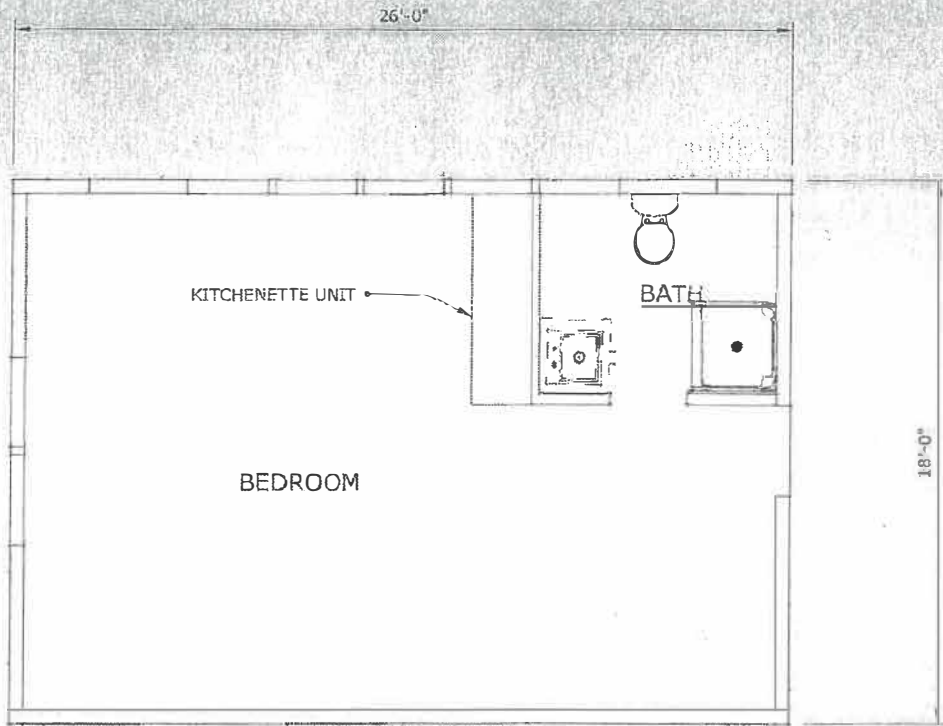
Height 8' 6" ±

SOIL GRADE LEVEL



FIRST FLOOR PLAN
1/4 SCALE

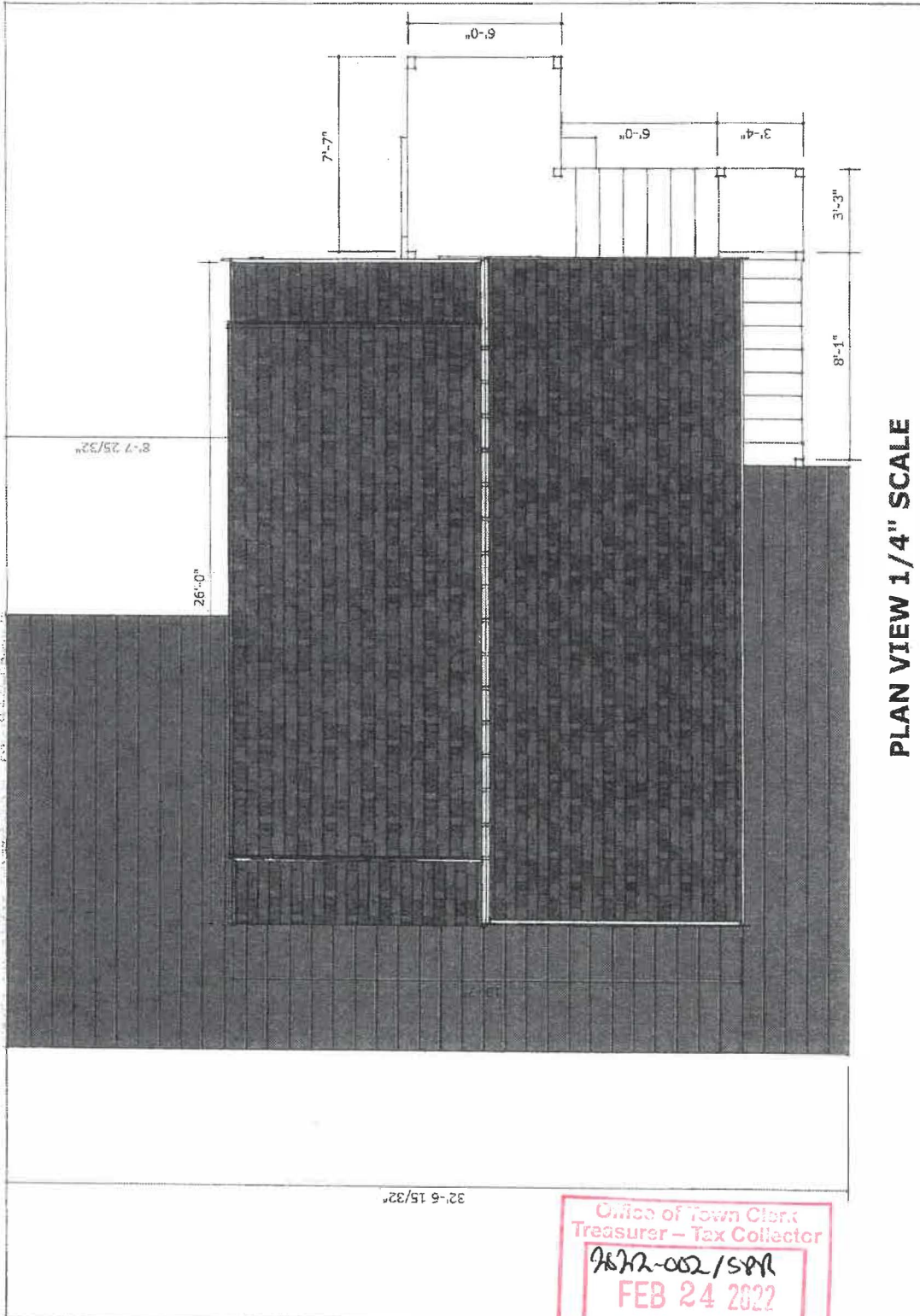
Town of Truro
Treasurer - Tax Collector
2022-052/SPR
FEB 24 2022
Received TOWN OF TRURO
by *[Signature]*



SECOND FLOOR
1/4 SCALE

Received TOWN OF TRUING
VA
9-0022-00215019
FEB 24 2022
Town of Truing Clerk
Treasurer - Tax Collector

PP 2 of 16



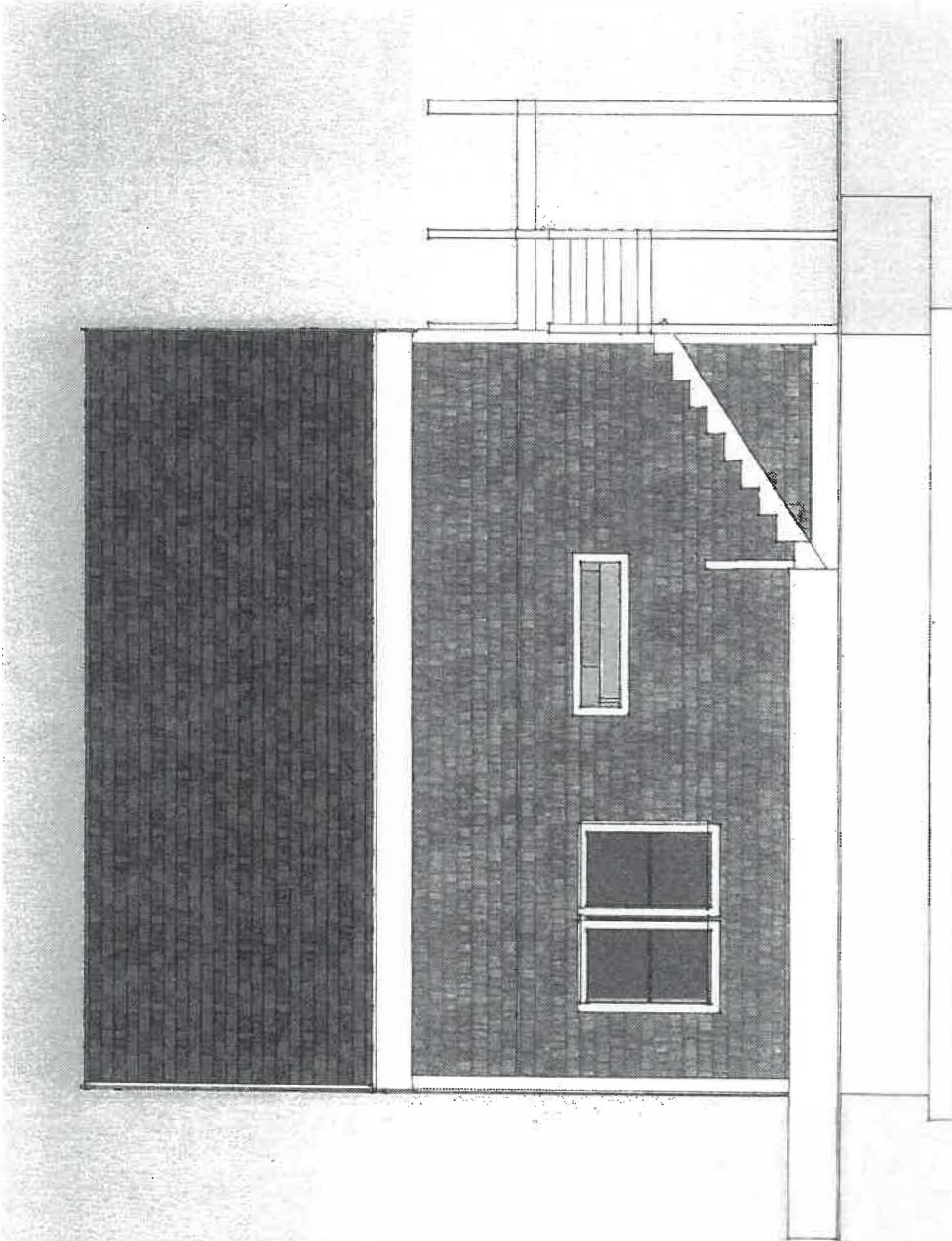
PLAN VIEW 1/4" SCALE

1 OLD BRIDGE ROAD | TRURO, MA 01969

32-6-15/32

Office of Town Clerk
Treasurer – Tax Collector
9672-002/SPP
FEB 24 2022
Received TOWN OF TRURO
By *[Signature]*

August 31, 2017



WEST ELEVATION 1/4" SCALE

20 OLD BRIDGE ROAD | BRIDGEVILLE, OHIO

Office of Town Clerk
Treasurer - Tax Collector
2022-0521584
FEB 24 2022
Received TOWN OF TRURO
By: *[Signature]*

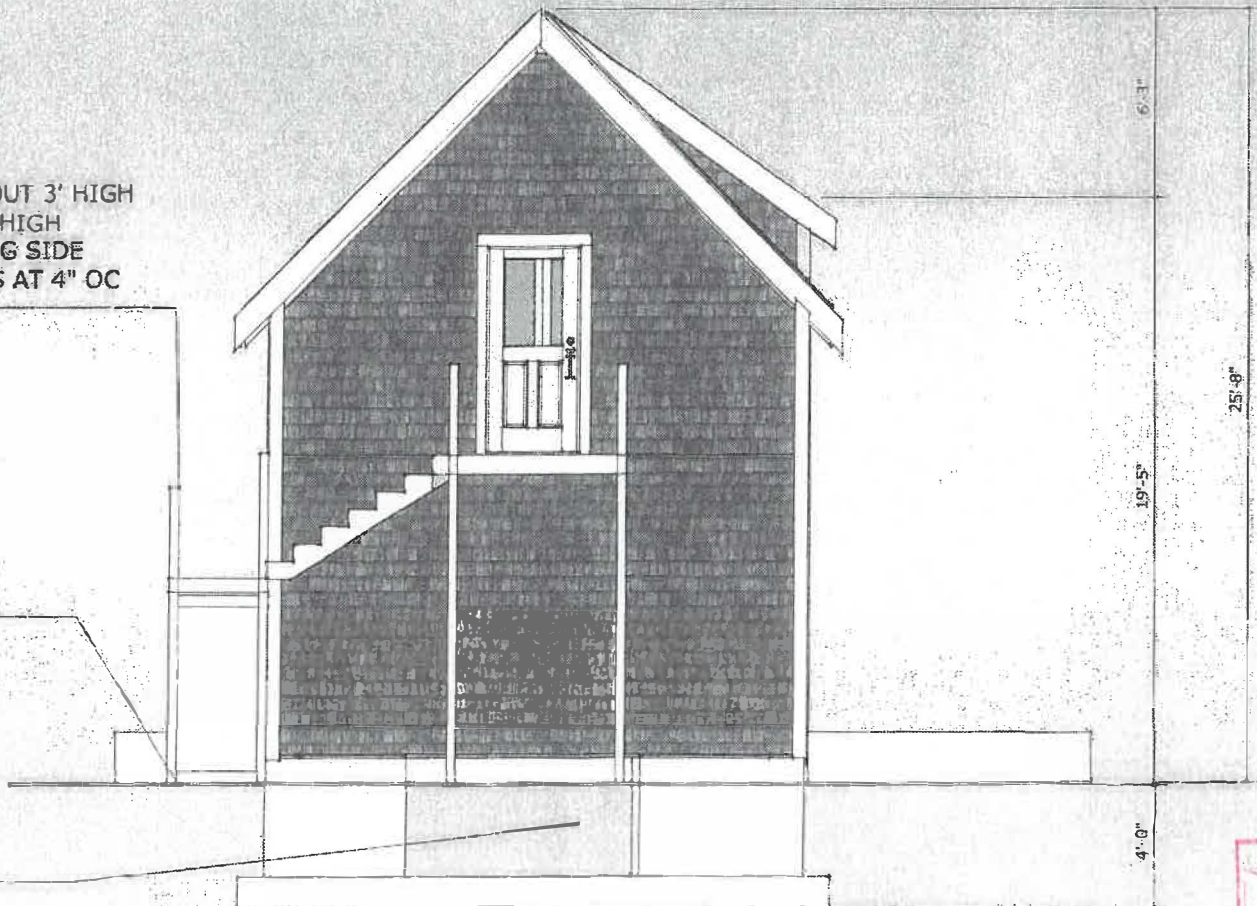
August 31, 2017

JOHN HOPKINS
77-536-6003

STAIRS SHOWN WITHOUT 3' HIGH
SIDE GUARD AND 32" HIGH
HANDRAIL ON BUILDING SIDE
RAIL AND BALLUSTERS AT 4" OC
RISERS ARE CLOSED

12" SONO TUBE FOOTINGS
EACH POST

ACCESS TO CRAWL



SOUTH ELEVATION 1/4" SCALE

Received TOWN TRURO
2017-02-24
150K
Treasurer - Tax Collector
V. B.

August 31, 2017

21 OLD BRIDGE ROAD | ROBERTS - STUDIOS

pp 5 of 16

TRUERO ARCHITECTURE
1001 1001 1501
FEB 24 2017
TRUERO

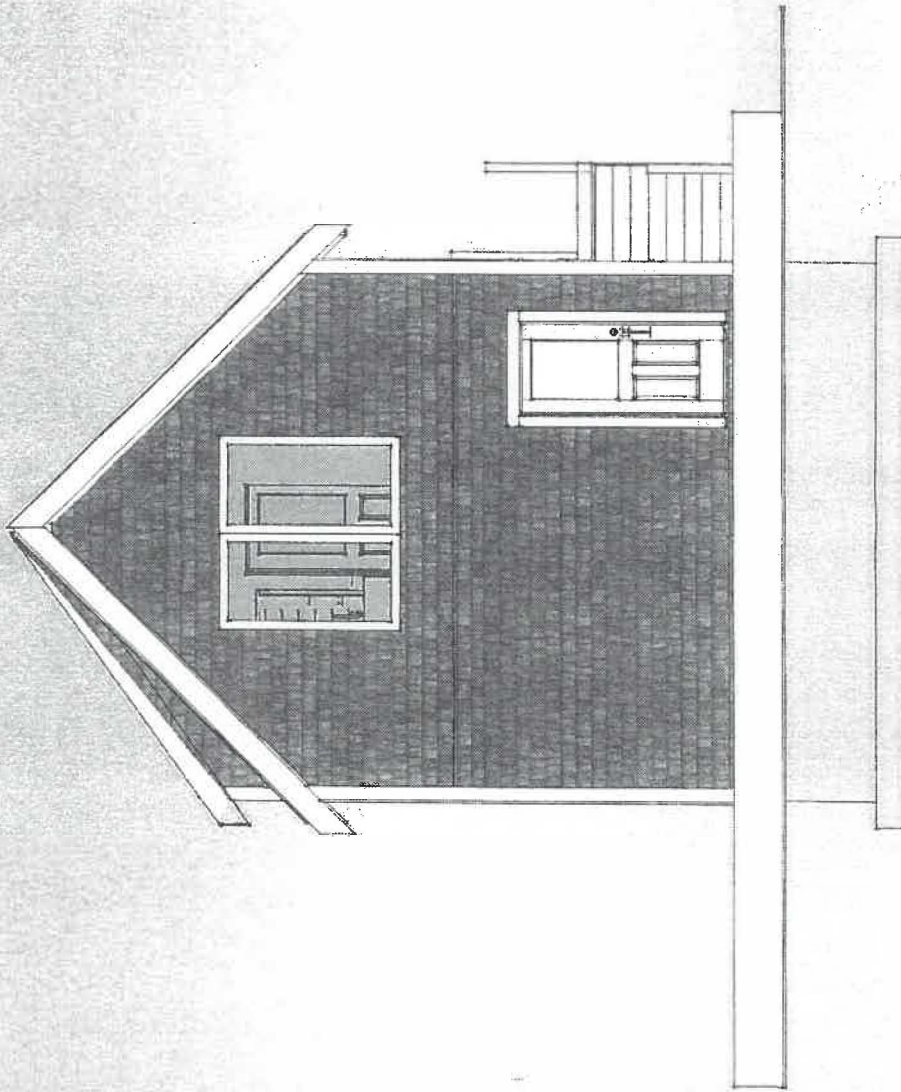


ON GRADE DECK

EAST ELEVATION 1/4" SCALE

JOHN HOPKINS
774-836-6403

PP 6 of 16



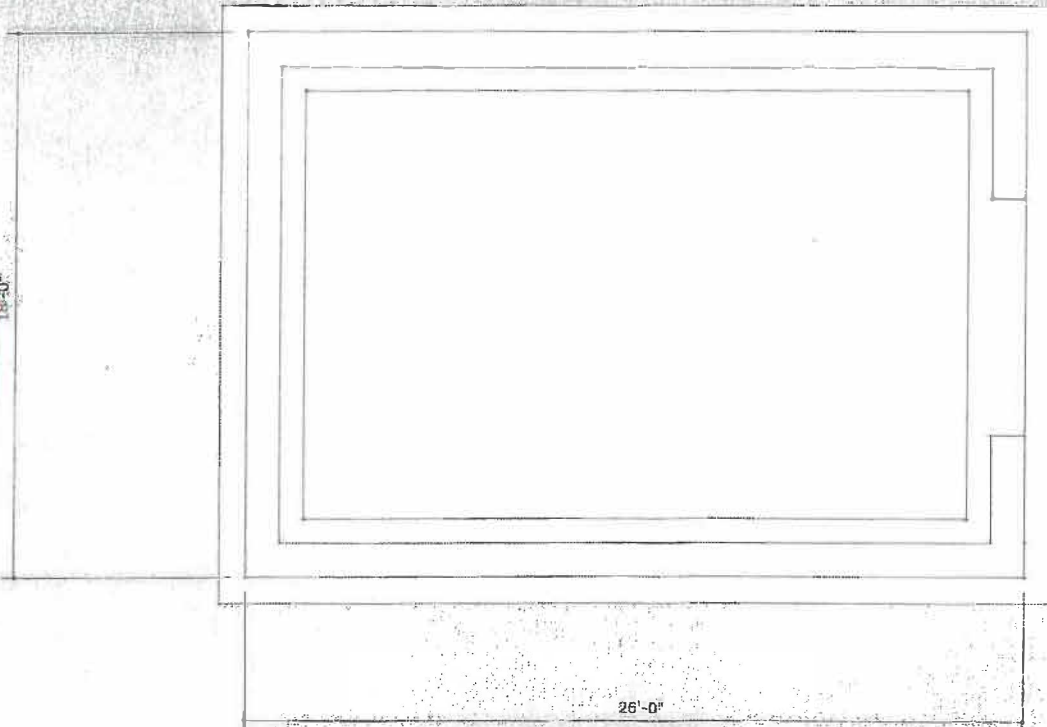
NORTH ELEVATION 1/4" SCALE

Office of Town Clerk
Treasurer - Tax Collector
2022-002 / SPYL
FEB 24 2022
Received TOWN OF TRURO
By *WR*

33 OLD BRIDGE ROAD | HOPKINS, MA 01920

August 31, 2017

WALLS 12" ICF WITH 3000PSI CONCRETE 3/4" THEML BARRIER INTERIOR AND 6 MIL RUBBER WATER PROOFING EXTERIOR
12" X 24" FOOTINGS AND 3" SLAB



FOUNDATION
1/4 SCALE

Office of Town Clerk
Treasurer - Tax Collector
FEB 24 2022
John A. O'Connell
RECEIVED TOWN OF THURON
BY [Signature]

JOHN HOPKINS
771-830-8403

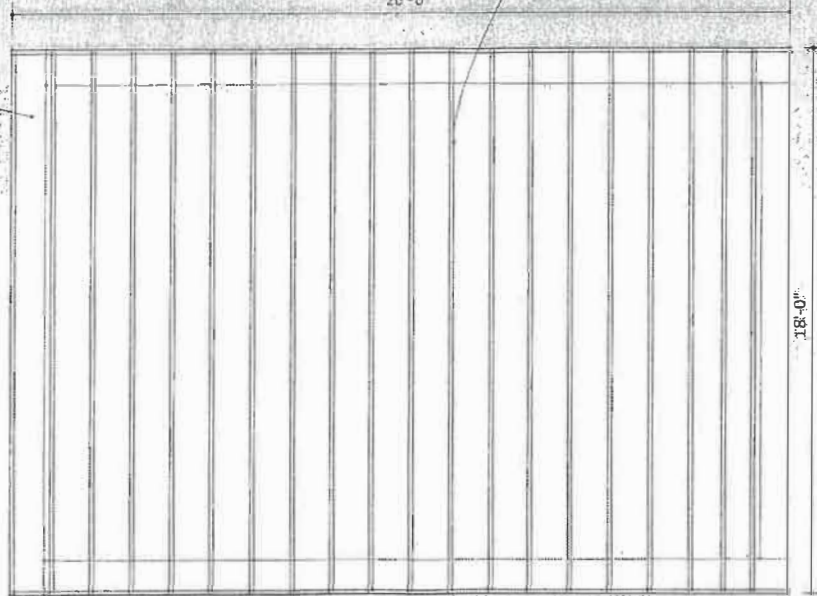
PP 8 of 16

TRUSS JOISTS 16" OC WITH
3/4" ADVANTEG SUBFLOOR
1/2" UNDERLAYMENT
AND COMMERCIAL SHEET GOODS

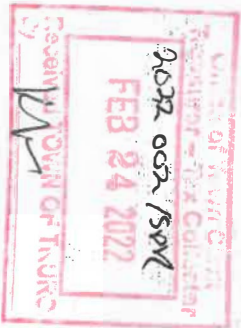
11.25 PT SILLS

26'-0"

10'-8"

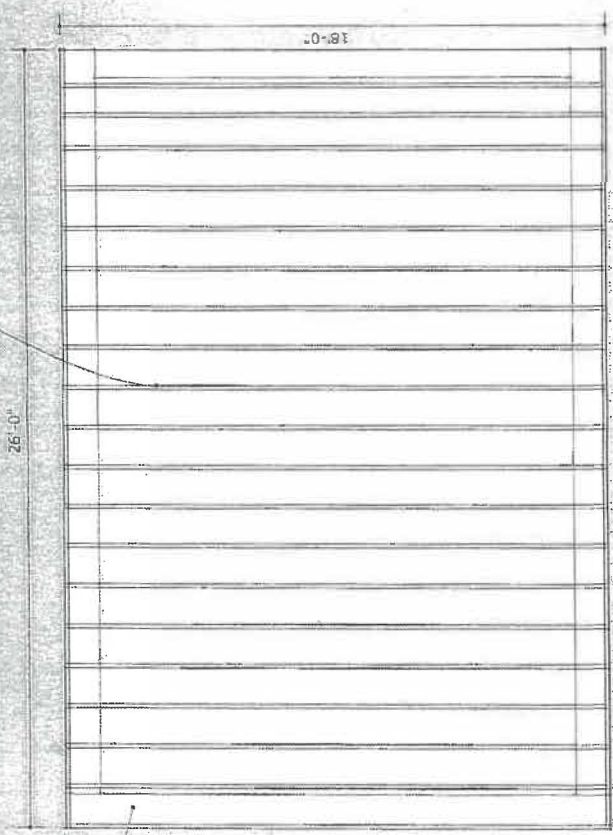


FIRST FLOOR FRAME
1/4 INCH SCALE



PP 9 of 16

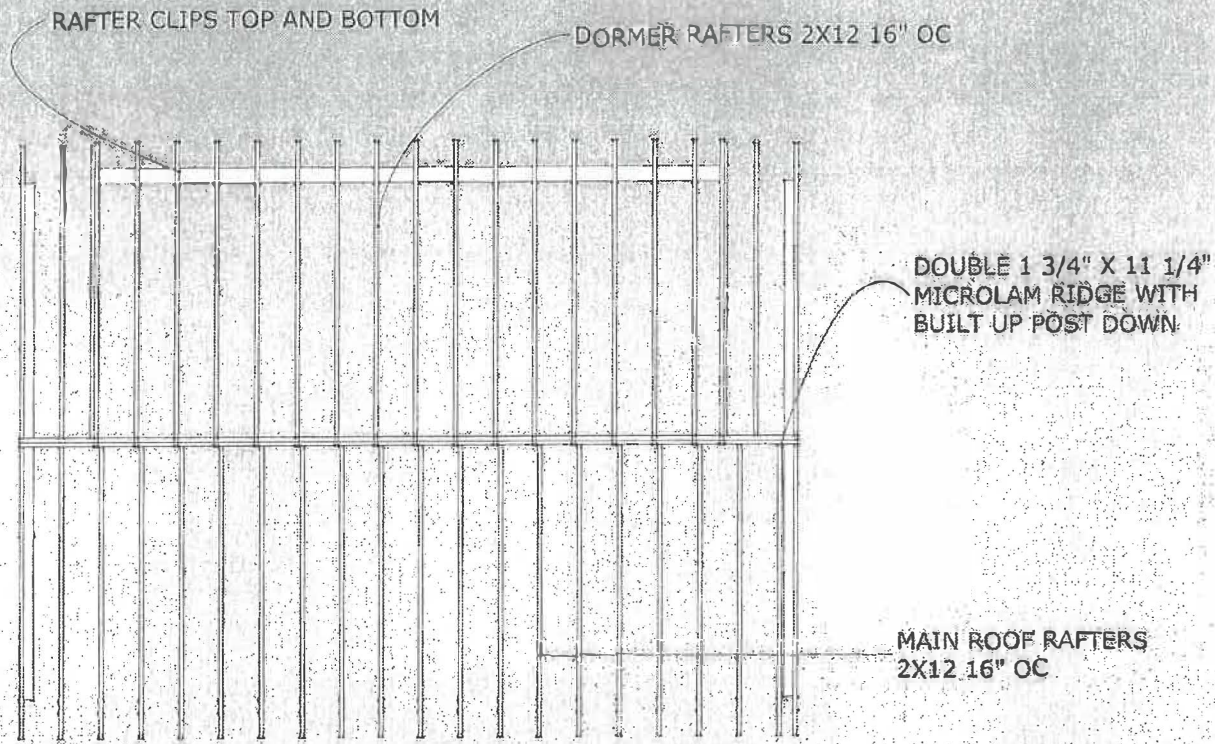
TRUSS JOISTS 16" OC WITH
3/4" ADVANTEC SUBFLOOR
1/2" UNDERLAYMENT
AND COMMERCIAL SHEET GOODS



11.25 PT SILLS

**SECOND FLOOR FRAME
1/4 INCH SCALE**

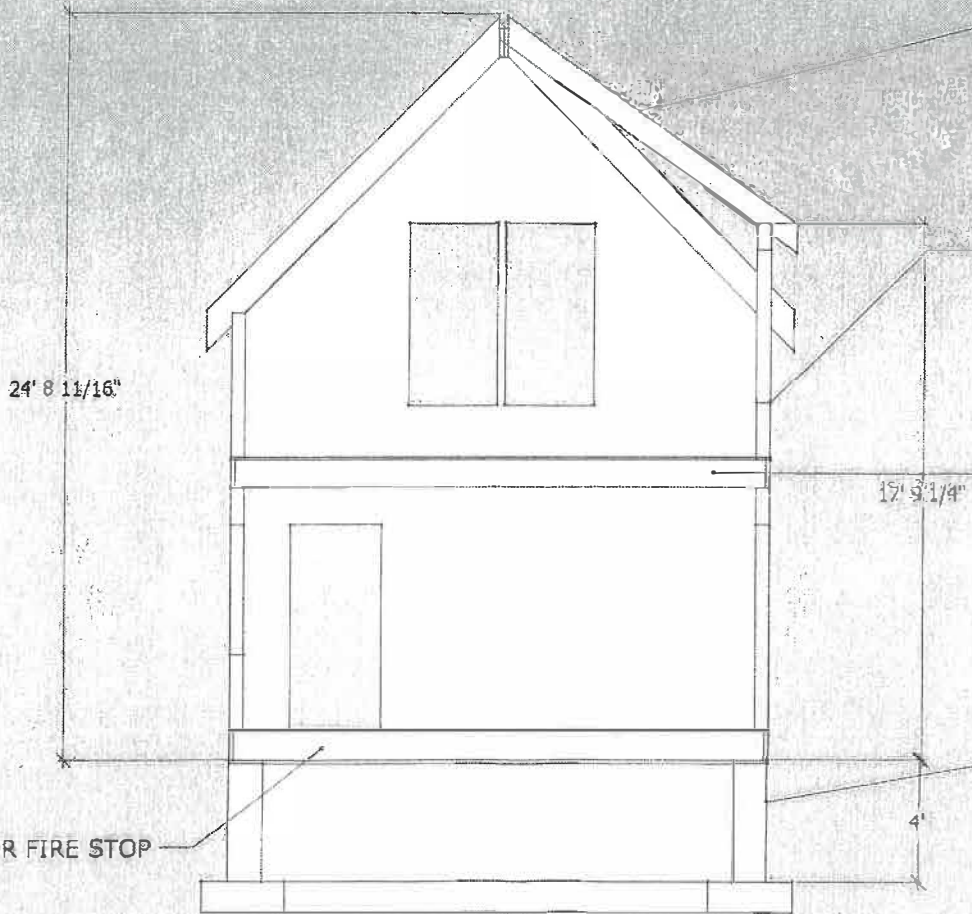
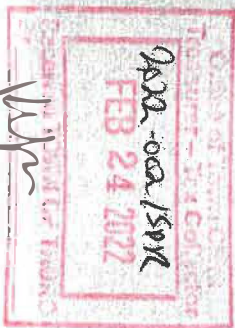
Union of Town Clerk
Treasurer - Tax Collector
2022-002/SPK
FEB 24 2022
Received FORD OF TRURO
by *[Signature]*



RAFTER FRAME PLAN
1/4 INCH SCALE

City of Clark County
Department of Planning & Construction
1002-002 SPK
FEB 24 2022
City of Clark County
Department of Planning & Construction

PP 11 of 16



ROOF
2X12 RAFTERS
1/2" PLYWOOD
STRAPPING WITH
SHEETROCK
R-40 INSULATION

WALLS
2X6 STUDS AND PLATES
1/2" ZIP WALL 4X10
SHEETS
DRYWALL INTERIOR
ROCKWOOL R=23

FLOOR
TRUSS JOISTS
11.25
3/4" SUBFLOOR
STRAPPING
DRYWALL
SOUND INSULATION 5 1/2"

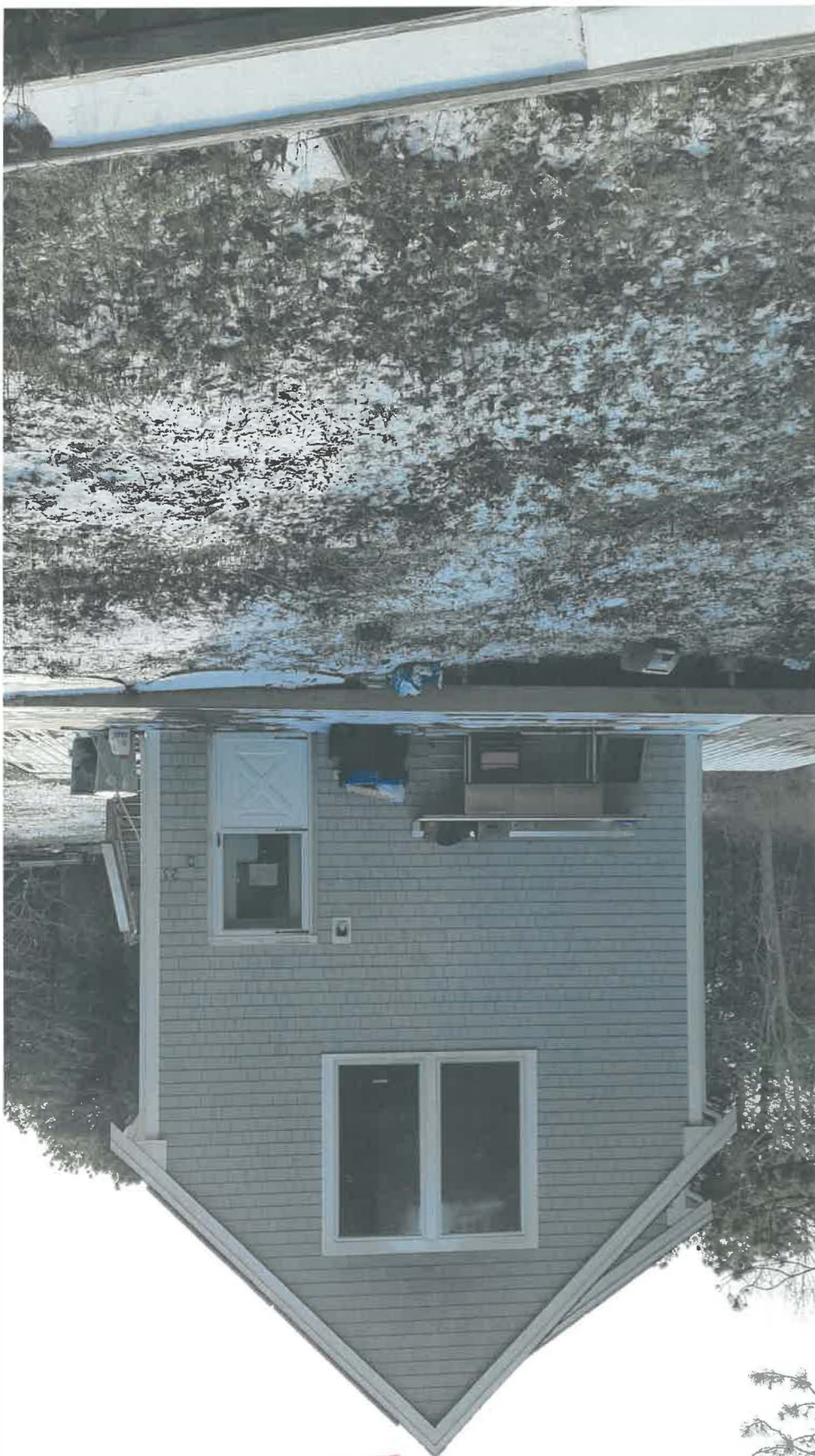
FOUNDATION
12" ICF'S WITH
3000PSI CONCRETE
3/4" PLYWOOD THERMAL
BARRIER INTERIOR
6MIL RUBBER EXTERIOR

FLOOR
TRUSS JOISTS 11.25
3/4" SUBFLOOR
ROCKWOOL R-30
FILL BAYS COMPLETELY FOR FIRE STOP

SECTION 1/4" SCALE

JOHN HOPKINS
774-536-6403

SP 12 of 16



City of Twin Falls
Treasurer - Tax Collector
2022-0021SPM
FEB 24 2022
Received FROM CP TRU...
K10



TOWN OF TRURO
Collector - Tax Collector
2022-002/SPM
FEB 24 2022
TOWN OF TRURO
KJZ



Town of Truro, MA
Assessor - Tax Collector
2022 0021SPK
FEB 24 2022
TOWN OF TRURO
WA



Department of Public Works
Inspector - Tax Collector
2022-002/SPR
FEB 24 2022
TOWN OF TRURO
WSP

44

Requires a 14 watt, 4 foot T5 HO ball ball (included separately).
44" lamps (10000 hr. life) lamps can be
Other an energy efficient high output
electronic ballast
Durable, shatter resistant coated, stainless
Advanced reflector design offers excellent
efficiency & diffusion
Engineered for long operation

Sun System sun blaze® T5 High Output Fluorescent Fixture



Length: 4 Foot Lamp Wattage: 54 Each Lamp Type: T5 HO Number of Lamps: 4 Dimensions: 47" x 12 1/4" x 2 1/2"



Hang vertically with included wire hanger



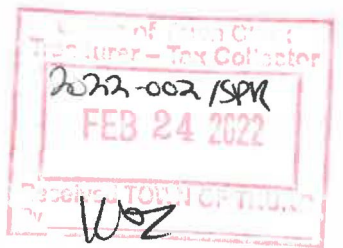
Excellent light source for growing plants



Hang horizontally with included wire hanger



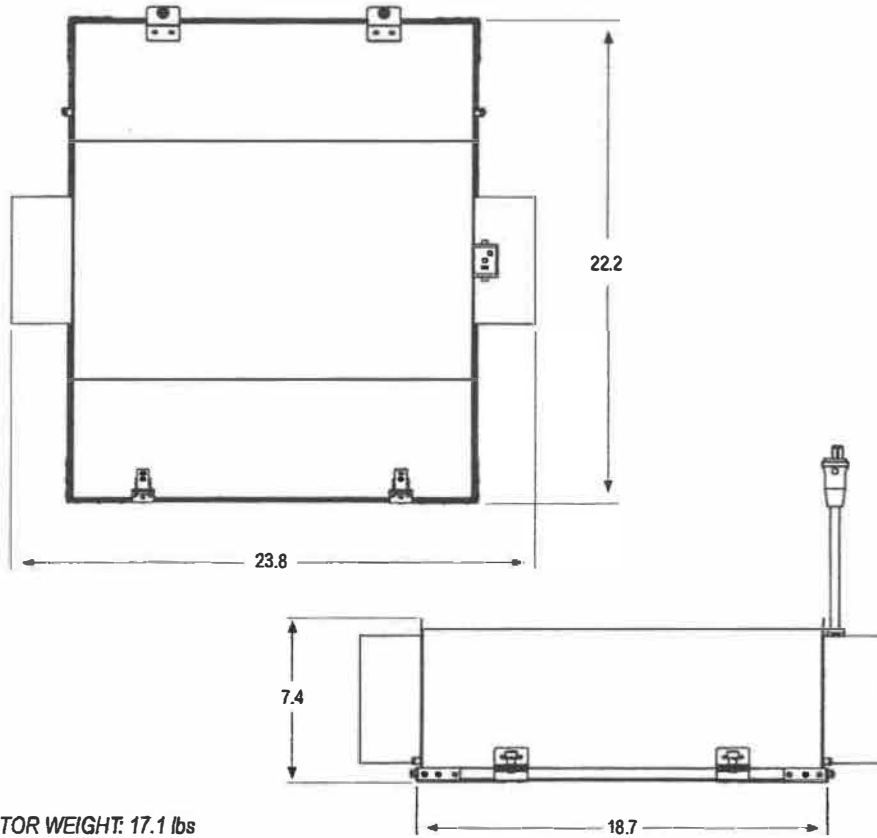
Hang clean up to five fixtures together



SPECIFICATIONS

Yield Master® 6 Inch Air-Cooled Reflector

Item #904425



REFLECTOR WEIGHT: 17.1 lbs



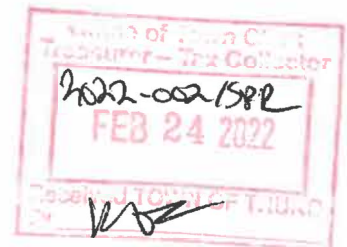
This document is not intended to be used for installation purposes. We cannot cover all specific applications or anticipate all requirements. All specifications are subject to change without notice.

* = yes

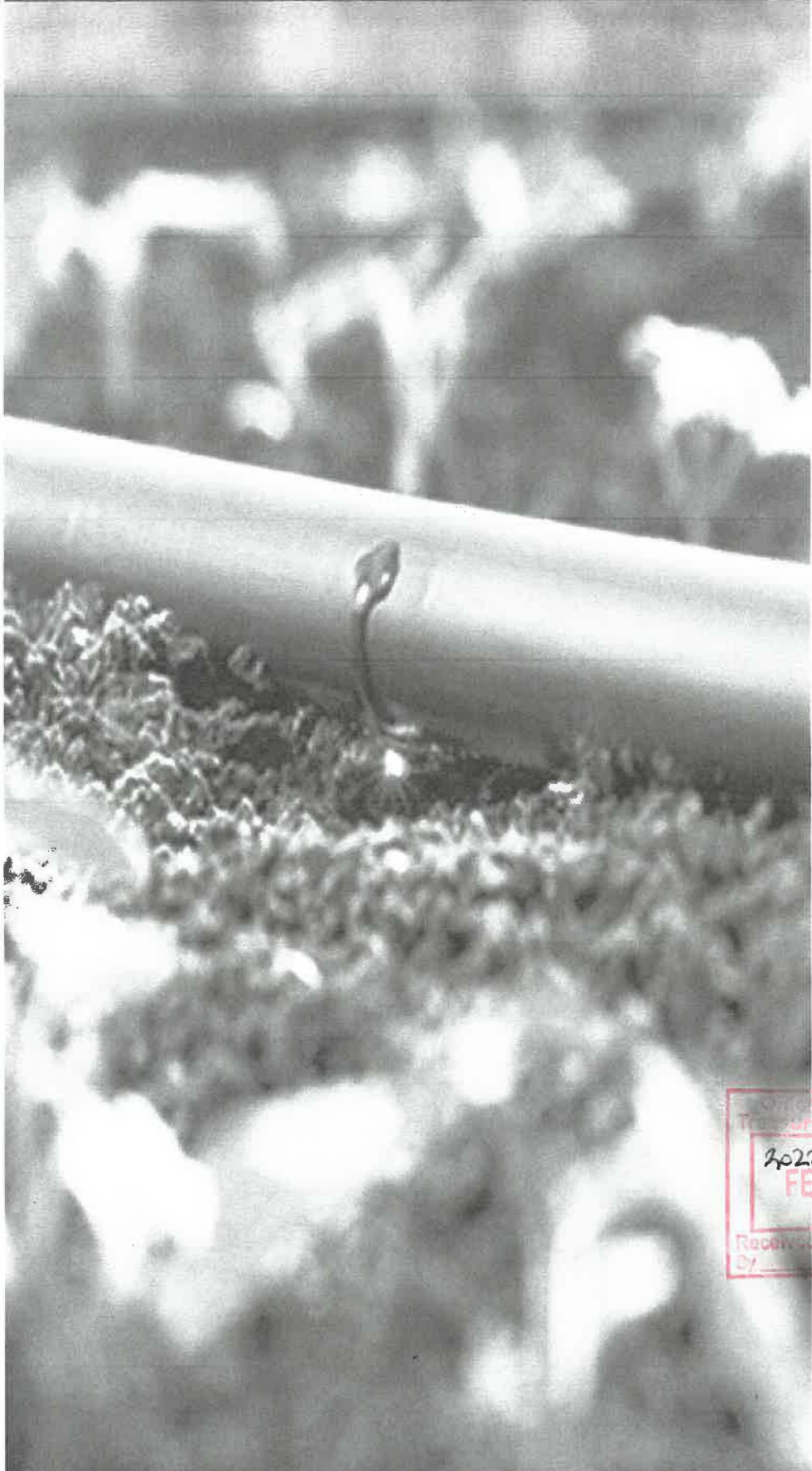
• ETL LISTED
• NOT ETL LISTED
Tested to UL Standard #1598
• AIR-COOLED
• ACCEPTS GLASS
• HINGED GLASS FRAME
• DETACHABLE LAMP CORD
• 600 VOLT RATED CORD
• FABRICATED IN USA*
• 5 YEAR WARRANTY
BALLAST COMPATIBILITY
• HPS
• MH
Max. Wattage: 1000
LAMP COMPATIBILITY
• HPS
• MH
Max. Wattage: 1000
LAMP POSITION
• HORIZONTAL
• VERTICAL
LAMP SOCKET TYPE
• INTEGRATED DOUBLE-ENDED
• INTEGRATED 5KV MOGUL BASE

* with US and globally sourced parts

Yield Master, 6 Inch Spec Sheet - Last Updated 02/08/2015



RR



Office of Town Clerk
 Treasurer - Tax Collector
 2022-002/SPR
FEB 24 2022
 Received TOWN OF TRURO
 By: *[Signature]*

TRURO PLANNING BOARD

Draft Minutes

June 2, 2021

Attending: Steve Sollog, Jack Riemer, Bruce Boleyn, Anne Greenbaum, Rich Roberts, Paul Kiernan, Peter Herridge

Non-members: Paul Wisotsky and Fred Gaechter – Co-Chairs Walsh Property Community Planning Committee, Barbara Carboni – Town Planner/Land Use Counsel

Presenter: Jeff Ribeiro – Cape Cod Commission

Absent:

Topic 1: Cape Cod Commission Regulatory Review – Developments of Regional Impact (DRI)
power point presented by Jeff R.

CAPE COD COMMISSION OVERVIEW

Reviewing developments of regional impact. Reviews the formation of CCC and its responsibilities, its mission.

- 19-member board with an executive director and 40 technical experts, 15 town reps, minority rep, native American rep. governor appointee, county commissioner. Each town has equal vote.
- Kevin Grunwald is Truro rep.

What commission does: Oversee regional policy plan, prepares and oversees other plans, provides technical assistance, review developments of regional impact, recommend districts of critical planning concern; hosts a regional conference-hybrid for next one.

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

Describes the process for review of developments of regional impact:

- regional impact can be due to a variety of factors, including size of project, interconnectedness between towns, as per impact and possible benefit.
- Definitions given of
 - Municipal agency – can be a person or group,
 - Development permit and Development. These are broadly defined.

How projects come before the commission:

- Mandatory referrals are required for any project exceeding specific thresholds, as per Section 3.
- Discretionary referrals-requested by a town.

Section 3

- thresholds are specifically defined for all commercial/public access use.
- Reviews other specific cases for review, including private homes on National Register.
- the rest are very specific.
- Section 3 should be reviewed for these types of specific cases. Some are related to the Mass Environmental Policy Act (MEPA), which are a mandatory review.

Other considerations of when a town is allowed to request a DRI are specified, including:

- Some projects cannot be sent as discretionary referral.
- Describes what the Chief Regulatory Officer can do, and what the Commission Board can vote on.

Mechanics of the Project Regulatory Review:

- Local permit filed and sent, 60 days to open hearing, 90-day hearing period, 60-day decision period.
- Once the review process is started, everything else at the referring municipal agency is suspended.
- Then a 5-member subcommittee is formed, and a hearing is held in the referring town. Subcommittee makes recommendations to and presents before the full board and vote taken; decision filed. There is a 30-day appeal period and timetables resume.
- Permits are good for 7 years and can be extended.

Standard of review:

1. Is the benefit greater than the detriment?
2. Is it consistent with regional policy plan? The Regional Policy Plan with goals and objectives/methods reviewed by place types: Cape is divided into place types: Natural, Rural, Suburban, Historic, Maritime, Community Activity, Industrial, Military and Transportation.
3. Is it consistent with municipal development bylaws?
4. Is it consistent with DCPC?

DEVELOPMENT AGREEMENTS

Development agreements are voluntary, binding contract — an alternative to DRI review, they define the scope and substance of the proposed development. Types:

- commission and applicant,
- commission, municipality, and applicant,

- municipality and applicant with certified LCP.

Development agreements have certain standards, which guide choices and decisions about this or DRI.

Process — notice of intent reviewed and full board then votes, then app. submits full application, terms negotiated and full board votes. These are for large projects over a long period of time.

Q and A:

Q: What can be required of an applicant by the CCC?

Q: What is the scope of the CCC authority? (This is answered elsewhere in presentation)

Q: How do the performance measures interact with the commission decisions? Are there exemptions?

- The CCC maintains very high standards for this.

Q: What are DRI funds and are they available?

Q: Do thresholds determine regional impact.

- Not exactly, there are exemptions and exceptions.

Q: Does applicant have to file for an exemption?

Q: Re Walsh property and committee. Should Truro meet with a regulatory officer now?

- Not until there is more definition of use of property.

Q: Can the municipality enter into a development agreement with the CCC as the applicant over a period of time and have it be used as plans develop?

Q: If town is general contractor and hires people to do work, and the town is overseeing the work, how does that fit into the development agreement?

- There are a lot of variables, and I can't get into the particulars.

{Requested that the water resources report that was done in 2018 and discussion be placed on the next agenda. Discuss in 9/16 work session.}

Respectfully Submitted

Anne Greenbaum



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

November 17, 2021 – 5:00 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Ellery Althaus, Paul Kiernan; R. Bruce Boleyn; Rich Roberts

Members Absent:

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Donald Poole – Surveyor at Outermost Land Survey for V. Henry Rothschild III et al (Applicant); Sally Madsen; Peter Madsen

Remote meeting convened at 5:00 pm, Wednesday, November 17, 2021, by Chair Greenbaum who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Town Planner and Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Board Members introduced themselves.

Public Comment Period

Public comment, for things not on the agenda, was opened by Chair Greenbaum. There were no members of the public to offer comment.

Temporary Sign Permit Application

Chair Greenbaum opened the discussion of **Andrew Locke – Hillside Farm's** requesting one (1) sign, 4' x 6', to be located at 300 Route 6, Truro, MA. The sign will be installed on November 5th and removed November 25th. Town Planner/Land Use Counsel Carboni announced that the Applicant was given incorrect information by a staff member at Town Hall, so the Applicant is not present tonight and his application was incomplete at no fault of the Applicant. Town Planner/Land Use Counsel Carboni presented the application which was a temporary sign for a holiday market but didn't include a picture or design of the temporary sign. Town Planner/Land Use Counsel Carboni stated that she didn't want to disadvantage the applicant she gave permission for the sign to go up. Member Kiernan didn't object to the temporary sign, but he wanted it to conform to the Bylaw it couldn't exceed 20' square feet. Member Riemer then asked if the sign was one-sided or two-sided as if it were two-sided, it could double the limit and Town Planner/Land Use Counsel Carboni opined that she did not agree with that interpretation. Member Roberts commented that the Board should not approve for a sign that was not seen by the Board. Member Riemer read the Bylaw and Town Planner/Land Use Counsel Carboni reiterated that she didn't interpret the Bylaw as applicable for a temporary sign. Member Althaus commented that he agreed with Town Planner/Land Use Counsel Carboni. Member Riemer asked if Members should consider if the sign posed a safety issue for the public and Town Planner/Land Use Counsel Carboni responded that if it was a safety issue the Board, or she, would have received a notification from either the Truro police chief or fire chief. Member Riemer suggested that perhaps a

police officer or fireman drive by and determine if it is a safety issue. Chair Greenbaum was not in favor of this suggestion and Member Althaus commented that he drove by the location earlier today and it didn't appear to be more disruptive than the other signage in the area. Member Kiernan added that this situation should be avoided in the future so the Town Hall staff should know the correct procedure. Member Kiernan further stated that any safety issues should be raised before an application for a temporary sign is considered by the Board.

Member Kiernan made a motion to approve the temporary sign located at 300 Route 6, Truro, MA. Member Boleyn seconded the motion. So voted, 5-1-1 motion carries.

Public Hearing

2021-006/PB – V. Henry Rothschild III et al seek approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 105 Castle Road, Truro, MA, Map 46/Parcel 1, Land Court Certificate of Title No. 196125 registered in Barnstable County. When asked if any member of the public would like to comment on this matter, Ms. Sally Madsen identified herself and said she wanted to hear the hearing but had no comment. Mr. Peter Madsen identified himself as Ms. Madsen's father and offered no other comment. Chair Greenbaum gave Mr. Poole the opportunity to present on behalf of the Applicant. Mr. Poole said that the four lots in this matter are conforming and have sufficient frontage along Castle Road. Mr. Poole noted that the structure on Lot #25 was the 1893 South Pamet Lifesaving station and the Applicant's grandmother moved this structure to the property in 1935. It is the family's desire to preserve the structure and maybe sell a lot or two according to Mr. Poole who then asked the ZBA to endorse the ANR.

Chair Greenbaum asked Town Planner/Land Use Counsel Carboni if she had any questions, and she did not. Member Kiernan said that he went to the property earlier today and saw Mr. Poole at the property. Member Kiernan asked what the structure was on Lot #27 and Mr. Poole said that it was dilapidated shed and would be removed. Member Kiernan noted that there was another dilapidated building on Lot #26 that was falling in. Member Riemer noted that he reviewed Section 2.2's checklist submitted by the Applicant noted that the checklist was partially completed. Mr. Riemer asked Mr. Poole why the checklist was incomplete naming the owner of the way nor the condition of the way. Mr. Poole replied that it was a town road and didn't think it applied. Chair Greenbaum responded that the checklist came from the Bylaw and the information was required to make the application complete. Town Planner/Land Use Counsel Carboni opined that she was comfortable with absence of the listed owner of the way or the condition of the way. Member Roberts commented that the Locust Plan should include the five ways which are in the area to give a more complete picture of the neighborhood. Member Kiernan commented that he agreed with Member Riemer and that Mr. Poole should be able to adhere to the requirements of the Bylaw. Member Althaus commented that it is a simple Bylaw to follow and because Castle Road is a town road, he didn't feel it was necessary for the Applicant to return to the Planning Board a second time. Chair Greenbaum asked if conditions could be established for approval and Town Planner/Land Use Counsel Carboni said that they could. Chair Greenbaum noted that Members would like for the Applicant to provide the information for the setbacks to all lot lines for the buildings remaining on Lot #25, the requested information for the very dilapidated shed on Lot #27 to be removed, listing the requested information on the street listed in D(6) of the application. Member Riemer then asked if a concrete tennis court with a 10' chain link fence is considered a structure. Town Planner/Land Use Counsel Carboni didn't want to opine without consultation with Building

Commissioner Rich Stevens. Mr. Poole said that he would reach out to the Applicant's attorney and note the tennis court appropriately and he felt that it would likely be removed from the property. Member Riemer asked about the timeline and the enforcement of the removal of structures and Town Planner/Land Use Counsel Carboni said that the Planning Board does not have the compliance enforcement authority to determine enforcement for an ANR Plan, but it does for a Site Plan. Chair Greenbaum asked if Members wanted the setbacks for structures to be removed to be included in the application. Member Roberts said that was not necessary and Vice Chair Sollog concurred.

Member Kiernan made a motion to approve the ANR in the matter of 2021-06/PB with the following conditions: the name of the way and owner of the way to include condition, surface, and dimensions of the way, list the setbacks to the lot lines for all remaining structures identified not to be demolished, and identify the third structure on Lot #27 to be removed.

Member Roberts seconded the motion.

So voted, 7-0, motion carries.

Chair Greenbaum announced the approval of the ANR, and Mr. Poole thanked the Members before he departed the hearing.

Board Action/Review

Chair Greenbaum then asked for a brief Planner Report from Town Planner/Land Use Counsel Carboni.

Town Planner/Land Use Counsel Carboni announced that a Member told her that the Town of Brewster had passed at town meeting a set of storm water regulations. Town Planner/Land Use Counsel Carboni noted that this was a topic of interest to the Planning Board so she printed out a copy of the Brewster town warrant and can distribute to Members along with a related newspaper article. Chair Greenbaum asked her to send the information to Member Kiernan.

Town Planner/Land Use Counsel Carboni said that the Applicant in the Horton's ANR has filed with the Cape Cod Commission (CCC) an application for an exemption from DRI review. Town Planner/Land Use Counsel Carboni cited the process for this consideration to include a 14-day review by the CCC to determine the completeness of the application followed by a 45-day period to schedule a hearing from the day that the application was deemed complete. Chair Greenbaum noted that that this process would likely take until mid-January 2022. Member Kiernan asked if the Planning Board would be notified, and Town Planner/Land Use Counsel Carboni replied in the affirmative.

Member Riemer commented that to be in synch with Truro's 2022 Objectives adopted by the Select Board, the Select Board's Vice Chair had identified a site, "C5", as a potential public water supply location at the most recent Select Board meeting. Member Riemer noted that the Planning Board would need this information moving forward and asked Town Planner/Land Use Counsel Carboni to obtain the specific location.

Member Riemer then noted that under Truro's 2022 Objective #20, the relocation of the Department of Public Works (DPW), that the town had spent \$50,000 so far on the project and it would be helpful for an update.

Member Riemer then said that Objective #21 of the Town's 2022 Objectives was to create a Cultural District in Truro and he would like to know what it is and how the Planning Board could support it.

Chair Greenbaum thanked Member Riemer for his comments and noted that the time was now 6 PM so there may be an adjustment of the agenda.

Chair Greenbaum then led the discussion on potential bylaws for the Annual Town Meeting (ATM) for 2022. Chair Greenbaum asked Members Kiernan and Althaus if there was any progress with the definition of "**lot coverage**". Member Kiernan reported that there had been an exchange as recently as today and that they do have some ideas. Chair Greenbaum noted that at the next meeting the Members will discuss the definition of a "**street**" and she will add the discussion of lot coverage on the agenda as well.

Chair Greenbaum opened the discussion on the draft Planning Board perspective for the LCPC. Town Planner/Land Use Counsel Carboni stated that the next meeting for the LCPC was scheduled for this Monday. Town Planner/Land Use Counsel Carboni commented that the next meeting would be a month away. Chair Greenbaum asked Members if they had received and reviewed the 11/14/21 draft perspective from Truro Office Assistant Sturdy and there were no replies so Chair Greenbaum stated that any feedback is due to her by Thanksgiving so the Members may vote on it at the December 1, 2021 Planning Board meeting.

Chair Greenbaum opened the discussion on Planning Board minutes. Chair Greenbaum commented that Vice Chair Sollog's minutes for the LCPC were the standard to emulate. Town Planner/Land Use Counsel Carboni emphasized the importance of adherence to Massachusetts' Open Meeting Law. Town Planner/Land Use Counsel Carboni added that the Attorney General of Massachusetts has opined that the responsibility of Board meeting minutes falls upon the Members and a Town's staffing shortage is not a sufficient excuse. Town Planner/Land Use Counsel Carboni further stated that minutes should be succinct and timely. Chair Greenbaum will email two meetings for which there are no minutes to each Member to write and submit for approval over the next couple of weeks. Town Planner/Land Use Counsel Carboni added that minutes can be approved in a separate meeting with only a quorum of Members present.

Chair Greenbaum announced that the next meeting would be Wednesday, December 1, 2021.

Member Boleyn made a motion to adjourn at 6:27 pm.
Vice Chair Sollog seconded the motion.
So voted, 7-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

December 8, 2021 – 5:00 pm

REMOTE PLANNING BOARD WORK SESSION

Members Present (Quorum): Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Ellery Althaus, Paul Kiernan; R. Bruce Boleyn; Rich Roberts

Members Absent:

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Andrew Locke (Applicant for Temporary Sign); Kevin Kuechler (Civil Engineer and Former Chair of the Water Resources Oversight Committee of Truro); Chris Lucy (Member, Truro’s Zoning Board of Appeals)

Remote meeting convened at 5:00 pm, Wednesday, December 8, 2021, by Chair Greenbaum who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Town Planner and Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Board Members introduced themselves.

Public Comment Period

Public comment, for things not on the agenda, was opened by Chair Greenbaum. There were no members of the public to offer comment.

Temporary Sign Permit Application

Andrew Locke – Hillside Farm requesting one (1) sign, 4’ x 6’, to be located at 300 Route 6, Truro, MA. The sign will be installed on December 9th and removed December 27th. Event dates: December 22nd through December 26th. Mr. Locke made a presentation for the temporary sign application to promote Hillside Farm’s Christmas Market. Members had no concerns but noted that the sign could be reduced in the future to meet the Bylaw.

Member Kiernan made a motion to approve the temporary sign located at 300 Route 6, Truro, MA.

Member Boleyn seconded the motion.

So voted, 7-0, motion carries.

Chair Greenbaum announced the approval of the temporary sign permit and Mr. Locke asked if it was permissible to add a day on either end of the approved dates. Town Planner/Land Use Counsel Carboni told Mr. Locke that she could handle that administratively and to let her know. Mr. Locke thanked the Members for the approval and departed the meeting.

Board Action/Review

Chair Greenbaum introduced Kevin Kuechler who will discuss water and planning with the Members. Chair Greenbaum provided an overview as these items pertain to housing, general development, and the impact of climate change. Chair Greenbaum noted that it was important for Members to understand the water districts in Truro and what considerations the Members may face in the future as a Planning Board.

Chair Greenbaum then turned over the meeting to Mr. Kuechler who provided his professional background to the Members. Mr. Kuechler provided an overview of Truro's water sources and sewage systems. Mr. Kuechler stated that the North Truro Air Force Base's wells were capable of being brought online in a water emergency and noted that South Truro could be a future source of well water. Mr. Kuechler then provided evidence-based changes in unsafe nitrate levels over time in Truro where there was a significant increase in unsafe nitrate levels over the last 25 years with an average of 1mg/L. Mr. Kuechler noted that the EPA determined that concentrations over 1 mg/L indicated human activity.

Mr. Kuechler, the Members, and Mr. Lucy discussed water sample results sent to Provincetown, nitrate levels in water in various locations in Truro, areas of more densely populated areas of Truro (to include Pond Village) where nitrate levels ranged from 5 mg/L to 7 mg/L, the adverse effects of older homes with older septic systems which are aging and beginning to fail, the average lot size in Eastham, and the flow of waste water in Truro with nitrates in the range of 5 mg/L to 7 mg/L. Prior to a Q&A session, Mr. Kuechler concluded that cesspools are being phased out in Truro with several hundred still in existence.

Members asked and discussed with Mr. Kuechler the following questions:

- What is the possibility of a future mandate that every house has its own I/A (Innovative/Alternative) system and carbon block filters to remove of contaminates?
- What are the chances of not going through the expense of piping the Town for water and sewage?
- What would be the cost to a homeowner for the pumping of a 1,000-gallon septic tank every 3-5 years based upon occupancy?
- What are the effects of climate change and absorption of surf water into the ground?
- What is the amount of area required to site a public water well?
- Where would a well go in the Chequessett Land Area?
- What is the status of the 14-acre parcel that Truro purchased near Provincetown for a future water well site?
- Will reverse osmosis remove nitrates from water?

Chair Greenbaum thanked Mr. Kuechler for his presentation and time.

Chair Greenbaum led the discussion on the potential Articles for the 2022 Annual Town Meeting (ATM). Chair Greenbaum noted that "**apartments**" and "**multifamily housing**" will be reviewed and discussed at a January 2022 work session as will "**lot coverage**" and "**carbon sequestration**". Members discussed how they could move forward on the discussion on the definition of a "**street**" as there was no written input submitted by the public. After a brief discussion, Chair Greenbaum announced that the next step would be a Work Session on January 12, 2022.

Chair Greenbaum noted that Member Roberts has worked on a problem that he identified of “**mean ground level**” and gave him the opportunity to provide an update to the Members. Member Roberts said that “**mean ground level**” is defined in the Bylaw but that the last sentence should be edited.

Town Planner/Land Use Counsel Carboni prepared to read the Bylaw’s definition of “**mean ground level**” aloud when the video concluded at 6:21 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alexander O. Powers". The signature is fluid and cursive, with a large initial "A" and "P".

Alexander O. Powers
Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 5, 2022 – 5:00 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Ellery Althaus, Paul Kiernan; Rich Roberts

Members Absent: R. Bruce Boleyn

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Chris Lucy – Vice Chair of the Zoning Board of Appeals of Truro; Patricia Callinan

Remote meeting convened at 5:03 pm, Wednesday, January 5, 2022, by Chair Greenbaum who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Town Planner/Land Use Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Board Members introduced themselves.

Public Comment Period

Public comment, for things not on the agenda, was opened by Chair Greenbaum. There were no members of the public to offer comment.

Board Action/Review

Chair Greenbaum gave Town Planner/Land Use Counsel Carboni the opportunity to provide the Planner Report. Town Planner/Land Use Counsel Carboni provided several updates: regarding the letter from the Attorney General approving the Bylaw amendments and including the Zoning Bylaw amendments it is now available for distribution to the Members and she may add it as a topic on the next meeting's agenda if Members would like to discuss the information further; two cannabis cooperatives had started the application process but have decided to submit the Site Plan for a hearing in February; and finally, any upcoming site visits will be scheduled on Tuesdays, by Truro Office Assistant Liz Sturdy, one day in advance of all Site Plan Reviews scheduled for a public hearing during a Planning Board meeting.

Chair Greenbaum provided the Chair Report on several topics: Chair Greenbaum has prepared a draft copy of the Planning Board's report (when finalized it will be included in the Annual Town Report) that she will circulate to Members for their review and input as they will discuss it briefly at the Planning Board's next work session; in accordance with the Select Board's requirement to have Town committees provide a committee update periodically, Chair Greenbaum has prepared a draft update for which Members may review and provide comment to her prior to the update that Chair Greenbaum will present to the Select Board on January 25, 2022.

Chair Greenbaum asked Town Planner/Land Use Counsel Carboni to provide an overview of the Town's Hybrid Meeting Policy for future meetings. Town Planner/Land Use Counsel Carboni covered the conditions under which a hybrid meeting may be held, the approval required by the Town Manager, and the hybrid meeting notification process. A hybrid meeting is not required but this is an appropriately developed policy so committees could conduct a hybrid meeting when appropriate. A Member noted that under the policy there was no COVID-19 protocol specified in the policy and Town Planner/Land Use Counsel Carboni replied that all meetings would be conducted in accordance with current Town Hall COVID-19 policy.

Chair Greenbaum commented that as the two marijuana cooperative Applicants have delayed their applications, she suggested that the review of the Cannabis Application Process be rescheduled to January 19, 2022. With no opposition by Members for the rescheduled review, Chair Greenbaum asked if there was anyone from the public who would like comment on this topic and there were none.

Chair Greenbaum led the discussion on the potential Articles for the 2022 Annual Town Meeting (ATM) scheduled for late April. Chair Greenbaum noted that the Warrant closes in late February. Members briefly brainstormed the concerns and questions on specific topics (housing, protecting the environment/responding to climate change, a "**street**" definition, and miscellaneous topics) which Members would discuss in more detail at the next work session and the following Planning Board meeting.

Members added the following topics and questions to discuss at the work session: the conversion of current motels or cottage colonies into a condominium structure that may require a new Bylaw, the creation of a definition for "**affordability**", the creation of a tool to distinguish sub-categories for a "**condominium**" to capture more accurate data and how that may affect the future, re-tool the confusing existence of the duplex Bylaw and to build up the year-round housing stock, address the minimum lot size for two family residences, waste water requirements for any 4-8 unit building, define what a 4-8 unit building would be called (apartment building?), the limitations of 4-8 unit buildings by location, the conversion of existing commercial property into a 4-8 unit building, rename "**carbon sequestration**", the separation of regulations from definitions and put them in the appropriate place of the Bylaw, address "**clear cutting**" of trees by new property owners which may be detrimental to the community and contrary to the Town's Comprehensive Plan as well as violate regulations of the Cape Cod Commission (CCC) and Barnstable County, a discussion of the Village Pond Watershed Assessment Survey's most recent results and findings, correct the "**lot coverage**" dimension to 150' x 225' that equals 33,750 square feet, refine the definition of "**mean ground level**" and clarify the meaning with consideration to any downslope neighbors, and refine the definition of a "**street**".

Chair Greenbaum asked if Members wanted to review the Cannabis Application Process now or at the next meeting as no member of the public had earlier in this meeting wished to comment on this topic. A Member asked if the Board could be told who the next Applicants would be, and Town Planner/Land Use Counsel Carboni said that it was impossible to determine that at this juncture. A Member suggested that the Security Plan that is part of the application should not be made public but should include a letter from the Truro police chief that he is comfortable with the Security Plan. Town Planner/Land Use Counsel Carboni noted that part of the Site Plan Review was input from the Truro police chief and fire chief, so the intent is not to make features of the Security Plan public and Chair Greenbaum said that the Planning Board should have purview as well since the local public safety officials would not likely be familiar with Bylaw restrictions (i.e. the prohibition of an installation of a 20' high chain linked fence as a security measure). Additionally, a Member asked if an interpretation of the Bylaw determined if

marijuana cultivation is a commercial use and that a proposed cultivation site may trigger a mandatory DRI referral under the CCC guidelines. Town Planner/Land Use Counsel Carboni stated that she will render an opinion as this is under her purview after she conducts a thorough review of the Bylaw and let the Members know.

Chair Greenbaum then reviewed minutes from March 24, 2021, June 9, 2021, and December 15, 2021, and the Members made no recommended changes or corrections to any of the minutes.

Member Roberts made a motion to approve the minutes from March 24, 2021, as written.

Member Riemer seconded the motion.

So voted, 5-0-1, motion carries.

Member Kiernan made a motion to approve the minutes from June 9, 2021, as written.

Member Riemer seconded the motion.

So voted, 5-0-1, motion carries.

Member Althaus made a motion to approve the minutes from December 15, 2021, as written.

Member Kiernan seconded the motion.

So voted, 5-0-1, motion carries.

Chair Greenbaum then reviewed upcoming site visits and Site Plan Reviews. There are two Site Plan Reviews scheduled for the January 19, 2022, meeting. Additionally, there will be a follow-up site visit for Tradesmen's Park at the request of a Member who wanted to confirm that the condition of the approved decision to review the slopes and vegetation after construction site completion had been met. Town Planner/Land Use Counsel Carboni suggested that the discussion should be delayed to the next meeting. Vice Chair Sollog suggested that the follow-up site visit should be done a year from completion to see the slopes and vegetation and this suggestion was unanimously agreed upon by the Members. Town Planner/Land Use Counsel Carboni agreed that this was acceptable. The upcoming Site Plan Reviews are for 38 Longnook and 82 South Pamet so site visits will occur on January 18, 2022.

Chair Greenbaum announced that due to a Walsh Property meeting on Wednesday, January 12, 2022, at 6:30 pm, the next work session will be Wednesday, January 12, 2022, at 4:30 pm (instead of 5:00 pm). Town Planner/Land Use Counsel Carboni commented that the change will require the agenda to be amended and re-posted so she will coordinate those actions with Truro Office Assistant Sturdy.

Member Riemer made a motion to adjourn the meeting at 6:45 pm.

Member Kiernan seconded the motion.

So voted, 6-0, the motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 12, 2022 – 4:30 pm

REMOTE PLANNING BOARD WORK SESSION

Members Present (Quorum): Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Ellery Althaus, R. Bruce Boleyn; Paul Kiernan; Rich Roberts

Members Absent:

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Chris Lucy – Vice Chair of the Zoning Board of Appeals of Truro

Remote meeting convened at 4:30 pm, Wednesday, January 12, 2022, by Chair Greenbaum who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Town Planner/Land Use Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Board Members introduced themselves.

Public Comment Period

Public comment, for things not on the agenda, was opened by Chair Greenbaum. There were no members of the public to offer comment.

Board Action/Review

Chair Greenbaum gave Town Planner/Land Use Counsel Carboni the opportunity to provide the Planner Report. Town Planner/Land Use Counsel Carboni provided several updates: received a notice that the Horton Campground's DRI referral for an ANR plan that the application is complete for an exemption from the DRI process. The DRI has 45 days to conduct a hearing; the Applicant from 38 Longnook, who is on the agenda for a public hearing at next week's Planning Board meeting, doesn't have an individual available to host a site visit for Members. Town Planner/Land Use Counsel Carboni state that an option is for Members to conduct a site visit on the Applicant's property, at their individual convenience, with the permission of the Applicant. Town Planner/Land Use Counsel Carboni will obtain a signed waiver granting permission from the Applicant and distribute it to the Members. Finally, Town Planner/Land Use Counsel Carboni requested that Members refrain from asking questions of her that are on topics which are not on the agenda.

Chair Greenbaum stated that she had nothing to report for the Chair Report this week.

Chair Greenbaum then opened the discussion on the potential Warrant articles for the 2022 Annual Town Meeting (ATM).

Chair Greenbaum announced that according to the Select Board's page, on the municipal calendar of the Town of Truro, the Warrant opens on January 25, 2022, nomination papers are available on January 31, 2022, and the Warrant closes on February 26, 2022. Chair Greenbaum noted that around the ATM topics for tonight, she also wants to set hearing dates this evening so Truro Office Assistant Liz Sturdy may get that information to the public.

Chair Greenbaum stated that her priorities for this evening are to discuss potential articles on "**condominium conversion**", the potential article on "**two-family housing**", and the potential article on "**lot coverage**". There were no objections from Members.

Chair Greenbaum reviewed the document that she prepared for Members regarding potential articles for discussion for tonight's work session. The following potential Warrants and recommendations were highlighted and discussed among Members:

- **Housing**
 - Potential Warrant Article: Inclusionary Zoning Bylaw for New Condo Conversion Projects
 - New projects converting motels/cottage colonies must include a percentage of units at significantly less than market rate – suggested ratio 1:6
 - Include Cash Out Option with money going to the Year-Round Rental Housing Trust (which for all types of housing, not limited to Affordable Housing, and is able to purchase property)
 - Members expressed their concerns/opinions in the following areas: prevent and or control conversions as there are areas which could or be environmentally unsafe; year-round occupants would be exposed to the dangers associated with being in a high velocity flood plain as there is no evacuation to a second home; support for restrictions for Beach Point other flood zones in Truro; regarding safety and climate change, redevelopment may be adversely affected on Beach Point as it may require new infrastructure; the potential appearance of a new tax on individuals who had not yet sold their condominium or motel; and a potential tax reduction incentive (within reason and TBD) for owners to convert a unit (or more) for affordable housing
 - Potential Warrant Article: Allow 2-family Structures by Right Except for Seashore and Beach Point
 - Remove existing Duplex Bylaw 40.1
 - Structure size conforms to house size Bylaw (not double for the 2 residences) including can ask the ZBA for up to 1,000 sq. ft. total
 - No maximum unit size (unlike duplex Bylaw and ADU)
 - Year-round residency requirement for both units?
 - Members expressed their concerns/opinions in the following areas: the proposed Bylaw would serve a different population; the difference and distinction between the proposed 2-family and the existing ADU Bylaw; consider allowing 2-family, or duplex, (except for in the Seashore or on Beach Point) more user friendly by changing the lot size, including reduction, from the existing duplex Bylaw; consider whether a new duplex will be allowed to have an accessory dwelling unit on the same

property yielding 3 living spaces on one lot and how that would impact an existing neighborhood.

- Town Planner/Land Use Counsel Carboni suggested that the Members clarify what the overall intent will be by the Board for duplex accommodation before Chair Greenbaum and Member Althaus do additional work on this proposed Bylaw to which Chair Greenbaum stated that she wanted to create more year-round rental units and Member Althaus said that he hoped that it would provide more than one bedroom for small families. Chair Greenbaum announced that she and Member Althaus would then take the next steps in this endeavor.

- **Environmental/Climate Change**

- Potential Warrant Article: Lot Coverage/Carbon Sequestration
 - Add language to Zoning Bylaw 10.2 Purpose (current with additions)
 - Purpose of the bylaw is to: "...protect and maintain the scenic rural character, ambiance and aesthetics of Truro, promote "**carbon sequestration**" by natural means, protect native soils from unnecessary removal or disturbance..." to the current Zoning Bylaw §10.2;
 - Members expressed their concerns/opinions in the following areas: natural resources, to include drinking water, in Truro, suffer from inappropriate uses of the land; Vice Chair of the Truro ZBA, Mr. Lucy, explained the differences in terminology distinguishing between "**clear cutting**" and "**grubbing**"; Members considered adding the language "...protect and maintain the scenic rural character, ambiance and aesthetics of Truro, promote "**carbon sequestration**" by natural means, protect native soils from unnecessary removal or disturbance..." to the current Zoning Bylaw §10.2; Town Planner/Land Use Counsel Carboni asked Chair Greenbaum and Members if the goal of the proposed Bylaw is to regulate clearing of trees on property or is this more of a Site Plan Review issue that needs to be clarified as it has a planning component and storm water runoff implication?; Member expressed concern that the Planning Board may attempt to fix something that doesn't need to be fixed; Member questioned the ability of enforcement and over-stepping the Planning Board's responsibility; and a Member stated that Truro is the only Town in Barnstable County that doesn't regulate the percentage of "**lot coverage**" on an individual lot so Truro needs to have a limit assessed to preserve the natural resources citing the results of the most recent Pond Village Assessment Survey that determined the adverse effects of increased nitrate levels, etc.
 - At Chair Greenbaum's request, Town Planner/Land Use Counsel Carboni shared the sample "**lot coverage**" provisions from other Cape Cod town planners with the Members and provided different options for consideration; Chair Greenbaum led the discussion with Members if they thought the Board was addressing "**lot coverage**" or "**tree cutting**".

Chair Greenbaum thanked the Members for their input and then asked Town Planner/Land Use Counsel Carboni if the Board should schedule public hearing dates in advance of the Warrant deadline and Town Planner/Land Use Carboni opined that it would be better to schedule them next week after a review of the Town calendar prior the Planning Board scheduling dates.

Chair Greenbaum then led the review of the following minutes with Members:

Members had no corrections or edits for the March 11, 2021, minutes.

Member Kiernan made a motion to approve the minutes from March 11, 2021 as written.

Member Roberts seconded the motion.

So voted, 6-0-1, motion carries.

Members had no corrections or edits for the June 23, 2021, minutes.

Member Kiernan made a motion to approve the minutes from June 23, 2021, as written.

Vice Chair Sollog seconded the motion.

So voted, 6-0-1, motion carries.

Chair Greenbaum made a correction from "Planning Board Facilitator" Liz Sturdy's title to "Planning Board Administrator" in the August 4, 2021, minutes and asked for a motion to approve the minutes as amended.

Member Kiernan made a motion to approve the minutes from August 4, 2021, as amended.

Member Boleyn seconded the motion.

So voted, 7-0, motion carries.

Chair Greenbaum then reviewed the agenda for the next meeting on January 19, 2022, meeting to include the two Site Plan Reviews and another delay for the Cannabis Application Review to focus on proposed Bylaws before the Warrant closes.

Member Boleyn made a motion to adjourn the meeting at 6:14 pm.

Vice Chair Sollog seconded the motion.

So voted, 7-0, the motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 19, 2022 – 5:00 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); R. Bruce Boleyn; Paul Kiernan; Rich Roberts

Members Absent: Ellery Althaus

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Ivan and Kevin Becica (Applicant); Victor Rivera and Laura Bergan (Applicant); Ben Zehnder (Attorney for the Applicant – Victor Rivera and Laura Bergan); David Bennett (Engineer for the Applicant – Victor Rivera and Laura Bergan); G. Fred Vanderschmidt; Gabriela Rivera; Todd Schwebel

Remote meeting convened at 5:01 pm, Wednesday, January 19, 2022, by Chair Greenbaum who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Town Planner/Land Use Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Board Members introduced themselves.

Public Comment Period

Public comment, for things not on the agenda, was opened by Chair Greenbaum. There were no members of the public to offer comment.

Board Action/Review

Town Planner/Land Use Counsel Carboni stated the Planner Report by providing several updates: the Town-wide survey will close on January 31, 2022, so please complete it, and send it in; the Feasibility Assessment of the Walsh property is now posted on the Walsh Committee's homepage for the public to review.

Chair Greenbaum stated that she had nothing to report for the Chair Report this week.

Public Hearing

2021-003/SPR – Ivan J. and Kevin Becica for property located at 38 Longnook Road, Truro, MA (Atlas Map 43, Parcel 120, Registry of Deeds title reference: Book 33638, Page 171). Applicant seeks a Residential Site Plan Review under §70 of the Truro Zoning Bylaw for the demolition of an existing single-family dwelling and detached garage, and construction of a new single-family dwelling and detached garage with a second floor 2-bedroom suite.

Chair Greenbaum announced that there will be no decisions for the Applicants this evening as the Planning Board conducts hearings over two Planning Board hearings. Mr. Becica provided an overview of the application to the Members emphasizing the unanimous decision by the Truro Historic Committee supporting the project, proceeded to refine the plan to replace the two buildings to optimize the property, minimize vegetation disturbance, and they plan to retire to the property in Truro. Ms. Becica stated that the Applicant planned to keep the construction of the new single-family dwelling in alignment with the character of Truro. Chair Greenbaum reviewed the Applicant's checklist with Members to ensure the Applicant's checklist was complete. Members asked the following questions:

- Why the proposed lot coverage figure was so high at 3,760 square feet?
- A Member confirmed that Mr. Becica is a Massachusetts licensed civil engineer and Mr. Becica further stated that he is licensed for the submission of the entire set of drawings. Ms. Becica noted that she too is a civil engineer.
- What is the Topography and Grading Plan?
- A Member asked Town Planner/Land Use Counsel Carboni why there isn't a 50' separation of distance between Longnook Road and the buildings.
- How is the septic system?
- What is the floor plan and square footage for the accessory unit above the garage?

Chair Greenbaum led the discussion for Town Planner/Land Use Counsel Carboni and the Applicant to answer the previously asked questions by using the Site Plan and related attached documents which were submitted to the Planning Board. A Member did ask an additional question about the grading and the potential increase of storm water runoff onto Longnook Road and the Applicant replied that would not occur. Another Member asked how an office is determined or if it is a bedroom and the Applicant stated that it is a bedroom that may be utilized as an office. Town Planner/Land Use Counsel Carboni noted that the letter, submitted via email from the National Seashore Planner, Lauren McKean, was not yet included in the packet and Chair Greenbaum wanted the Applicant to have the opportunity to review it. Town Planner/Land Use Counsel Carboni shared the email via shared screen and Chair Greenbaum read the letter aloud. Ms. Becica commented on the email that the Applicant made the deliberate decision to maintain the character of the neighborhood by designing the new dwelling as a one-story versus two-story.

Member Boleyn made a motion to continue the hearing in this matter to February 9th, 2022.

Member Kiernan seconded the motion.

So voted, 6-0, motion carries.

Chair Greenbaum announced the continuance and directed the Applicant to Truro Office Assistant Liz Sturdy, or Town Planner/Land Use Counsel Carboni, if they had any other questions about the additional information requested ahead of the next hearing. The Applicant thanked the Members and left the hearing.

2021-006/SPR – Victor M. Rivera and Laura W. Bergan, Trs., The Rivera Bergen Family Trust for property located at 82 South Pamet Road, Truro, MA (Atlas Map 51, Parcel 57, Registry of Deeds title reference: Book 34393, Page 200). Applicant seeks a Residential Site Plan Review under §70 of the Truro Zoning Bylaw for the demolition of existing structures and construction of a new house, garage, shed, and site restoration/mitigation in the Seashore District.

Chair Greenbaum stated that no decision will be rendered this evening so members of the public are aware that after this hearing tonight there will be a continuance to a future date certain for the second hearing in this matter.

Mr. Zehnder provided a review of the application who introduced the Applicant and members of the Applicant's team to include Mr. Vanderschmidt and Mr. Schwebel. Mr. Zehnder told the Members that this will be a modular home and the Cape Cod Conservation Commission (CCCC) had approved the project. The application for the structure to be demolished must be reviewed by the Truro Historical Commission (THC) in accordance with the Bylaw as the structure is older than 75 years old and will be demolished. Mr. Zehnder will report back to the Planning Board once the THC has rendered a decision on the application. This proposed project will require additional approval from the Zoning Board of Appeals (ZBA) for two reasons: the lot size is 2.9 acres which is less than the 3-acre minimum lot size requirement, so it is a nonconforming lot, and the proposed house size is 3,857 square feet of total site coverage which is 273 square feet over the "**by right**" maximum allowable square footage but under the 4,857 square footage Special Permit maximum. Mr. Zehnder further added that an excellent Site Plan has been presented along with appropriate floor plans and the septic system plan. With permission from Chair Greenbaum, Mr. Zehnder has prepared answers to the questions from Members which were asked of the Applicant. Mr. Zehnder noted that if the Members had additional questions this evening the Applicant would be happy to provide the answers and submit any revised plans prior to the next hearing. Mr. Zehnder thanked the Members and looked forward to answering any questions.

Chair Greenbaum then examined the Checklist for thoroughness and completion with the Members. Members asked questions and/or provided comments on:

- Final Grading Plan must be provided in writing otherwise it's "best guess".
- National Flood Insurance Rate Map is dated 2014 so is it the most current map being used?
- Is there a work staging area?
- Application states incorrectly that exterior lighting is limited to 100w bulbs, but the Bylaw limits them to 75w.
- Will the grading around the garage be changed?

Chair Greenbaum then addressed the Review Criteria with the Members and asked if any Members had any questions or concerns.

- Are there design changes which may be done to make the home more in character with the surrounding neighborhood as the metal roof may not be in character?
- Will solar panels be added to the house's roof?
- Can the size of the proposed house be reduced?
- What is the proposed greenhouse attached from the living room?

Chair Greenbaum then led a review of the email from Ms. McKean, on behalf of the National Seashore, regarding this proposed project and she raised a concern about the garage. There were no concerns expressed by the Members after Ms. McKean's email was read aloud.

Mr. Zehnder noted that he will be in front of the ZBA this coming Monday evening on this matter, so he requested a "straw poll" of Members through Chair Greenbaum. Town Planner and Land Use Counsel

Carboni had no objection to this and the “straw poll” was inconclusive as a majority of the Members respectfully abstained from the “straw poll”.

Member Boleyn made a motion to continue this matter to February 9, 2022.

Member Kiernan seconded the motion.

So voted, 6-0, motion carries.

Chair Greenbaum announced the continuation of this matter to February 9, 2022. Mr. Zehnder thanked the Members and departed the meeting with the Applicant and all representatives.

Chair Greenbaum then led the discussion for the approval by Members of the Planning Board Report for the Annual Town Report. Chair Greenbaum edited the Planning Board Report by changing after the Members’ names, adding the language of “staffed by Barbara Huggins Carboni, Town Planner/Land Use Counsel, and Liz Sturdy, Planning Board Administrator”.

Member Boleyn made a motion to approve the Planning Board Report as amended.

Member Kiernan seconded the motion.

So voted, 6-0, motion carries.

Chair Greenbaum thanked Members and she will distribute the approved Planning Board Report, as amended, to Planning Board Administrator Sturdy and Town Clerk Kaci Fullerton.

As the Planning Board would not meet for three weeks, Chair Greenbaum scheduled a work session for January 26, 2022, at 4:30 pm without objection.

Chair Greenbaum introduced a quick review of the Bylaw on “**mean ground level**” to include background as it addressed height measurement issues for structures built into the side of a hill. Members also reviewed the last sentence of the definition as Members felt that it was nonsensical, but the intent may be to limit the buildup of pads to increase more favorable views for a property owner at the expense of abutting property owners. Members considered the issues of storm water runoff and water supply on the downhill side. Members also discussed the suggestion of the removal of the last sentence in the current definition of “**mean ground level**” as it was aligned with the regulation within Section 50 of the Bylaw. Member Roberts had prepared a new proposed regulation for the Members, and it will be discussed at the upcoming scheduled work session. Town Planner/Land Use Counsel Carboni asked Members to consider enforcement and be prepared to discuss at the work session.

Chair Greenbaum said that she reviewed the definition of a “**street**” in the Zoning Bylaw and proposed an addition of new requirements and would like to add this discussion for the work session. A discussion ensued among Members regarding frontage and the 40’ minimum width on a public way. Member Kiernan noted that historically the Town has addressed this as far back as 1900. Chair Greenbaum commented that Members should consider clarity and fairness when addressing this issue at the work session.

Member Boleyn made a motion to adjourn the meeting at 7:30 pm.

Member Riemer seconded the motion.

So voted, 6-0, the motion carries.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alexander O. Powers". The signature is fluid and cursive, with a large initial "A" and a distinct "P" at the end.

Alexander O. Powers
Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 26, 2022 – 4:30 pm

REMOTE PLANNING BOARD WORK SESSION

Members Present (Quorum): Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); R. Bruce Boleyn; Paul Kiernan; Rich Roberts; Ellery Althaus

Members Absent:

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel

Remote meeting convened at 4:37 pm, Wednesday, January 26, 2022, by Chair Greenbaum who announced that this was a remote meeting aired live on Truro TV Channel 18 and is being recorded. Town Planner/Land Use Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Board Members introduced themselves.

Planner Report

Town Planner/Land Use Counsel Carboni announced that the Truro Historical Commission will hold a public hearing on Monday, January 31, 2022, at 5 pm, on the applications for the proposed demolitions of the structures located at 82 South Pamet Road and 59 South Pamet Road. The ZBA opened hearings for applications on 38 Longnook Road and 82 South Pamet Road. Those hearing will continue until February 28, 2022. The Cape Cod Commission (CCC), through the Committee on Planning and Regulation, sent a notification to the Town that there is a hearing date of February 10, 2022, at 1 pm, for a Development of Regional Impact (DRI) exemption request submitted by Horton's following the Planning Board's referral to the CCC of the ANR last fall.

Chair Report

Chair Greenbaum announced that the Warrant for the Annual Town Meeting (ATM) opened last night and closes on Saturday, February 26, 2022, at 4 pm. Chair Greenbaum commented that the delay of the ATM was an open question and added that a Saturday afternoon after Memorial Day was not an innovative idea.

Discussion of Planning Board Procedures

Chair Greenbaum opened the discussion with asking Members about their thoughts on "***straw polls***" during public hearings. Members expressed concern that it was unfair to the Members as it is a request for a "***vote***" based upon incomplete information, or it is an effort to exert dominance over the Members before a decision is rendered, or it is an effort to sway another Town board with its decision based upon the "***straw poll***" results and before a final decision is rendered on an Applicant's application. Town Planner/Land Use Counsel Carboni opined that a "***straw poll***" can be a valuable tool for everyone's

benefit. Chair Greenbaum commented unless there is a compelling reason to do so the Planning Board will not conduct a “**straw poll**” for an Applicant (or representative) who is present during a public hearing requesting application approval from the Planning Board.

Chair Greenbaum noted that the community conversation on the definition of a “**street**” went very well yet the community engagement with other Town boards and committees regarding housing has not been so successful. Chair Greenbaum commented that the housing discussion, as well as other topics and issues, might be beneficial by reaching out to the public for their input. Members commented and discussed:

- The potential ways to increase the diversity of housing in Truro
 - Explore the use of Town purchased property using Community Preservation Act money and through the Cape Cod Community Land Bank
 - Suggestion of a review of the definition of “**duplex**” with public input
 - The impact of Accessory Dwelling Units (ADUs)
 - Suggestion of a community engagement posted upon the Town’s website to gather input from the local community on this matter
 - Town Planner/Land Use Counsel Carboni will schedule, with input from Planning Board Administrator Liz Sturdy, for a date in March 2022.

Potential Warrant Articles for 2022 Annual Town Meeting (ATM)

Chair Greenbaum opened this discussion by citing an email that she sent out to Members yesterday. Members commented and discussed:

- Suggested additions to the “**purpose**” of the Zoning Bylaw §10.2 (with input from the Climate Action Committee) as a separate or “stand alone” Warrant item.
 - “**...protect and maintain the scenic rural character, ambiance, and aesthetics of Truro; promote carbon sequestration by natural means; promote the use of Green Energy and Green building practices; protect native soils from unnecessary removal or disturbance...**”

Member Riemer made a motion to approve the draft Warrant article, titled PB1, to move forward. Member Roberts seconded the motion. So voted, 7-0, motion carries.

Chair Greenbaum opened the discussion on affordable housing. Members reviewed the spreadsheet with condominium data, prepared by Town Planner/Land Use Counsel Carboni and Town Principal Assessor Jon Nahas, emailed yesterday to Members. The email contained a list of about twenty-four properties identified as hotels, motels, bungalow colonies, cottage colonies, and a bed & breakfast inn which may be converted later to condominiums. Chair Greenbaum noted that if a draft Warrant article moved forward requiring inclusive zoning for condominiums and require 1 in 6 units be affordable housing (not including Beach Point). Members commented and discussed:

- Suggestion to include Beach Point
- Suggestion of the option of a “**cash buyout**” to the builder
- Affordable housing in a high velocity flood zone damaged in a flood would be unable to meet Town standards and Bylaws to rebuild

- Potential Town requirements for those situations when there are fewer than six units
 - Should benefit the Town the most
 - Suggestion that four units or fewer are exempt from the “**cash buyout**” provision
 - Suggestion that on Beach Point, or in high velocity flood zones, the only option is a “**cash buyout**”
 - Town Planner/Land Use Counsel Carboni cautioned Members against considering the exclusion of affordable housing in pre-existing neighborhoods as it is discriminatory against inhabitants of affordable housing and has the element of patronization.
- “Affordable” and “year-round” housing discussion
- Discouraging buyers from buying in a high velocity flood zone due to danger
- Trading of buildable lots in Truro and impact on water resources in the next five years
- Warrant article would not include year-round rentals
- Suggestion of a fee that Town collects from condominium owners of condominium conversions and expectations of those condominium owners in the high velocity flood zones in terms of Town commitments and obligations to them
 - Town Planner/Land Use Counsel Carboni will do research on this topic
- Criteria for “**cash buyout**” based upon various variables
- Chair Greenbaum will continue to work on her proposed changes and forward to Members.

Chair Greenbaum commented that a Member previously asked about the necessity to create a new 2-Family Bylaw or modify the existing Duplex Bylaw. Chair Greenbaum said that she had worked on the existing Duplex Bylaw but was not prepared to discuss it as she had only sent a draft to Member Althaus so she will email it to all the Members for their input.

Chair Greenbaum invited Member Roberts to provide an update on his efforts regarding “**mean ground level**” and Member Roberts stated that he had no update but there are figures in the proposed draft revision which the Members should consider. Members commented and discussed:

- **Proposed New Regulation, Section 50, Area and Height Regulations**
 - §50.1J Building Pad Height and Sloped Site Limitations
 - “**...not more than 18 inches above existing grade level...**”
 - “**...within 10 feet of the building 10% grade (1V:10H)...**”
 - “**...beyond 10 feet from the building (sloped sites): 40% grade (1V:2.5H)...**”
 - Town Planner/Land Use Counsel Carboni stated that Building Commissioner Rich Stevens was concerned with the new proposed new regulation’s ability to enforce adherence and he had no issue removing the final sentence of the existing regulation.
 - The Habitat for Humanity §40.B case when the ZBA waived requirements and whether those decisions resulted in difficulty with enforcement
 - Suggestion to decrease the amount of fill required for a project
 - Safety concerns about specific grading conditions
 - Suggestion to obtain input from the Truro Fire Department
 - Suggestion that the focus of the proposed Bylaw is to minimize the fill and disturbance
 - How high can a property owner raise a house above existing grade?
 - Member Roberts will produce another topographical example (20’ from the house versus 10’ from the house) and distribute to Members for review and input.

Chair Greenbaum opened the discussion on scheduling a public hearing on §10.2 for a proposed date of February 16, 2022. Town Planner/Land Use Counsel Carboni reviewed the Town calendar with Members and will coordinate with Planning Board Administrator Liz Sturdy to ensure proper notification of the public hearing.

Chair Greenbaum briefly reviewed the proposed requirements for a “*street*” and Member Riemer read aloud his proposed requirement that is one sentence. Chair Greenbaum asked Member Riemer to email the proposed requirement this evening to her so Members may review it prior to the meeting on February 9, 2022.

Member Riemer made a motion to adjourn the meeting at 6:52 pm.

Member Boleyn seconded the motion.

So voted, 7-0, the motion carries.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alexander O. Powers". The signature is written in a cursive style with a large, sweeping initial 'A'.

Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

February 9, 2022 – 5:00 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); R. Bruce Boleyn; Paul Kiernan; Rich Roberts

Members Absent: Ellery Althaus

Other Participants: Planning Board Administrator Liz Sturdy; Ivan and Kevin Becica (Applicant); Victor Rivera and Laura Bergan (Applicant); Ben Zehnder (Attorney for the Applicant – Victor Rivera and Laura Bergan); David Bennett (Engineer for the Applicant – Victor Rivera and Laura Bergan); Donald Poole (Surveyor for the Applicant – Robert J. and Winifred S. Skillman); Chris Lucy (Vice Chair of the Truro Zoning Board of Appeals)

Remote meeting convened at 5:04 pm, Wednesday, February 9, 2022, by Chair Greenbaum who announced that this was a remote meeting aired live on Truro TV Channel 18 and is being recorded. Chair Greenbaum also provided information as to how the public may call into the meeting or provide written comment. Board Members introduced themselves.

Public Comment Period

Public comment, for things not on the agenda, was opened by Chair Greenbaum. There were no members of the public to offer comment. Michael Forgione provided feedback on the Planning Board's work session held on January 26, 2022, on which he expressed concern about building new residential homes along Beach Point due to climate change and rising tides. Karen Ruymann voiced appreciation for the Board of Health and asked the Planning Board to take urgent action on the recommendations of the recently completed survey on nitrates in the Pond Village neighborhood. Jason Silva, Vice Chair of the Board of Health, commented on Town water on Beach Point as well as flood zone issues and questioned the fairness of Planning Board's consideration of condominium conversion fees in limited areas of Town to gain Town revenue in transactions when there is an existing Town 2% short-term rental tax.

Planner Report

Chair Greenbaum noted that Town Planner/Land Use Counsel Barbara Carboni was not present this evening as she was on a well-deserved vacation so there will be no Planner Report tonight.

Chair Report

Chair Greenbaum announced that the Planning Board will present its Annual Report at the Select Board meeting on February 22, 2022, so she will distribute the draft report to Members so they can review and provide comment prior to the Select Board meeting. Chair Greenbaum announced, with Members'

concurrence, April 6, 2022, at 5:00 pm, for a community conversation at the scheduled Planning Board meeting to give the public an opportunity to provide comment on housing in Truro. Chair Greenbaum thanked Planning Board Administrator Liz Sturdy who worked with Kelly Clark to create a clear timeline for the Planning Board to submit Zoning articles for the Annual Town Meeting and to hold public hearings. Chair Greenbaum commented that the timeline will be discussed later tonight.

Public Hearing – Continued

2021-003/SPR – Ivan J. and Kevin Becica for property located at 38 Longnook Road, Truro, MA (Atlas Map 43, Parcel 120, Registry of Deeds title reference: Book 33638, Page 171). Applicant seeks a Residential Site Plan Review under §70 of the Truro Zoning Bylaw for the demolition of an existing single-family dwelling and detached garage, and the construction of a new single-family dwelling and detached garage with second floor 2-bedroom suite. Chair Greenbaum noted since the last hearing, the Truro Historical Commission had provided a letter to the Planning Board that she read into the record. The Truro Historical Commission expressed support for the application and determined that the new replacement dwelling, and garage would be more consistent with the other surrounding homes and historic properties which are now under consideration for eligibility as a National Registered Historic District. The letter of support was submitted by Chuck Steinman, Vice Chair of the Truro Historical Commission, and a copy of the letter will be provided to the Applicant. Mr. Becica provided updated responses to the Members' questions from the last hearing but has not yet provided any updated plans as requested by the Planning Board. Chair Greenbaum provided instructions for what language had to be removed from the application, the corrected roof height dimensions, and the need for the submission of the updated plans that have the removal of the Accessory Dwelling Unit (ADU), sink, and refrigerator above the garage. Mr. Zehnder and Mr. Lucy joined the hearing and noted that a sink, nor a refrigerator, make a room a kitchen facility but a stove or oven does. Vice Chair Sollog commented that if the Applicant's plans include the ADU, it is the Planning Board's responsibility to adhere to Town bylaws and not the Seashore District.

Member Kiernan made a motion to close the hearing in the matter of 2021-003/SPR.

Vice Chair Sollog seconded the motion.

So voted, 6-0, motion carries.

Members had a discussion with Mr. Zehnder and Mr. Lucy about the Planning Board's interpretation of the Town bylaw which allows the ADU and the Applicant's understanding that the Seashore District may revoke the Applicant's Certificate of Non-Condemnation should the Applicant move forward with the ADU. Member Kiernan had suggested a condition for approval that removed the language of the ADU from the application. This potential condition was met with opposition from Chair Greenbaum and most of the Members.

Member Kiernan made a motion to approve the Residential Site Plan Review for 2021-003/SPR.

Vice Chair Sollog seconded the motion.

So voted, 6-0, motion carries.

Chair Greenbaum announced the approval of 2021-003/SPR and reminded the Applicant to submit the revised plans. The Applicant thanked the Members and departed the meeting.

2021-006/SPR – Victor M. Rivera and Laura W. Bergan, Trs., The Rivera Bergan Family Trust for property located at 82 South Pamet Road, Truro, MA (Atlas Map 51, Parcel 57, Registry of Deeds title

reference: Book 34393, Page 200). Applicant seeks a Residential Site Plan Review under §70 of the Truro Zoning Bylaw for the demolition of existing structures and construction of a new house, garage, shed and site restoration/mitigation in the Seashore District.

Chair Greenbaum gave Mr. Zehnder an opportunity to present on behalf of the Applicant. Mr. Zehnder stated to the Members that in front of the ZBA recently, the ZBA Members were supportive of the project and complimentary of the architectural plans yet did continue the hearing to February 28, 2022, to give the Planning Board time to render a decision. Mr. Zehnder updated the following: the limit of work is significantly smaller than the edge of the clearing, a revised architectural drawing A-2.1, a revised Lighting Plan B-2.1 to reduce the lighting in the Pamet River Valley, all exterior lights will be “Night Sky” compliant, and that the Truro Historical Commission (THC) had imposed a condition to have a subcommittee, appointed by the THC, approve the particulars of the house. A members asked the Applicant what type of siding would be on the new house and the Applicant stated shingle which confirmed the most recent drawing. A Member asked if there was new information regarding the second floor above the garage and Mr. Zehnder confirmed that it would be a trestle system only.

Member Kiernan made a motion to close the hearing in the matter of 2021-006/SPR.

Member Riemer seconded the motion.

So voted, 6-0, motion carries.

Member Riemer commented that the Planning Board should not render a decision without the THC’s subcommittee decision. Mr. Zehnder replied that in previous hearings, Town Planner/Land Use Counsel Carboni has instructed Members to follow the Bylaw only and the THC does not have jurisdiction over the Planning Board. Chair Greenbaum reviewed the Bylaw and reaffirmed what Mr. Zehnder had stated. Member Roberts asked why the Applicant “needed” a house this large and why they couldn’t “constrain” the size of the house. Mr. Zehnder replied that there isn’t a “need”, and one could live in an 800 square foot cabin but that the Applicant is well within their rights to seek a Special Permit as it is permissible under the Bylaw. Member Kiernan asked what would happen if the ZBA disapproved the application and Mr. Zehnder replied that the application had to be approved by both the Planning Board and the ZBA to build the house. Mr. Zehnder further added that if the ZBA disapproved the application, and the Applicant negotiated a solution to gain approval from the ZBA, the Applicant would have to return to the Planning Board for approval of the new or revised plans.

Member Kiernan made a motion to approve the Site Plan Review for the matter of 2021-006/SPR.

Member Riemer seconded the motion.

So voted, 6-0, motion carries.

Chair Greenbaum announced the approval. Mr. Zehnder and the Applicant thanked the Members for their time and left the meeting.

Board Action/Review

2022-001/PB – Robert J. and Winifred S. Skillman seek approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property located at 34 Truro Center Road, Truro, MA (Atlas Map 50, Parcel 134, Barnstable County Registry of Deeds Book 1275, Page 352).

Chair Greenbaum asked Mr. Poole to provide background. Mr. Poole stated that the Applicant owns 3.5 acres of land along Truro Center Road and wants to divide the lot into two lots: Lot 1 is 1.85 acres, and 286.36 feet of frontage and Lot 2 is 1.67 acres and 237.21 feet of frontage along Truro Center Road.

Chair Greenbaum asked Members if they had any questions or concerns. Member Roberts asked if there was a plan for the panhandle on Lot 2 and Mr. Poole replied that there were no plans.

Member Kiernan made a motion to approve the ANR in the matter of 2022-001/PB.

Member Riemer seconded the motion.

So voted, 6-0, the motion carries.

Chair Greenbaum announced the approval and told Mr. Poole that Town Planner/Land Use Counsel Carboni will get the written approval completed upon her return to the office. Mr. Poole thanked the Members and departed the meeting.

Chair Greenbaum opened the discussion for the timeline for ATM Zoning Bylaw process before the 2022 Annual Town Meeting (ATM) with assistance from Planning Board Administrator Sturdy. Below is the timeline (developed by Assistant Town Manager Kelly Clark forwarded to Town Planner/Land Use Counsel Carboni then submitted to Planning Board Administrator Sturdy) working backwards that was discussed with Members:

- Friday, March 25 – Warrant to Printer
- Tuesday, March 22 – Select Board Meeting to vote to recommend Zoning Articles to ATM
- Wednesday, March 9 – Period for Planning Board public hearings on Zoning Articles
- Tuesday, March 8 – Select Board meeting to vote to refer Zoning Articles to Planning Board for public hearings
- Friday, March 4 – Deadline for including material in Select Board packet for March 8 – therefore deadline for draft article language
- Wednesday, March 2 – already posted Planning Board public hearing on:
 - 10.2 Purpose
 - “**Street**” definition
- **Wednesday, February 16 – Deadline to submit notice to Banner for public hearings – need to know which articles to include and have language for notice**

Chair Greenbaum introduced the potential articles which the Planning Board has actively discussed and stated that the Planning Board may have to prioritize these potential articles before the Select Board meeting.

Chair Greenbaum asked Members for their input as to whether to proceed with all eleven potential articles or prioritize them. Members had various opinions and Chair Greenbaum suggested to rank the potential articles by highest, middle, and lowest priorities. Member Roberts suggested after ranking potential articles by priority, Members should rank them by feasibility and Members agreed. Priority and Feasibility rankings are as follows:

1. 10.2 Zoning Bylaws – Purpose (**High Priority/High Feasibility**)
2. “**Street**” Definition (**High Priority/High Feasibility**)

3. Condominium Conversion Inclusionary Zoning (Low Priority/Low Feasibility)
4. Duplex Bylaw Revision (Medium Priority/Medium Feasibility)
5. Lot Coverage (High Priority/Medium Feasibility)
6. Mean Ground Level (Medium Priority/Low Feasibility)
7. High Velocity Flood Zone (Low Priority/Medium Feasibility)
8. Allow 1 4-8 unit building per year in certain districts (Low Priority/Low Feasibility)
9. Revise Stormwater Management Bylaw (High Priority/Medium Feasibility)
10. **“Apartment”** Definition (Low Priority/High Feasibility)
11. Development Agreement (Medium Priority/High Feasibility)

After Members provided their rankings, Chair Greenbaum announced the high priorities as: 10.2 Zoning Bylaws - Purpose, **“Street”** Definition, Revise Stormwater Management Bylaw, and Lot Coverage.

The medium priorities are Duplex Bylaw Revision, Development Agreement, Mean Ground Level, and High Velocity Flood Zone.

The lowest priorities are **“Apartment”** Definition, Condominium Conversion Inclusionary Zoning, and Allow 1 4-8 unit building per year in certain districts.

Chair Greenbaum said she will put the rankings on an email and send out to Members tomorrow. Chair Greenbaum and Members discussed which of these priorities will be scheduled for hearings. Members concluded that it would be a reasonable goal to schedule the top nine priorities for public hearings. Chair Greenbaum will also coordinate with Planning Board Administrator Sturdy for the notifications of public hearings.

Chair Greenbaum led the discussion of the approval of minutes for February 3, 2021. There were no corrections or edits.

Member Boleyn made a motion to approve the minutes for February 3, 2021, as written.

Member Riemer seconded the motion.

So voted, 6-0, the motion carries.

Chair Greenbaum led the discussion of the approval of minutes for June 2, 2021. Member Boleyn asked for clarification of “forty thousand” under considerations and Chair Greenbaum will go back and find out to which that is referred so the minutes will be considered for approval at the next meeting.

Chair Greenbaum led the discussion of the approval of minutes for June 16, 2021. There were no corrections or edits.

Member Boleyn made a motion to approve the minutes for June 16, 2021, as written.

Member Riemer seconded the motion.

So voted, 6-0, the motion carries.

Chair Greenbaum led the discussion of the approval of minutes for November 3, 2021. Chair Greenbaum noted that the correct date for the next meeting is “November 17, 2021”.

**Member Kiernan made a motion to approve the minutes for November 3, 2021, as amended.
Member Boleyn seconded the motion.
So voted, 6-0, the motion carries.**

Chair Greenbaum led the discussion of the approval of minutes for December 1, 2021. There were no corrections or edits.

**Member Boleyn made a motion to approve the minutes for December 1, 2021, as written.
Member Kiernan seconded the motion.
So voted, 6-0, the motion carries.**

Chair Greenbaum led the discussion of the approval of minutes for January 18, 2022. There were no corrections or edits.

**Member Boleyn made a motion to approve the minutes for January 18, 2022, as written.
Vice Chair Sollog seconded the motion.
So voted, 6-0, the motion carries.**

Chair Greenbaum announced the next meeting is scheduled for Wednesday, February 23, 2022, at 4:30 pm due to a scheduled Walsh Property meeting. Planning Board Administrator Sturdy will notify the public of the change in time.

Member Riemer asked Chair Greenbaum if the Planning Board wanted to have a work session before the next meeting to discuss “*stormwater*” definition. Member Reimer added that he had a professional engineer, Gary James, who listened in on this meeting and would be willing to present “*pro bono*” to the Members on the topic of Stormwater Management Bylaws at an upcoming work session. A couple of Members commented that if it was a short presentation the work session could be very useful as there is a need for a Town Stormwater Management Bylaw. Chair Greenbaum asked Mr. James to focus on and present what is necessary for an effective Bylaw. Chair Greenbaum scheduled a 1-hour presentation on February 16, 2022, at 4 pm for the presentation and invited Members of the Board of Health to join through Mr. Silva. Member Riemer also asked for invitations to be sent to the respective Chairs of the Climate Action Committee (CAC), Conservation Commission, the Director of the Department of Public Works (DPW) and the Truro Conservation Trust.

Chair Greenbaum announced the next meeting will be held on February 16, 2022, at 4 pm, with the only focus on “*stormwater*” followed by the next regular meeting on February 23, 2022, at 5 pm.

**Member Riemer made a motion to adjourn the meeting at 7:57 pm.
Member Boleyn seconded the motion.
So voted, 6-0, the motion carries.**

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff