



File

Received & posted: _____
K. Murray
 Town Clerk RECEIVED
 LAKEVILLE TOWN CLERK

TOWN OF LAKEVILLE REMOTE MEETING NOTICE/ AGENDA

2021 MAY -6 PM 2: 23

Posted in accordance with the provisions of MGL Chapter 30A, §. 18-25

Name of Board, Committee or Commission:	Zoning Board of Appeals
Date & Time of Meeting:	Thursday, May 20, 2021 at 7:00 p.m.
Location of Meeting:	REMOTE MEETING
Clerk/Board Member posting notice	Cathy Murray

AGENDA

1. In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the May 20, 2021, public meeting of the **Zoning Board of Appeals** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to facebook.com/lakecam (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**

2. **Petition hearings (Votes to be taken)**
 - S & L Pizza, Inc. d/b/a Domino's Pizza hearing – 56 Main Street**– request for a Special Permit under 7.4. to allow a drive through/pick up window.
 - Twisted Growers LLC hearing, continued – 415 Millennium Circle** – request to modify a Special Permit granted on January 16, 2020, and filed with the Town Clerk on February 7, 2020, to incorporate Adult use marijuana product manufacturing operations.

3. **Approve Meeting Minutes for September 17, 2020, March 18, 2021, and April 15, 2021.**
4. **Old Business**
 - **Sign bylaw update**
5. **New Business**
6. **Next meeting. . . Thursday, June 17, 2021**

Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the Zoning Board of Appeals arise after the posting of this agenda, they may be addressed at this meeting.

Read the following into the record:

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the May 20, 2021, public meeting of the **Zoning Board of Appeals** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to facebook.com/lakecam (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**

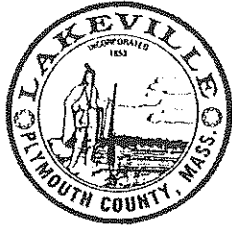
(TOWN OF LAKEVILLE SEAL)

The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on THURSDAY, May 20, 2021, at 7:00 P.M. to hear the petition of **S & L Pizza, Inc. d/b/a Domino's Pizza**. A **Special Permit** under 7.4 is requested to allow a drive-through/pick up window at **56 Main Street**, as provided by the Lakeville By-Laws. The property owner is **56 Main St. Realty Trust, Bruce Benoit, Trustee**.

Pursuant to Governor Baker's emergency "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c30A, §20," issued on March 12, 2020, provided the State of Emergency is in effect, this will be a virtual meeting. The Agenda found on the Town of Lakeville Zoning Board of Appeals web page will include instructions on accessing the virtual meeting and documents related to it.

John Olivieri, Jr., Chairman

May 6, 2021 & May 13, 2021



Town of Lakeville

PLANNING BOARD
346 Bedford Street
Lakeville, MA 02347
508-946-8803

Mark Knox, Chairman
Barbara Mancovsky, Vice Chairman
Peter Conroy
Jack Lynch
Michele MacEachem

MEMORANDUM

TO: Board of Appeals

FROM: Planning Board

DATE: May 18, 2021

SUBJECT: Petition Review for S & L Pizza, Inc. d/b/a Domino's Pizza
56 Main Street

At their Thursday, April 22, 2021, meeting, the Planning Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Board recommends the following to the Zoning Board of Appeals:

- If the Special Permit is granted, it should be conditioned that it will not be transferrable, and any new applicant will have to return to the Zoning Board for an updated review.
- If the Special Permit is granted, the Zoning Board should add any conditions required to ensure that the traffic in the queue is no longer than the parking area allows.

Cathy Murray, Appeals Board Clerk

From: bill mohan <wfmohan@yahoo.com>
Sent: Monday, May 10, 2021 4:54 PM
To: Cathy Murray, Appeals Board Clerk
Subject: Domino's drive UP window

Cathy,

I'm sorry it took a little longer to get back to you. I have had 4 phone calls since I talked to you and I called a past client who owns a drive-THRU Domino's franchise in Brockton. I did the licensing for that one. I called to ask about the frequency of use and the use during peak hours. He told me exactly what I had told you, 5-10 cars per hour; 5 during off-peak hours and 10 per hour for 11 am-1 pm and 5 pm-7 pm. And I remind you, that IS a drive-thru where a typical customer takes 2-4 minutes per order. Our drive-up window rarely takes less than a minute because everything is ordered online or on the phone. No message board in the rear of the store, no time figuring out what the customer is ordering, no time spent at the window paying for the order. As we said at the Planning Board meeting, if a customer comes to the window and hasn't pre-ordered, that customer is directed to park in the front and come into the store to place the order and either wait for it or we'll deliver it to their residence. I hope this helps. Looking forward to our May 20th meeting.

Bill Mohan
S & L Pizza Inc.
dba Domino's Pizza
508-934-9802

Petition to be
filed with Town Clerk

EXHIBIT "A"

Ap. 22, 2021

TOWN OF LAKEVILLE
MASSACHUSETTS

ZONING BOARD OF APPEALS
PETITION FOR HEARING

Name of Petitioner: S+L Pizza, Inc. dba. Domino's Pizza
Mailing Address: 45 GRAND ST. Apt. 138 Worcester, MA 01610
Name of Property Owner: 56 MAIN ST. REALTY TRUST, BRICE BENNETT, trustee
Location of Property: 56 Main St. Lakeville
Property is located in a residential business industrial (zone)
Registry of Deeds: Book No. 39483 Page No. 194
Map 063 Block 002 Lot 003-03
Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:
 Special Permit under Section (s) 7.4 of the Zoning Bylaws
 Variance from Section (s) of the Zoning Bylaws.
 Appeal from Decision of the Building Inspector/Zoning Enforcement Officer
 Date of Denial

Brief to the Board: (See instructions on reverse side – use additional paper if necessary.)
The petitioner has signed a lease to occupy the vacant area of the Dollar Tree Plaza, that area of 1,540 sq. ft to the extreme left side of the Plaza for the purpose of constructing a Domino's Pizza franchise and is requesting a drive thru/pick up window.
I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: William MoHan Date: March 22, 2021
Signed: William MoHan Telephone: 508-934-9802
Owner Signature: [Signature] Owner Telephone: 857-312-4266
(If not petitioner)

(REFERENCE THE REVERSE SIDE OF THIS APPLICATION FOR FURTHER INSTRUCTIONS IN FILING YOUR PETITION.)

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?
 Yes No William MoHan Licensing Agent
(Name and Title)

LANDLORD AUTHORIZATION
FOR PERMIT(S), VARIANCE(S), HEARING(S)
< MUST BE SIGNED BY LANDLORD OR OWNER OF THE PROPERTY
ON WHICH SIGNAGE IS BEING INSTALLED >

This document verifies that you are authorizing BARLO SIGNS to install signage on your property pursuant to the attached drawings as well as authorizing BARLO SIGNS to secure all related permits required by the local municipalities.

Barlo Signs cannot apply for permits or hearings until we receive the LANDLORD or PROPERTY OWNER'S authorization to do so.

I hereby authorize an Authorized Representative of Barlo Signs of Hudson, N.H., to APPLY FOR SIGN PERMITS for this site and to APPEAR BEFORE THE PLANNING BOARD and/or SIGN REVIEW BOARD and/or the ZBA for this site.

I hereby authorize BARLO SIGNS to install signage on my property exactly as shown in drawing # 210107631 1 Dated: 1/4/21

Sign location address: 56 Main St Lakeville MA 02347

Property Owner's Signature: _____

Printed Name: Bruce A. Benoit, Trustee

Company Name: 56 Main Street Realty Trust

Address: 48 Nottingham Drive

Raynham, MA 02767

Phone number: 774-406-1358

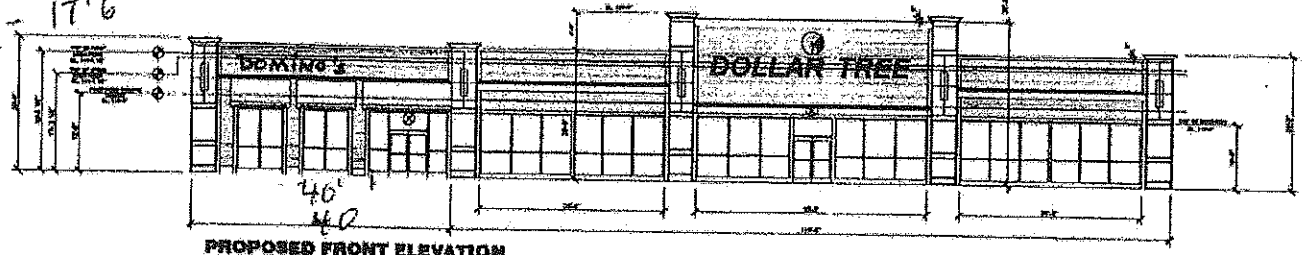
Date Signed: March 01, 2021

We cannot apply for permits or hearings until we receive your authorization. Thank you!

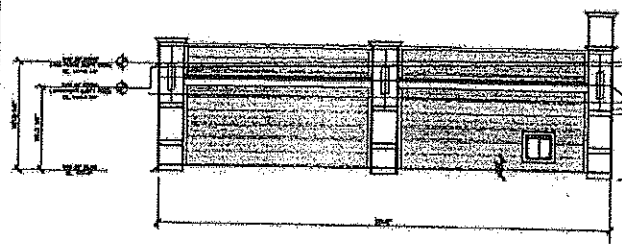
Reference JOB NAME: Domino's

Job #: 19310

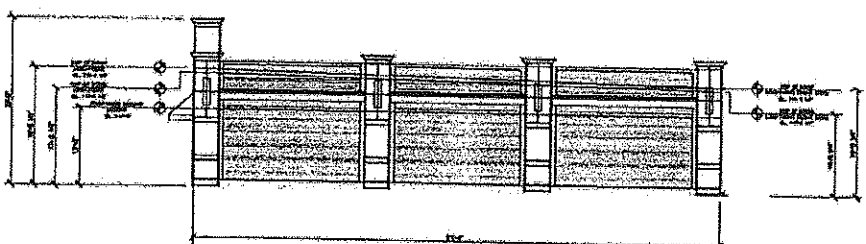
20'6" Hgt.
 Dom. Hgt. = 17'6"



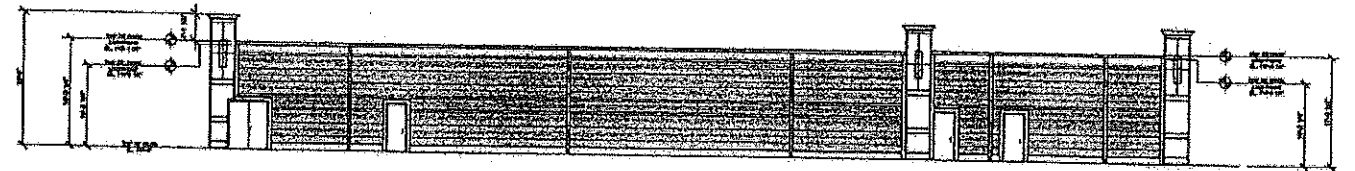
PROPOSED FRONT ELEVATION
 SCALE 1/8"=1'-0"



PROPOSED LEFT SIDE ELEVATION
 SCALE 1/8"=1'-0"



PROPOSED RIGHT SIDE ELEVATION
 SCALE 1/8"=1'-0"



PROPOSED REAR ELEVATION
 SCALE 1/8"=1'-0"

LEGEND

	Brickwork		Window
	Door		Roofline
	Concrete		Foundation
	Landscaping		Site Lines

DESIGN CONCEPTS OF NEW ENGLAND PROJECT NO. 00-074-001	PROJECT NAME PROPOSED NEW BUILDING 29 MAIN STREET LAKEVILLE, MA	<table border="1"> <tr> <th>REVISION NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/20/00</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>11/15/00</td> <td>REVISED PER PERMITTING</td> </tr> <tr> <td>3</td> <td>01/10/01</td> <td>REVISED PER PERMITTING</td> </tr> </table>	REVISION NO.	DATE	DESCRIPTION	1	10/20/00	ISSUED FOR PERMITS	2	11/15/00	REVISED PER PERMITTING	3	01/10/01	REVISED PER PERMITTING	DATE DRAWN 10/20/00 DRAWN BY AC CHECKED BY AC PROJECT NO. 00-074-001	DRAWING NUMBER A1 PROPOSED BUILDING ELEVATIONS
REVISION NO.	DATE	DESCRIPTION														
1	10/20/00	ISSUED FOR PERMITS														
2	11/15/00	REVISED PER PERMITTING														
3	01/10/01	REVISED PER PERMITTING														



Town of Lakeville

*Board of Health
346 Bedford Street
Lakeville, MA 02347*

Board of Health
(508) 946-3473
(508) 946-8805
(508) 946-3971 fax

May 6, 2021

Town of Lakeville
Zoning Board of Appeals
Attn: John Olivieri, Chairman
346 Bedford Street
Lakeville, MA 02347

Re: 415 Millenium Circle impact statement.

Dear Chairman Olivieri:

We received a request to issue an impact statement concerning the addition of product manufacturing to the special permit for 415 Millenium Circle. If the applicant is requesting to include product manufacturing, which includes edibles, then a commercial kitchen will be required. The Board of Health requires all commercial kitchens to have a grease trap. There is currently no grease trap in the proposed septic design. The applicant will be required to include a grease trap in the septic design prior to installing a commercial kitchen.

Also, some marijuana facilities have holding tanks for industrial wastewater, from the recycling of the irrigation water using reverse osmosis. Reverse osmosis produces a brine that is considered industrial wastewater and can't go into a septic system. If the applicant will be recycling the irrigation water and producing industrial wastewater, then a holding tank in accordance with 310 CMR 18 will be required. There is currently no proposed holding tank for industrial wastewater on the site plan.

If you should have any further questions feel free to contact this office.

Sincerely yours,
For the Board of Health

Edward Cullen
Health Agent

May 10, 2021

VIA E-Mail and Regular Mail

Chair John Olivieri, Jr.

jmolivieri@jkoinsurance.com

cmurray@lakevillema.org

Zoning Board of Appeals

Town of Lakeville

346 Bedford Street

Lakeville, MA 02347

Re: Twisted Growers LLC, Special Permit Application Seeking to Modify Existing Special Permit Related to its Proposed Marijuana Establishment at 415 Millennium Circle in Lakeville

Dear Chair Olivieri:

Please accept this correspondence on behalf of Twisted Growers LLC (“Twisted Growers”) in response to the Lakeville Zoning Boards of Appeal’s (the “Board”) request for additional information relative to Twisted Growers application to modify its existing Special Permit to include product manufacturing at its proposed Marijuana Establishment at 415 Millennium Circle in Lakeville (the “Site”).

1. Board Request: Impact statements from Lakeville Fire Department, Police Department and Board of Health.

Twisted Growers’ Response In light of the Board’s request, and in anticipation of the Board’s upcoming hearing on May 20, 2021, Twisted Growers has contacted Chief Michael O’Brien at the Lakeville Fire Department, Mr. Edward Cullen at the Lakeville Board of Health, and Chief Michael Perkins at the Lakeville Police Department to provide additional information regarding its proposed product manufacturing activities at the Site. Enclosed herewith, please find copies of communication to each department, as well as documentation provided by Twisted Growers, as outlined below:

- **Exhibit A:** Email Correspondence exchanged with Fire Chief O’Brien between March 31, 2021 and May 10, 2021, where Chief O’Brien confirmed that he has no comment on matters pending before the Board. Twisted Growers provided the following information to assist in Chief O’Brien’s review:
 - Twisted Growers’ Manufacturing Safety Plan
 - Site Plan Schematic
 - LunaTech Extraction Installation Drawings
 - LunaTech IO Extractor US Approvals
 - Certificate of Compliance Issued to HAL Extraction Technology from UL

- Safety Data Sheet: N Heptane
- Safety Data Sheet: N Pentane
- Safety Data Sheet: Methanol
- **Exhibit B:** Email Correspondence exchanged with Mr. Edward Cullen between May 4, 2021 and May 10, 2021, where Twisted Growers provided Mr. Cullen with a copy of its Product Manufacturing Safety Plan (included with **Exhibit A**). Mr. Cullen informed Twisted Growers that the Board of Health will require a grease trap in its proposed commercial kitchen, which should be included in the proposed septic design. Mr. Cullen also stated that an industrial wastewater holding tank will be required pursuant to 310 C.M.R. 18 if Twisted Growers will be recycling irrigation water and producing industrial wastewater. Twisted Growers is in the process of updating its Site Plan Schematic enclosed at **Exhibit A** to reflect the changes requested by Mr. Cullen, and will provided an updated Site Plan prior to the hearing scheduled for May 20, 2021.
- **Exhibit C:** Email Correspondence exchanged with Police Chief Michael Perkins between May 6, 2021 and May 10, 2021, where Twisted Growers provided a copy of its Confidential Security Plan. Chief Perkins declined to provide an impact statement to the Board.

2. Board Request: Documentation showing state licensure for cultivation and product manufacturing.

Twisted Growers Response: Enclosed herewith at **Exhibit D** please find copies of Twisted Growers' Provisional License for Product Manufacturing at the Site (MPN281909), and Twisted Growers Provisional License for Cultivation at the Site (MCN281714).

3. Board Request: Security Plan that reflects product manufacturing use.

Twisted Growers Response Please see Twisted Growers' Confidential Security Plan, enclosed at **Exhibit C**.

To assist in the Board's review, Twisted Growers has submitted these materials via email, and five hard copies of this supplemental response will be provided via regular mail as well. If the Board requires any additional information, please do not hesitate to contact me directly via email at m.nash@vicentesederberg.com.

Sincerely,

Margaret Nash

Meg Nash, Esq.

EXHIBIT A

From: [Michael P. O'Brien, Fire Chief](#)
To: [Margaret Nash](#); [John Olivieri](#)
Cc: [Phillip Silverman](#); [Rebecca Rutenberg](#); [Dominick@TwistedGrowers.com](#); [Cathy Murray, Appeals Board Clerk](#)
Subject: RE: Twisted Growers LLC - Special Permit Modification
Date: Friday, May 7, 2021 4:06:13 PM

Ms. Nash,

Your understanding is correct. The fire department does not have any comment on matters before the ZBA.

The fire department's requirement for third party technical assistance shall be applicable to the plan review, code compliance, and acceptance phases of the proposed project.

Have a great weekend.

Mike

Michael P. O'Brien

FIRE CHIEF
LAKEVILLE FIRE DEPARTMENT
346 Bedford Street
Lakeville, MA 02347
PH 508-947-4121



From: Margaret Nash <m.nash@vicentesederberg.com>
Sent: Friday, May 7, 2021 3:26 PM
To: Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>; John Olivieri <jmolivieri@jkoinsurance.com>
Cc: Phillip Silverman <philsilverman@vicentesederberg.com>; Rebecca Rutenberg <rebecca@vicentesederberg.com>; Dominick@TwistedGrowers.com; Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
Subject: RE: Twisted Growers LLC - Special Permit Modification

Chief O'Brien,

We have been unable to connect with the Building Commissioner with respect to independent review, but we did want to follow up with you again in advance of the May 20, 2021 Zoning Board of Appeals ("the Board") meeting. I understand that the Board will be seeking an impact statement

from the Fire Department with respect to Twisted Growers request to modify its special permit to include product manufacturing. Based on your email below, I do not believe that the Fire Department will require any additional information with respect to the Special Permitting phase, but that further review from the Fire Department may be required at the building permitting/construction phase. Please correct me if I am mistaken.

In addition, to the extent that you are able to provide any feedback or guidance prior to the May 20th Board meeting, particularly with respect to any impact statements or reports that the Fire Department may provide to the ZBA, it would be most appreciated. We are happy to schedule a follow up call next week, or to provide additional information via email to assist in the process. Thank you again for your attention to this.

Best,
Meg

Meg Nash
Senior Associate Attorney
Vicente Sederberg LLP
Main: 617-934-2121
Direct Dial: 617-752-7683
m.nash@vicentesederberg.com
VicenteSederberg.com

[Confidentiality Notice](#)

From: Margaret Nash
Sent: Tuesday, May 4, 2021 10:54 AM
To: Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>; John Olivieri <jmolivieri@jkoinsurance.com>
Cc: Phillip Silverman <philsilverman@vicentesederberg.com>; Rebecca Rutenberg <rebecca@vicentesederberg.com>; Dominick@TwistedGrowers.com; Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
Subject: RE: Twisted Growers LLC - Special Permit Modification

Chief O'Brien,

Thank you for your comments, and attention to this matter. We will inquire with the Building Commissioner regarding independent review as well, to see if we can get some clarity on this moving forward.

Best,
Meg

Meg Nash
Senior Associate Attorney
Vicente Sederberg LLP

Main: 617-934-2121

Direct Dial: 617-752-7683

m.nash@vicentesederberg.com
VicenteSederberg.com

[Confidentiality Notice](#)

From: Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>

Sent: Monday, May 3, 2021 2:13 PM

To: Margaret Nash <m.nash@vicentesederberg.com>; John Olivieri <jmolivieri@jkoinsurance.com>

Cc: Phillip Silverman <philsilverman@vicentesederberg.com>; Rebecca Rutenberg <rebecca@vicentesederberg.com>; Dominick@TwistedGrowers.com; Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>

Subject: RE: Twisted Growers LLC - Special Permit Modification

Dear Ms. Nash,

Thank you for this information and I look forward to seeing the completion of this project.

While this may not be irrelevant to the activity of the ZBA, I would like to provide you with some context and guidance moving forward.

1. Reading through the documentation provided, I am confident that the equipment is designed to minimize the danger of working with solvents as an extraction agent.
2. What I am less confident about is the integration of the specified equipment into the building.
 - a. This will be my first butane extraction operation and a first for Lakeville.
 - b. Due to my inexperience with butane, an approved 3rd party review would be required.
3. I cannot speak for the Building Commissioner, but if he were to require the same independent review; I would look to coordinate our approval of the 3rd party.
4. There may also be some permitting required related to the flammable liquid storage.

527 CMR 1:00 (NFPA1)

1.15 Technical Assistance.

1.15.1 General.

1.15.1.1 As permitted by other sections of this Code, the AHJ shall be permitted to require a review by an approved independent third-party with expertise in the matter, to be reviewed at the submitter's expense.

1.15.1.2 The independent reviewer shall provide an evaluation and, if appropriate, recommend necessary changes of the proposed design, operation, process, or new technology to the AHJ.

1.15.1.3 The AHJ shall be authorized to require design submittals to bear the stamp of a registered design professional.

1.15.1.4 The AHJ shall make the final determination as to whether the provisions of this Code have been met.

Again, I look forward being involved with the project. Please reach out if you need anything.

Best,

Mike

From: Margaret Nash <m.nash@vicentesederberg.com>

Sent: Monday, May 3, 2021 11:33 AM

To: Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>; John Olivieri <jmolivieri@jkoinsurance.com>

Cc: Phillip Silverman <philsilverman@vicentesederberg.com>; Rebecca Rutenberg <rebecca@vicentesederberg.com>; Dominick@TwistedGrowers.com

Subject: RE: Twisted Growers LLC - Special Permit Modification

Chief O'Brien,

Thank you for your follow up regarding Twisted Growers' proposed product manufacturing operations in Lakeville. Below please find responses to your questions, and corresponding attachments. I have also attached Twisted Growers' Manufacturing Safety Plan, which was submitted with its state licensing application. Twisted Growers' has since received its Provisional Licenses for Cultivation and Product Manufacturing at 415 Millennium Drive in Lakeville. Please let us know if you have any questions or concerns regarding the information and materials submitted, as we would welcome an opportunity to clarify or improve upon our proposed operations prior to the upcoming Zoning Board of Appeals meeting, scheduled for May 20th.

1. Method of extraction

a. The use of butane will compel me to mandate a code review by an approved fire protection engineer.

- i. Twisted Growers is planning to use butane/propane closed loop extraction methods, as well as short path distillation. We intend to install a LunaTech IO Extractor Installation, and have attached Extractor Installation Drawings to provide additional specifications regarding his system. Attached please also find correspondence confirming that "Luna Technologies' IO extractor is 3rd party peer reviewed to comply with applicable state, national, and international codes and requirements."

b. The use of CO2 will require a plan for air quality monitoring and interconnection with the fire alarm system.

- i. I have been involved with incidents where the use of CO2 displaced oxygen to dangerous levels.
- ii. Twisted Growers is also planning to install a HAL85U in a separate C1D1

Room. As demonstrated on the attached "85U Cut Sheet," the HAL 85U Extraction Booth has been independently reviewed by Pressure Safety Inspectors licensed in Massachusetts, and has been approved using the following codes and standards: NFPA 1, Ch. 38, NFPA 58, NFPA 30, NFPA 33, NFPA 70.

- iii. Attached please also find a certificate of compliance issued by UL LLC.
- iv. Twisted Growers will obtain a field verification from Pressure Safety Inspectors at the time of installation to confirm the equipment is installed in accordance with Engineering Peer Review 201709024 Rev 7.

2. Judging by the equipment list, the room will be more laboratory than manufacturing.

a. I would need to be provided with chemicals present

- b. The chemicals present include: Liquified flammable gases: Butane (29.8lbs/Gal) and Propane (34.1lbs/Gal); Flammable Liquids: Acetone, Ethanol (200 proof), Isopropyl Alcohol, N-Heptane (TOXIC), N-Pentane (TOXIC), Methanol (TOXIC), and Inert Gas: Nitrogen.

i. MAQ's

- 1. In accordance with NFPA 400 Table 5.2.2.1; Control areas located two levels above ground level are limited to 75% of the base Maximum Allowable Quantity (30 gallons Liquid Flammable Gas and 120 gallons Flammable Liquids). A maximum of three control areas is allowed two levels above ground. In light of these parameters, Twisted Growers anticipates that it will store up to 67.5 gallons of liquid flammable gas and 270 gallons of flammable liquid in three separate control areas.

ii. Storage plan

- 1. All Flammable Liquids will be stored at room temperature in approved flammable chemical cabinets; and all gases will be stored in specified control areas. The extraction itself will take place in a UL certified Class 1 Division 1 extraction booth designed by HAL Extraction using the Lunatech.IO extractor.

iii. Hazardous properties if applicable

- 1. All chemicals listed above are flammable and irritants (to skin and lungs). Attached please find the SDS for the three toxic compounds N-Heptane, N-Pentane, and Methanol.

Please let us know if you have any questions or concerns.

Best,
Meg Nash

Meg Nash

Senior Associate Attorney

Vicente Sederberg LLP

Main: 617-934-2121

Direct Dial: 617-752-7683

m.nash@vicentesederberg.com

VicenteSederberg.com

[Confidentiality Notice](#)

From: "Michael P. O'Brien, Fire Chief" <mobrien@lakevillema.org>

Date: Friday, April 16, 2021 at 9:39 AM

To: Rebecca Rutenberg <rebecca@vicentesederberg.com>

Cc: Phillip Silverman <philsilverman@vicentesederberg.com>, John Olivieri <jmolivieri@jkoinsurance.com>

Subject: Re: Twisted Growers LLC - Special Permit Modification

Good morning,

I emailing to request additional information about the plan to add extraction to the Twisted Grower's operation. This information may have been provided previously and I apologize if it has been.

2. Method of extraction

- a. The use of butane will compel me to mandate a code review by an approved fire protection engineer.
- b. The use of CO2 will require a plan for air quality monitoring and interconnection with the fire alarm system.
 - i. I have been involved with incidents where the use of CO2 displaced oxygen to dangerous levels.

3. Judging by the equipment list, the room will be more laboratory than manufacturing.

- a. I would need to be provided with chemicals present
 - i. MAQ's

- ii. Storage plan
- iii. Hazardous properties if applicable

When this information is provided, I will provide comment to the ZBA on the plan.

Thank you,

Michael P. O'Brien

Fire Chief
Lakeville Fire Department

346 Bedford Street
Lakeville, MA 02347

PH 508-947-4121

From: Rebecca Rutenberg <rebecca@vicentesederberg.com>

Sent: Wednesday, March 31, 2021 1:54 PM

To: Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>

Cc: Phillip Silverman <philsilverman@vicentesederberg.com>

Subject: Twisted Growers LLC - Special Permit Modification

Chief O'Brien,

I hope this message finds you well.

I am reaching out on behalf of Attorney Phil Silverman relative to Twisted Growers LLC's application to modify its existing Special Permit to operate a Marijuana Cultivation Facility at 415 Millennium Circle in Lakeville. Twisted Growers is seeking to incorporate product manufacturing operations at the site and has submitted an amendment to incorporate this use to its previously approved floor plan. Based on past interactions our firm has had with the Zoning Board of Appeals, we understand that the Board is eager for you to review any proposed plans so we wanted to preemptively send the files over for your review.

Please let me know if we can provide additional information and do not hesitate to reach out should you have any questions. We appreciate your assistance.

Best,

Becca

--

Rebecca Rutenberg
Director of Strategic Affairs

Vicente Sederberg LLP
2 Seaport Ln., 11th Floor
Boston, MA 02210
Cell: 610-675-5958
Rebecca@VicenteSederberg.com
VicenteSederberg.com

[Confidentiality Notice](#)

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PRODUCT MANUFACTURING SAFETY PLAN

In accordance with 935 CMR 500.105(3)(c), Twisted Growers LLC (“Twisted Growers”) will ensure that all edible products will be prepared, handled and stored in compliance with the sanitation requirements in 105 CMR 590.000: *State sanitary code chapter X: Minimum Sanitation Standards for Food Establishments*.

Agent Hygiene Practices

Twisted Growers agents will follow thorough hygienic practices and will maintain adequate personal cleanliness. All Twisted Growers agents will wash their hands thoroughly before starting work, and at any other time when hands may have become soiled or contaminated. Hand-washing facilities will be placed conveniently within the Twisted Growers facility and will be equipped with running water, effective hand-cleaning and sanitizing preparations, suitable drying devices, and sufficient storage for all cleaning and sanitation materials. All Twisted Growers agents will also wear food grade disposable gloves when handling marijuana and in the creation of marijuana products.

Any agent who, by medical examination or supervisory observation, is shown to have, or appears to have, an illness, open lesion (e.g., boils, sores, infected wounds), or any other abnormal source of microbial contamination for which there is a reasonable possibility of contact with cannabis shall be excluded from any operations that may be expected to result in microbial contamination until the condition is corrected.

Food Material Practices

Food material used in the preparation of marijuana products will be acquired from an approved source. Any and all materials used in the production of marijuana products that can support the rapid growth of undesirable microorganisms will be stored in a manner that prevents the growth of such microorganisms, such as proper refrigeration or other appropriate storage. All thermometers used in the storage and preparation of marijuana products will be tested regularly to ensure accuracy. All food products will be properly stored in their original containers and will be properly labeled. Only approved food additives will be used. Marijuana products and food products used in the production of marijuana products will be maintained in good condition and will be unadulterated.

Food Contact Surface Sanitation Practices

The Company recognizes the importance of properly washing, rinsing, and sanitizing food preparation equipment, utensils, and all surfaces that come into contact with food to reduce the number of bacteria, prevent the spread of bacteria, and eliminate the possibility of cross-contamination. Twisted Growers will institute the following sanitation procedures in its commercial kitchen:

- Sanitizing solution should be used in the kitchen and other areas to sanitize food contact surfaces and utensils prior to use.
- All surfaces that come into contact with food will be washed, rinsed, and sanitized after each use, when an agent begins working with another type of food, anytime an agent is interrupted during a task and the tools or items they have been

working with may have become contaminated, or at four-hour intervals if the areas or items are in constant use.

- Sanitizing solution will be stored in buckets or other containers such as a spray bottle and used with wiping cloths to sanitize prep tables, prep sinks, dining room tables, bar area, and working utensils; in the third compartment of a 3-compartment sink to sanitize all dishes that are washed; and use the final rinse in the dish machine to sanitize all dishes that are washed.
 - The chlorine-based solution will be prepared each morning, using the following recipe:

Minimum concentration: 50ppm Range recommended: 50-100ppm. Do not exceed 200 ppm.	Amount needed per unit of water		
	per 2 quarts	per gallon	per 12 gallons
Use provided test strips. Check the temperature of the water for recommend temperature of 75-120 degrees Fahrenheit.	½ tsp.	1 tsp.	1/4 cup

- The sanitizing solution will be measured, tested, and placed into red sanitization bins and used to wipe down surfaces that will then air-dry.
- The third bay in the bay sinks will be filled with the solution, in order to soak utensils, cookware and labware, for a minimum of one (1) minute, and will air-dry.
- Agents will ensure that all wiping cloths are soaked with sanitizer when cleaning food contact surfaces (like cutting boards, prep tables, slicers, etc.) and stored in sanitizer when not in use.
- Sanitizer buckets will be set up at all times in areas where food is being handled. Agents will check sanitizer solutions frequently to ensure that they are at the correct concentration, using the proper test strips for the type of sanitizing chemical that they are using.
- Sanitizer solutions will be changed as needed to properly sanitize food contact surfaces.

- Cleaning of all equipment, work surfaces, laboratory glassware and kitchen cookware can be challenging given the non-aqueous nature of cannabis concentrate. Often, strong solvents such as acetone must be used to chemically dissolve hard-to-clean cannabis concentrate. When acetone is used to clean surfaces, a solvent respirator must be worn to prevent inhalation of fumes. When acetone is used to clean lab glass and utensils, soaking must be done under the fume hood located in the Twisted Growers facility, at all times. Used solvent will be disposed of in the provided solvent-waste bin, which is only to be removed by a chemical waste disposal professional.
- Equipment and utensils utilized in the Twisted Growers facility be so designed and of such material and workmanship as to be adequately cleanable.

Training

All agents will complete mandatory safety training sessions. Twisted Growers agents and Twisted Growers management will have the following responsibilities when it comes to health and safety:

- Twisted Growers Management:
 - Ensure the health and safety of all agents.
 - Correct any workplace conditions that are hazardous to the health and safety of agents.
 - Inform agents about any remaining hazards.
 - Make copies of the OSHA Regulations and any workers compensation requirements available by posting throughout the facility.
 - Ensure agents know their rights and responsibilities under OSHA Regulations and the Commission’s requirements and that they comply with them.
 - Provide and maintain protective devices, equipment, and clothing, and ensure that agents use them.
 - Provide agents with education, supervision, and training specific to equipment.
 - Perform ongoing reviews and updates to policies and procedures as needed.
- Twisted Growers Agents:
 - Take care to protect health and safety and the health and safety of others who may be affected by individual actions.
 - Comply with all regulations and other legal requirements.
 - Follow established safe work procedures.
 - Use the required personal protective equipment.
 - Refrain from horseplay or similar conduct that may endanger others.
 - Ensure individual ability to work safely is not impaired by drugs or alcohol.
 - Report accidents and other incidents (including near misses) to the manager on duty.
 - Report the following to the manager on duty:
 - A hazard that might endanger Twisted Growers agents;
 - A problem with personal protective equipment or clothing; or

- Any suggestions to improve workplace safety.

Cleanliness & Sanitation Training:

Twisted Growers will combine its existing successful agent training program, supplemented with Commission rules and cannabis specific training to provide exhaustive training curricula to all agents. Twisted Growers' training will include USDA Good Handling Practices and Quality Systems, FDA Current Good Manufacturing Practices, and sickness or illness policies. Agents who handle cannabis will receive hygiene training with specific attention to preventing microbial contamination. All employees will receive, at a minimum, the following quality assurance and contamination prevention training:

- USDA Good Handling Practices and Quality Systems, including but not limited to 21 CFR part 110.
- Product care, inspection, and maintenance techniques.
- Company policies which prohibit employees showing signs of illness, open wounds, sores, or skin infections from handling cannabis or materials that come into contact with cannabis.
- Hygiene training for employees who handle cannabis with specific attention to preventing microbial contamination.
- Handwashing requirements, including washing hands with soap and hot water before beginning work, after using the bathroom, and after meal breaks.
- Quality assurance procedures and consequences of failing to follow the company's established processes; and
- ServSafe certification training.

Twisted Growers Lab and Production Agent Health and Safety Program

Twisted Growers has identified eight basic components which have been identified to help prevent accidents and injuries from happening in the Twisted Growers facility, as well as to help deal effectively with any incidents that do occur. These components are:

- Hazard Identification & Risk Control—determine which hazards are present in the workplace and take steps to eliminate or minimize such hazard.
- Safe Work Procedures:
 - Dealing with wet surfaces;
 - Wearing proper personal protective equipment and clothing;
 - Handling solvents with use of protective gloves and proper ventilation; and
 - Using proper body mechanics when lifting heavy objects.
- Orientation, Education, Training & Supervision—properly prepare agents for job duties and ensure policies and procedures are consistently followed.
- Safety Inspections—regular safety inspections throughout the Twisted Growers facility, which will help identify workplace hazards so that they can be eliminated or controlled.
- Incident Investigation—determine cause of accident or injury and implement preventive measures.
- Health and Safety Meetings—regular meetings to provide an opportunity for agents and managers to communicate any concerns about health and safety.

- First Aid—determine what level of first aid is necessary on-site.
- Records & Statistics—maintain documentation to help identify recurring problems and ensure that hazardous conditions are corrected.

An annual Health and Safety Program review will be carried out to address current concerns.

When selling or otherwise transferring marijuana to another marijuana establishment Twisted Growers will provide documentation of its compliance with the testing requirements of 935 CMR 500.160: *Testing of Marijuana and Marijuana Products*, and standards established by the Commission for the conditions, including time and temperature controls, necessary to protect marijuana products against physical, chemical, and microbial contamination as well as against deterioration of finished products during storage and transportation.

TWISTED GROWERS

415 MILLENNIUM CIRCLE
LAKEVILLE, MA

SCHEMATIC DESIGN

02/01/2020

2WR # D20-280



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F. (720) 258-4782

TWISTED GROWERS

415 MILLENNIUM CIRCLE
LAKEVILLE, MA

INDEX TO DRAWINGS

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GENERAL		ARCHITECTURAL				
T1.1	COVER SHEET	D1.1	FIRST FLOOR DEMOLITION PLAN			
T1.3	GENERAL NOTES & LEGENDS	D1.2	SECOND FLOOR DEMOLITION PLAN			
T1.4	WALL TYPES	A1.1	FIRST FLOOR PLAN			
		A1.2	SECOND FLOOR PLAN			
		A4.1	EXTERIOR ELEVATIONS			

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COVER SHEET

Sheet Number
T1.1

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415 MILLENNIUM CIRCLE
LAKEVILLE, MA

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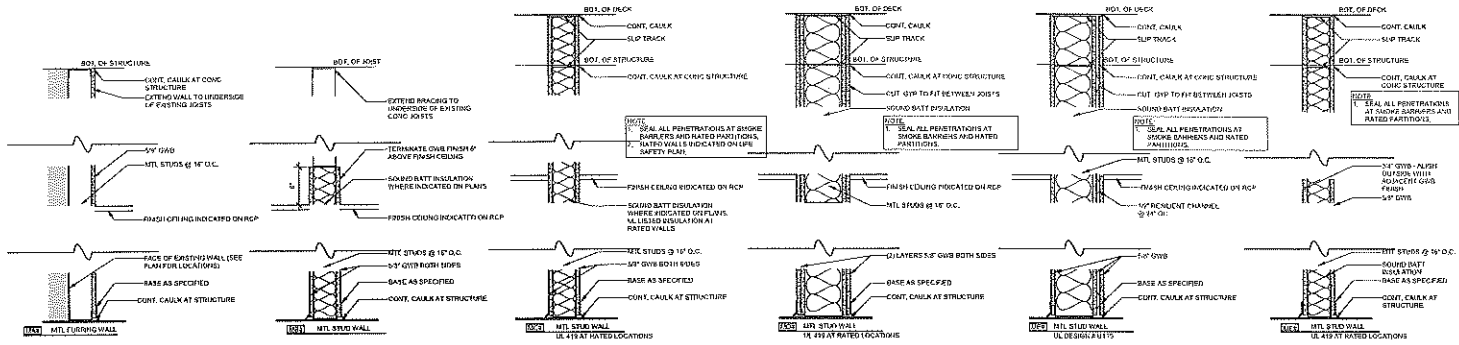
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WALL TYPES

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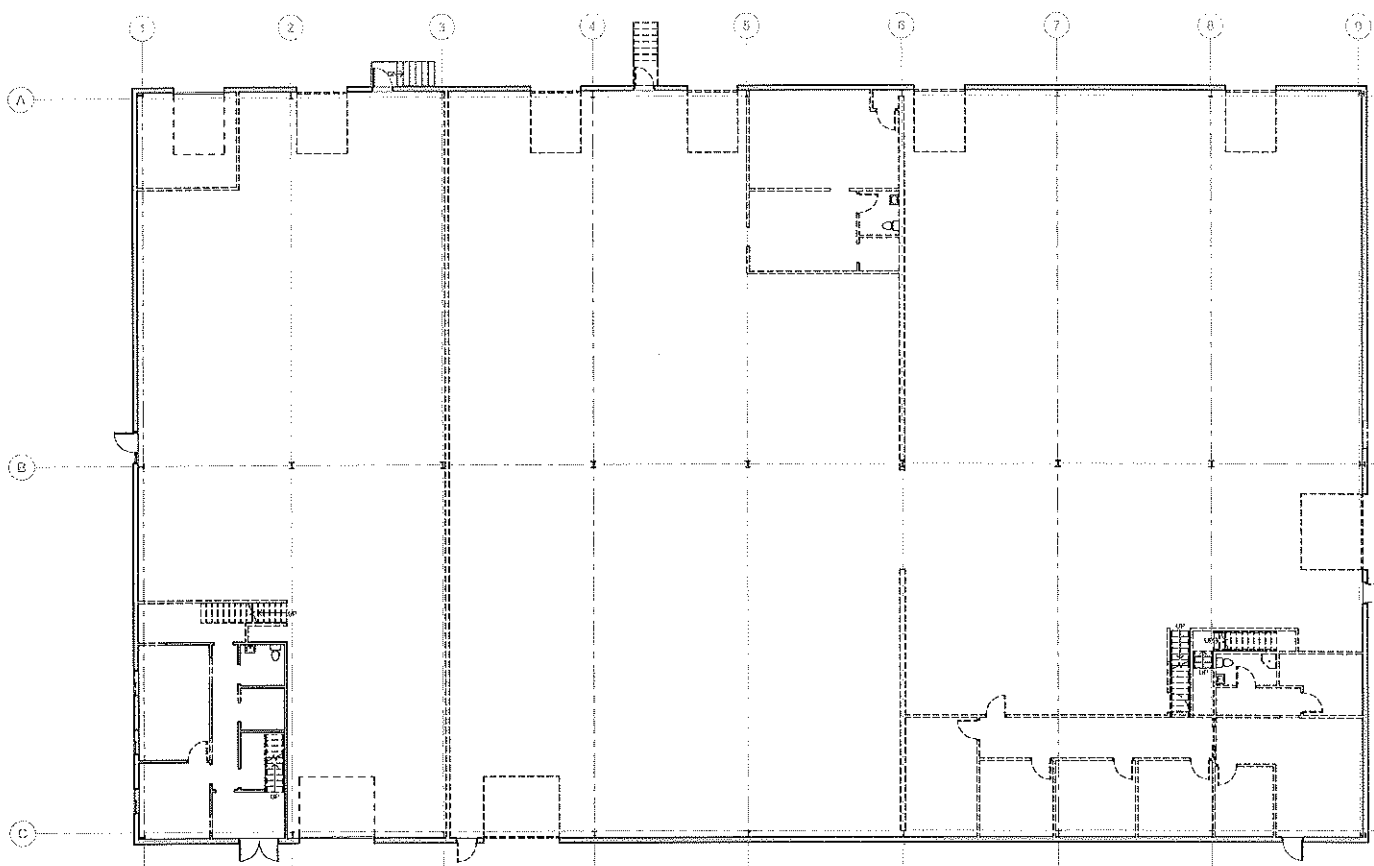
T1.4



1 METAL WALL TYPES
T1.4
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1 DEMO FIRST FLOOR PLAN
D1.1 SCALE: 1/8" = 1'-0"

DEMO LEGEND

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GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2013 EDITION OF IBC AND STANDARDS FOR SAFETY-RELATED CONSTRUCTION, ALTERATION AND DEMOLITION SPECIFICATIONS.
2. CONTRACTOR SHALL COORDINATE SCOPE AND SEQUENCE OF DEMOLITION WITH PHASES OF CONSTRUCTION AGREED TO WITH OWNER AND ARCHITECT. COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION DRAWINGS.
3. THE CONTRACTOR SHALL PREPARE ALL NECESSARY CERTIFICATES OF INSURANCE, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE AND MAINTAIN ALL SIGNS REQUIRED BY ANY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS POSITIVE APPROVAL AND REGULARLY SUPPORTED BY EITHER TEMPORARY BRACING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND PRESENCE OF THE REMAINING STRUCTURE.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE REINFORCING PROTECTION FOR THE EXISTING REINFORCED CONCRETE BEAMS, COLUMNS AND WALLS. ALL OPENINGS IN ANY WALL OR FLOOR SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO DEMOLITION. DIMENSIONS INDICATED ON DEMOLITION PLAN AND FOR RECORD ARE FINAL.
7. CONTRACTOR SHALL COORDINATE EXTENT OF DEMOLITION WITH OTHER DRAWINGS TO ENSURE THAT ALL WORK IS COMPLETED PRIOR TO PROCEEDING WITH DEMOLITION BEYOND THE POINT OF A COMPLETE.
8. CONTRACTOR SHALL LEAVE OR ALL OPERATIONS OF DEMOLITION AND REMOVAL NOTICED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND MAINTAIN A SYSTEMATIC MANNER.
9. DEMOLITION DRAWINGS AND NOTATIONS ARE GENERAL IN NATURE. PRIOR TO BEGINNING THE WORK, CONTRACTOR SHALL PERFORM A FIELD VISUAL INSPECTION AND MAKE FIELD MEASUREMENTS TO ASCERTAIN THE EXTENT AND QUANTITY OF WORK TO BE PERFORMED.
10. THE CONTRACTOR SHALL PROVIDE BARRIERS AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SIGNING AND BRACING AS REQUIRED BY ALL APPLICABLE CODES.
11. ALL ADJACENT PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER ALL APPLICABLE CODES.
12. CONTACT ARCHITECT IMMEDIATELY IF DURING THE COURSE OF DEMOLITION, CONDITIONS ARE DISCOVERED WHICH THE EXTENT OR NATURE OF DEMOLITION INDICATED IN THE CONTRACT DOCUMENTS IS UNUSUAL. DO NOT PROCEED WITH DEMOLITION IN THESE AREAS UNTIL THE SCOPE AND CLASSIFICATION IS GIVEN BY ARCHITECT.
13. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS IF REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
14. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE WORK PROCEEDS. THE SITE SHALL BE LEFT BROOKLESS AT THE COMPLETION OF THE DEMOLITION.
15. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, AND STRUCTURAL SHEETS FOR IDENTIFICATION OF ITEMS RELATED TO EACH TRADE. ALL EXISTING PENETRATIONS FOR RISE AND DRAIN SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED IN THESE SHEETS. ALL PENETRATIONS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED.
16. THE EXISTING WALLS ARE FINISHED TO INSIDE SURFACE. REPAIRS TO MATCH ADJACENT CONSTRUCTION AND PROVIDE SMOOTH, EVEN SURFACES AT JAWS OF NEW OPENINGS.

KEYED DEMOLITION NOTES

- A TYPE YOUR NOTE HERE
- B TYPE YOUR NOTE HERE



11 RIMM STREET
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TWISTED GROWERS

416 MILLENBURN CIRCLE
LAKEVILLE, MA

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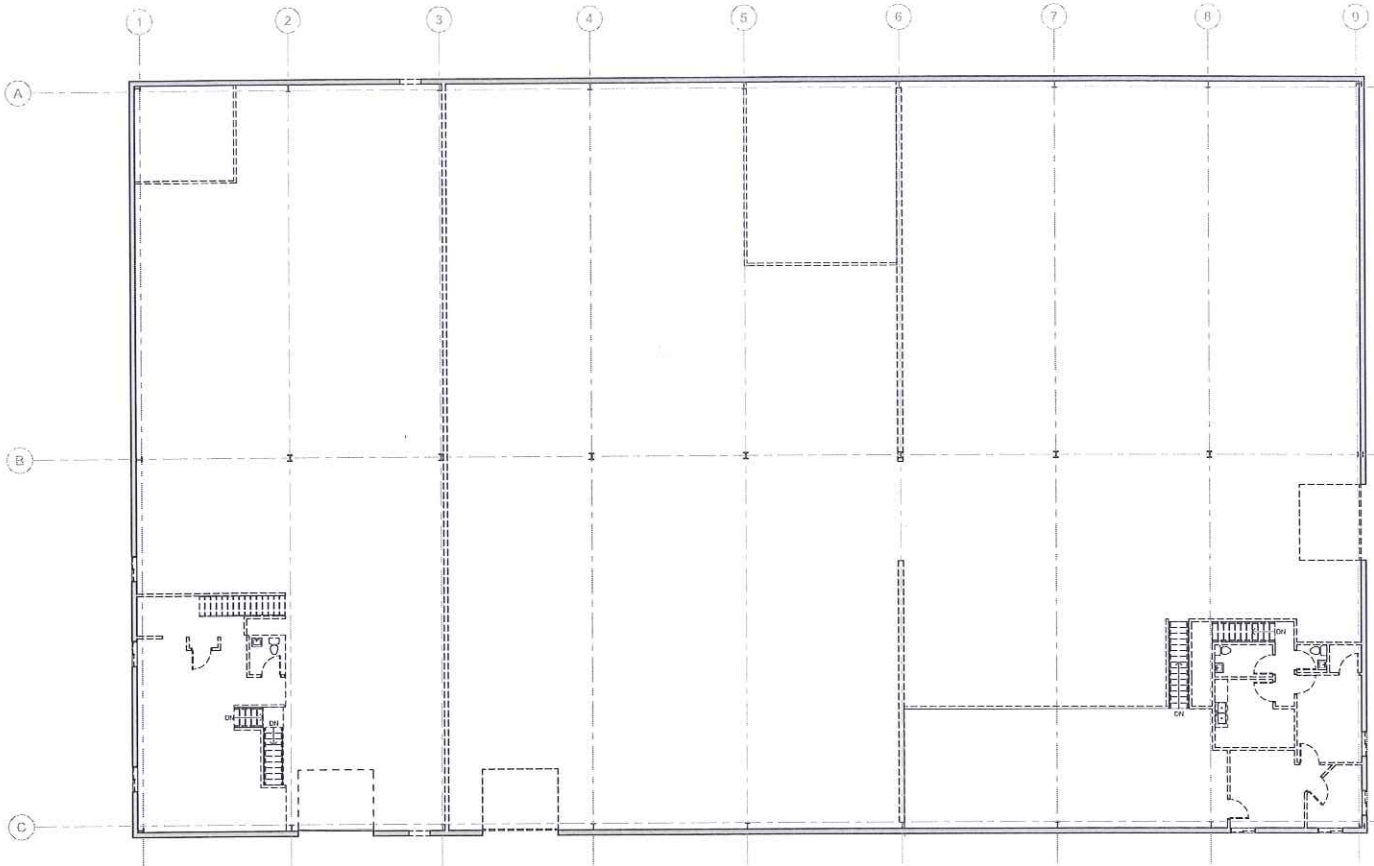
FIRST FLOOR DEMOLITION PLAN

Sheet Number

D1.1

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1 DEMO SECOND FLOOR PLAN
D1.2
SCALE: 1/8" = 1'-0"

DEMO LEGEND

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2013 EDITION OF IBC AS WELL AS STANDARDS FOR SURROUNDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.
2. CONTRACTOR SHALL COORDINATE SEQUENCE OF DEMOLITION WITH PHASES OF CONSTRUCTION AS ISSUED TO OWNER AND ARCHITECT. COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION DRAWINGS.
3. THE CONTRACTOR SHALL FULFILL ALL NECESSARY CERTIFICATES OF INSURANCE, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ACCURATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO DEMOLITION. DIMENSIONS INDICATED ON DEMOLITION PLAN ARE FOR REFERENCE ONLY.
7. CONTRACTOR SHALL COORDINATE EXTENT OF DEMOLITION WITH OTHER DRAWINGS IN THIS SET, NOT BY ARCHITECT PRIOR TO PROCEEDING WITH DEMOLITION IN CASE OF A CONFLICT.
8. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY IN A SYSTEMATIC MANNER.
9. DEMOLITION DRAWINGS AND NOTATIONS ARE GENERAL IN NATURE. PRIOR TO BEGINS THE WORK CONTRACTORS SHALL PERFORM IN FIELD VISUAL INSPECTION AND MAKE FIELD MEASUREMENTS TO ASCERTAIN THE EXTENT AND QUANTITY OF WORK TO BE PERFORMED.
10. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACINGS AS REQUIRED BY ALL APPLICABLE CODES.
11. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER ALL APPLICABLE CODES.
12. CONTACT ARCHITECT IMMEDIATELY IF DURING THE COURSE OF DEMOLITION, CIRCUMSTANCES ARE DISCOVERED BY WHICH THE EXTENT OR NATURE OF DEMOLITION INDICATED BY THE CONTRACT DOCUMENTS IS INADEQUATE. DO NOT PROCEED WITH DEMOLITION IN THESE AREAS UNLESS SPECIFIC CONSTRUCTION IS GIVEN BY ARCHITECT.
13. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE, AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
14. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND THE JURISDICTION. THE SITE SHALL BE LEFT DISCOMBINED AT THE COMPLETION OF THE DEMOLITION.
15. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, COOL, AND STRUCTURAL SCHEDULES FOR BUILDING SYSTEMS NOT BEING RE-USED. ALL EXISTING PENETRATIONS FOR BUILDING SYSTEMS NOT BEING RE-USED SHALL BE REPAIRS AND HOLE PATCHES TO MATCH ADJACENT CONSTRUCTION.
16. WHERE EXISTING WALLS ARE PARTIALLY DEMOLISHED, FINISH ENDS OF REMAINING WALLS TO MATCH ADJACENT CONSTRUCTION AND PROVIDE SMOOTH, EVEN SURFACES AT JUNCTIONS OF NEW OPENINGS.

KEYED DEMOLITION NOTES

- A THIS YOUR NOTE HERE
- B THIS YOUR NOTE HERE



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TWISTED GROWERS

416 MILLENNIUM CIRCLE
LAKEVILLE, MA

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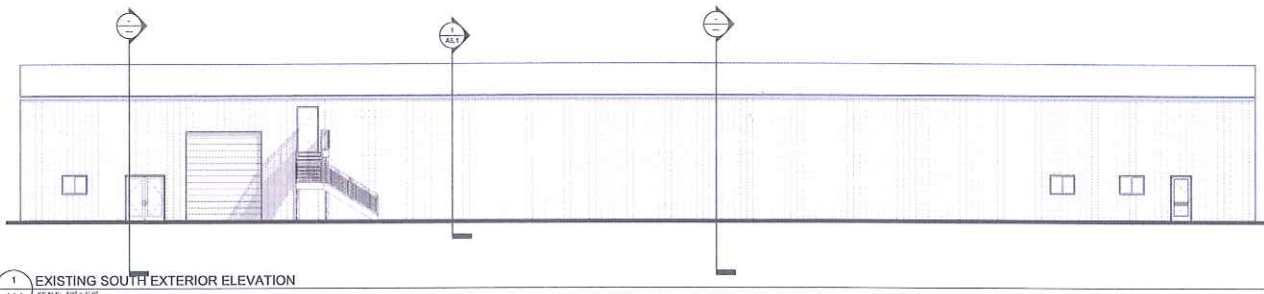
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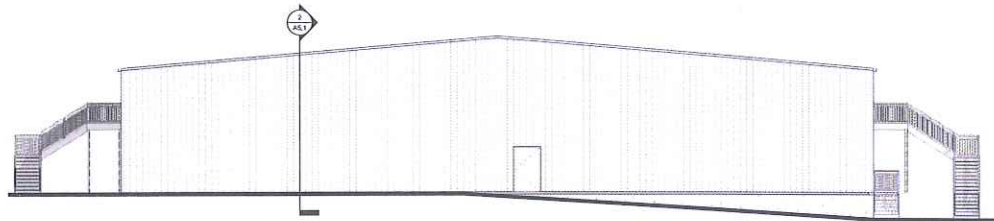
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Sheet Number

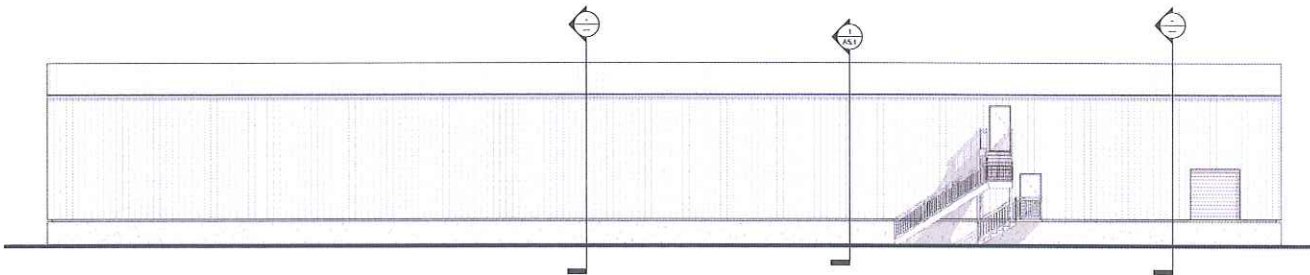
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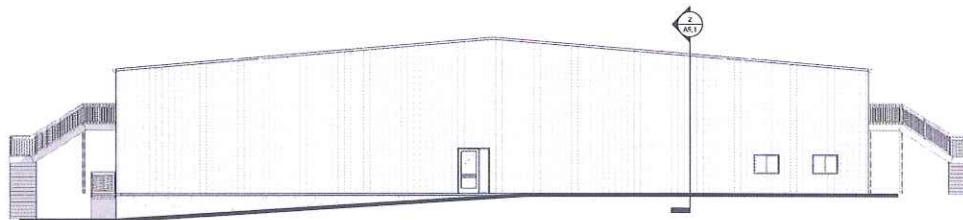
1 EXISTING SOUTH EXTERIOR ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



2 EXISTING EAST EXTERIOR ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



3 EXISTING NORTH EXTERIOR ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



4 EXISTING WEST EXTERIOR ELEVATION
A4.1 SCALE: 1/8" = 1'-0"

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**TWISTED
GROWERS**

415 MILLENNIUM CIRCLE
LAKEVILLE, MA

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Sheet Description
**EXTERIOR
ELEVATIONS**

Sheet Number

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4

3

2

1

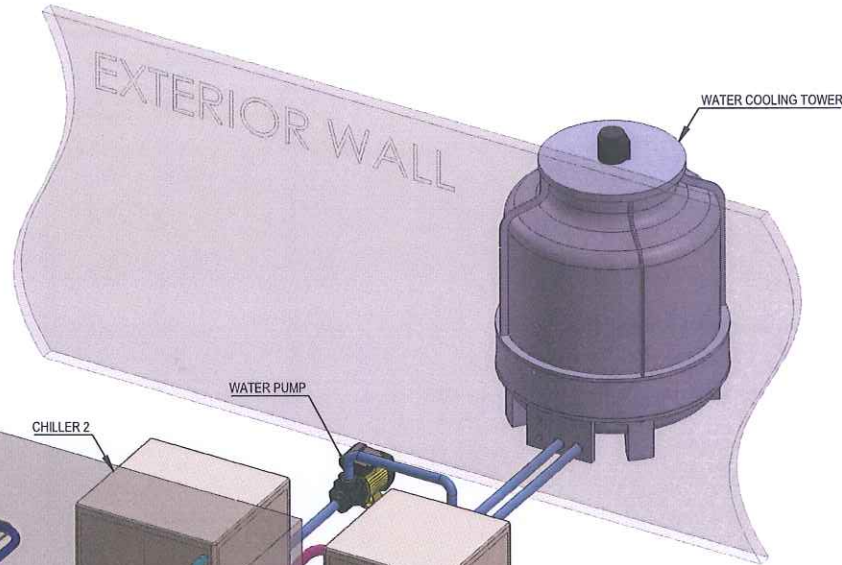
Installation shall be in accordance with ANSINFPFA 70, National Electrical Code (NEC), the International Fire Code, and ANSINFPFA 1, Fire Code, together with the installation instructions.

Use of the IO Extractor is intended to be by personnel trained and qualified by Luna Technologies or their designee, or as otherwise required by the Authority Having Jurisdiction (AHJ). Such persons who are to be engaged in, and have responsibility for, proper operation are intended to be experienced in such work, and to be familiar with all safety precautions.

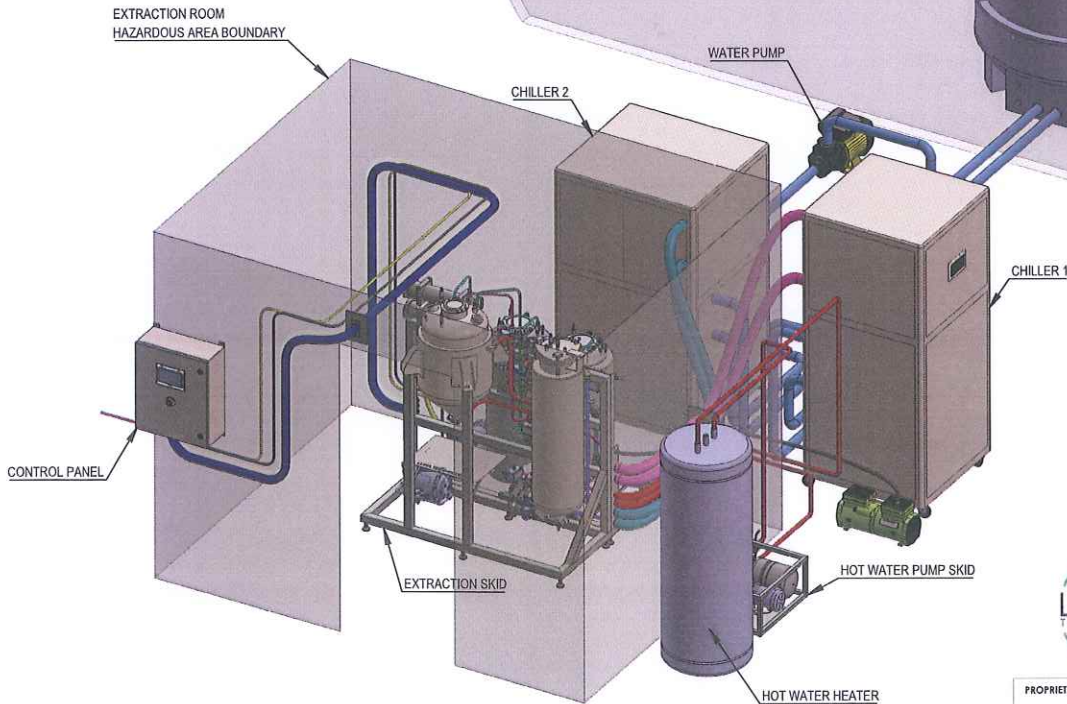
It is the responsibility of the Authority Having Jurisdiction (AHJ) to verify the suitability of the extractors in the end installation in accordance with all applicable codes, together with the installation instructions.

IO EXTRACTOR INSTALLATION

SHEET NO	TITLE
1	Overview 1
2	Overview 2
3	Architectural Electrical 1
4	Architectural Electrical 2
5	Architectural Fluids
6	Extraction Skid Assembly
7	Control Panel
8	Hot Water Circulation
9	Water Cooling Tower
10	Chillers
11	Penetration bulkheads



EQUIPMENT SCHEDULE			
EQUIPMENT	WEIGHT	VOLTAGE	CURRENT
EXTRACTION SKID	1065LBS	N/A	N/A
CONTROL PANEL	42LBS	120V, 1PH	2A
WATER HEATER	121LBS DRY	240V, 1PH	23A
HOT WATER PUMP	22LBS	120V, 1PH	4.5A
WATER COOLING TOWER	191LBS DRY, 790LBS WET	240V, 1PH	5A
WATER COOLING TOWER PUMP	89LBS	240V, 1PH	11A
CHILLER 1	1036LBS	240V, 3PH	60A
CHILLER 2	838LBS	240V, 3PH	50A
SOLVENT PUMP	SKID MOUNTED	240V, 3PH	3.3A



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 THREE PLACE DECIMAL ±
 INTERPRET GEOMETRIC TOLERANCING PER:
 MATERIAL:
 FINISH:
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COMMENTS:		

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 SIZE DWG. NO. REV
B KJ-02_Install_Assy_REV_1.3
 SCALE: 1:100WEIGHT: SHEET 1 OF 11

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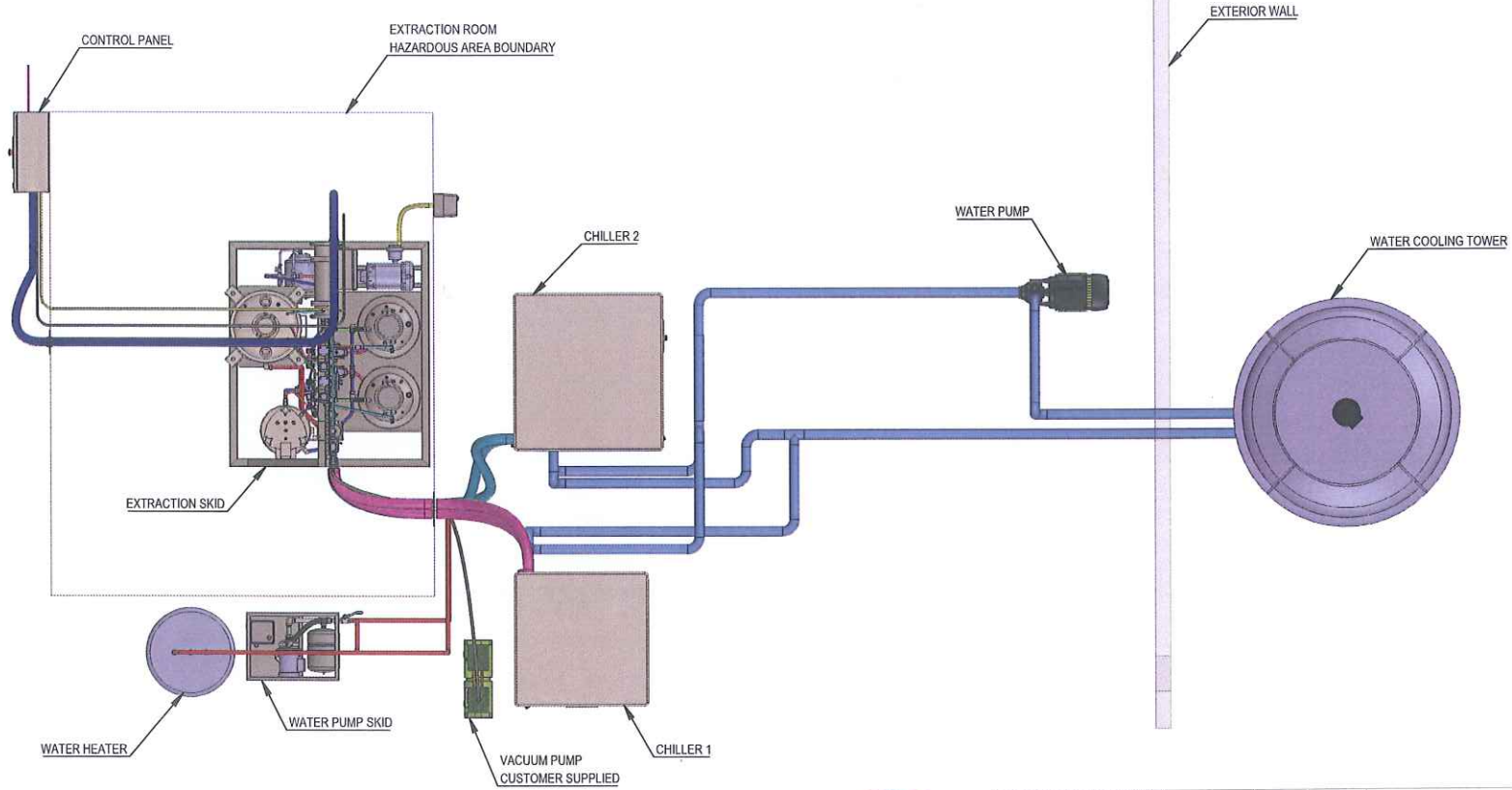
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 TOLERANCES:
 FRACTIONAL ±
 ANGULAR: MACH ± BEND ±
 TWO PLACE DECIMAL ±
 THREE PLACE DECIMAL ±
 INTERPRET GEOMETRIC TOLERANCING PER:
 MATERIAL
 FINISH
 DO NOT SCALE DRAWING

DRAWN	NAME	DATE
COMMENTS:		

LUNA TECHNOLOGIES		
TITLE: OVERVIEW 2		
SIZE	DWG. NO.	REV
B	KJ-02_Install_Assy_REV_1.3	
SCALE: 1:100WEIGHT:		SHEET 2 OF 11

4

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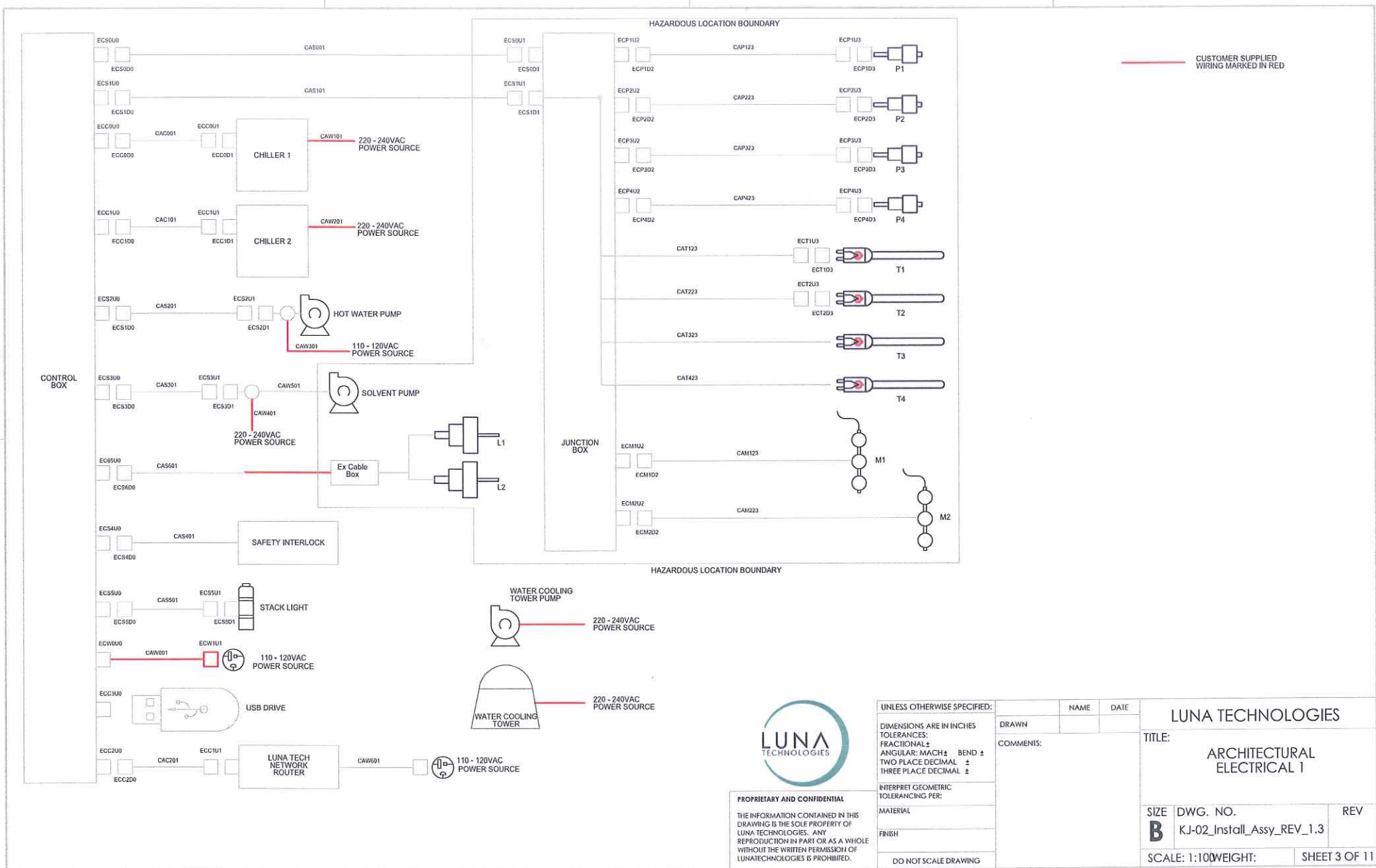
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— CUSTOMER SUPPLIED WIRING MARKED IN RED



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FRACTIONAL ±	
ANGULAR: MACH ±	BEND ±
TWO PLACE DECIMAL ±	
THREE PLACE DECIMAL ±	
INTERPRET GEOMETRIC TOLERANCING PER:	
MATERIAL	
FINISH	
DO NOT SCALE DRAWING	

DRAWN	NAME	DATE
COMMENTS:		

LUNA TECHNOLOGIES		
TITLE: ARCHITECTURAL ELECTRICAL 1		
SIZE	DWG. NO.	REV
B	KJ-02_Install_Assy_REV_1.3	
SCALE: 1:100	WEIGHT:	SHEET 3 OF 11

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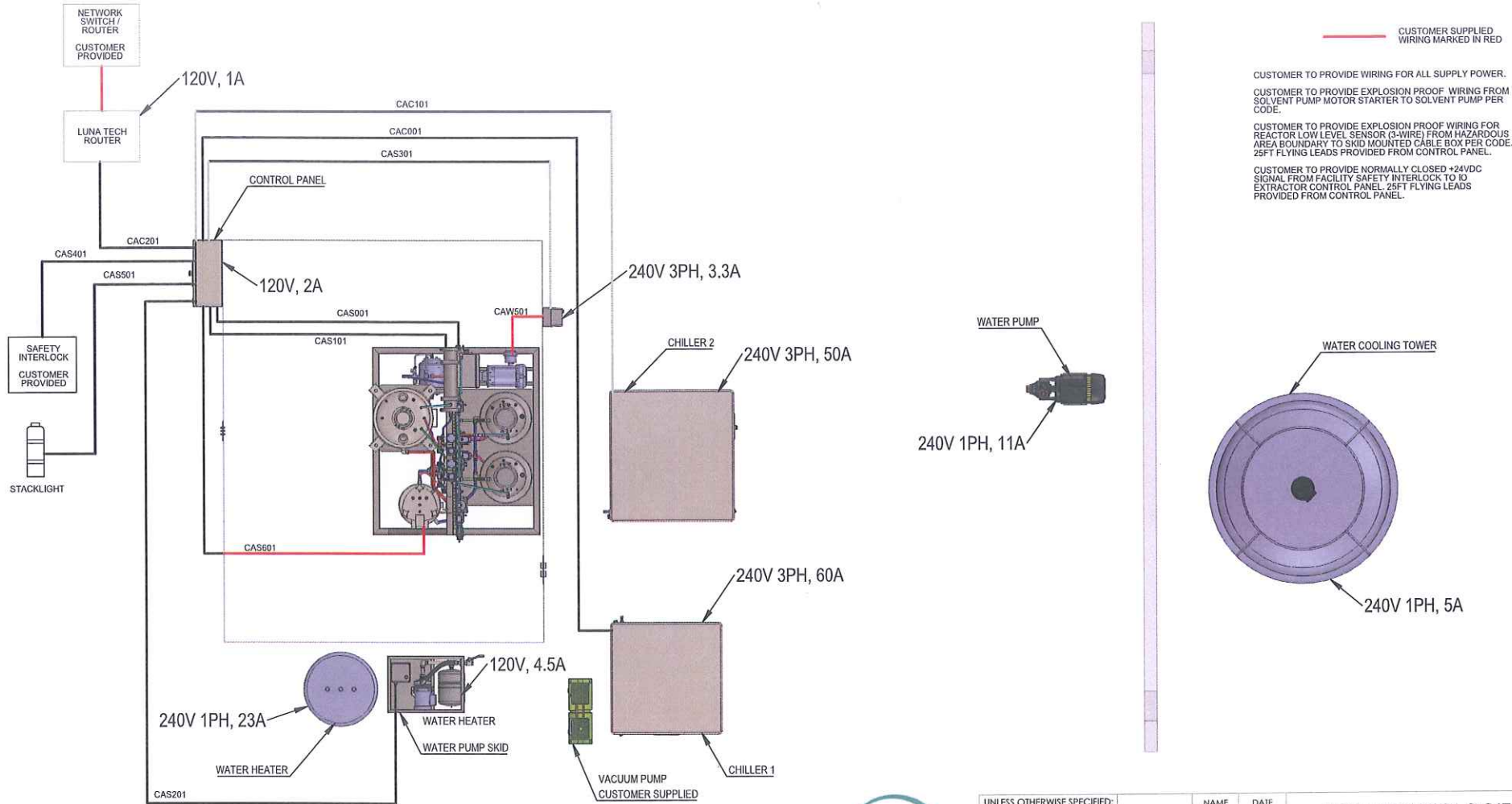
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CUSTOMER SUPPLIED WIRING MARKED IN RED.

CUSTOMER TO PROVIDE WIRING FOR ALL SUPPLY POWER.

CUSTOMER TO PROVIDE EXPLOSION PROOF WIRING FROM SOLVENT PUMP MOTOR STARTER TO SOLVENT PUMP PER CODE.

CUSTOMER TO PROVIDE EXPLOSION PROOF WIRING FOR REACTOR LOW LEVEL SENSOR (3-WIRE) FROM HAZARDOUS AREA BOUNDARY TO SKID MOUNTED CABLE BOX PER CODE. 25FT FLYING LEADS PROVIDED FROM CONTROL PANEL.

CUSTOMER TO PROVIDE NORMALLY CLOSED +24VDC SIGNAL FROM FACILITY SAFETY INTERLOCK TO IO EXTRACTOR CONTROL PANEL. 25FT FLYING LEADS PROVIDED FROM CONTROL PANEL.



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TOLERANCES:

FRACTIONAL: ±

ANGULAR: MACH ± BEND ±

TWO PLACE DECIMAL ±

THREE PLACE DECIMAL ±

INTERPRET GEOMETRIC TOLERANCING PER:

MATERIAL

FINISH

DO NOT SCALE DRAWING

DRAWN	NAME	DATE
COMMENTS:		

LUNA TECHNOLOGIES		
TITLE:		
ARCHITECTURAL ELECTRICAL 2		
SIZE	DWG. NO.	REV
B	KJ-02_Install_Assy_REV_1.3	
SCALE: 1:100WEIGHT:		SHEET 4 OF 11

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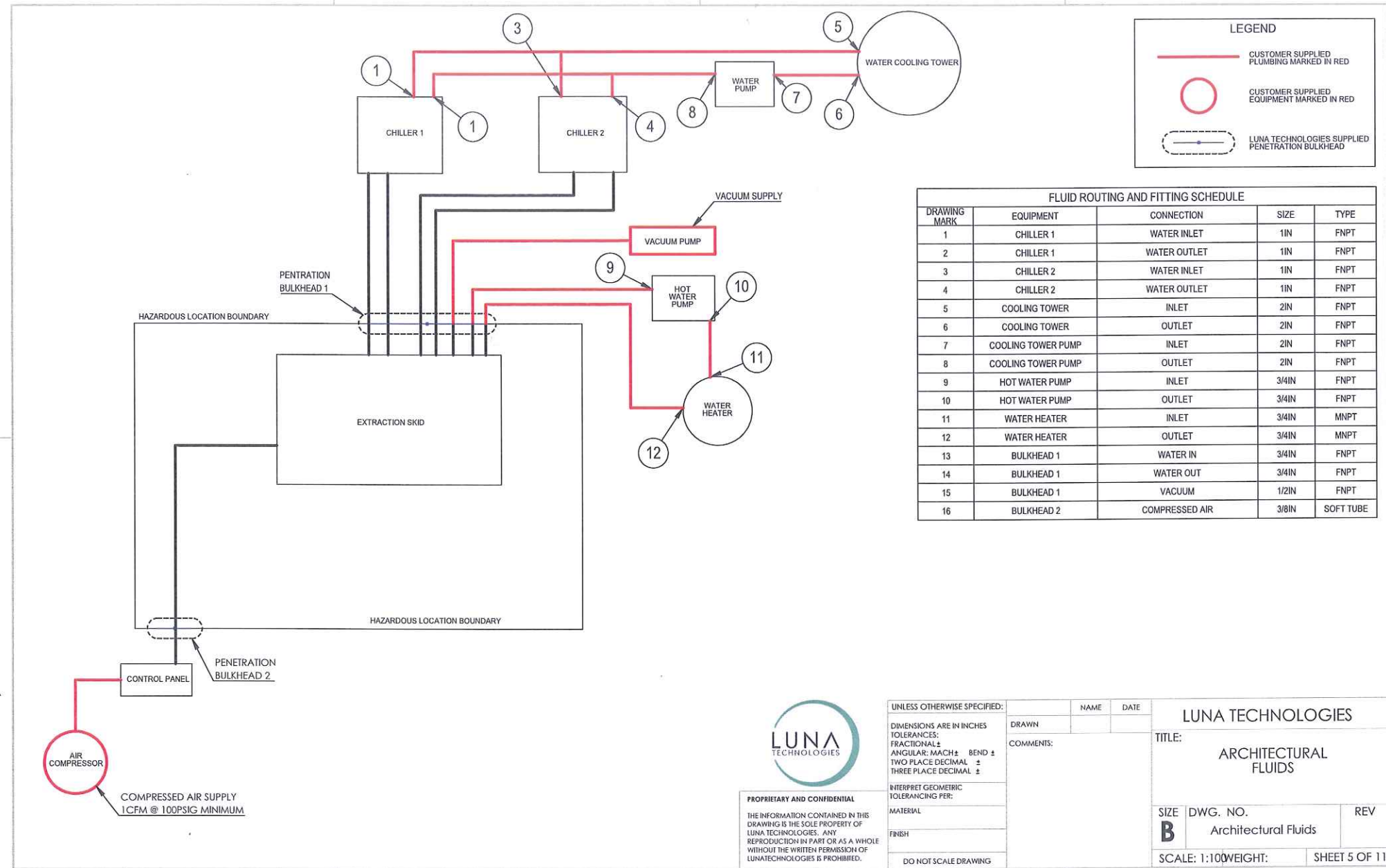
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AIR COMPRESSOR

COMPRESSED AIR SUPPLY 1CFM @ 100PSIG MINIMUM

CONTROL PANEL

PENETRATION BULKHEAD 2

HAZARDOUS LOCATION BOUNDARY

PENETRATION BULKHEAD 1

EXTRACTION SKID

HAZARDOUS LOCATION BOUNDARY

CHILLER 1

CHILLER 2

WATER PUMP

WATER COOLING TOWER

VACUUM PUMP

HOT WATER PUMP

WATER HEATER



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 FRACTIONAL: ±
 ANGULAR: MACH ± BEND ±
 TWO PLACE DECIMAL ±
 THREE PLACE DECIMAL ±

INTERPRET GEOMETRIC TOLERANCING PER:

MATERIAL

FINISH

DO NOT SCALE DRAWING

DRAWN	NAME	DATE
COMMENTS:		

LUNA TECHNOLOGIES		
TITLE: ARCHITECTURAL FLUIDS		
SIZE B	DWG. NO. Architectural Fluids	REV
SCALE: 1:100WEIGHT:		SHEET 5 OF 11

4

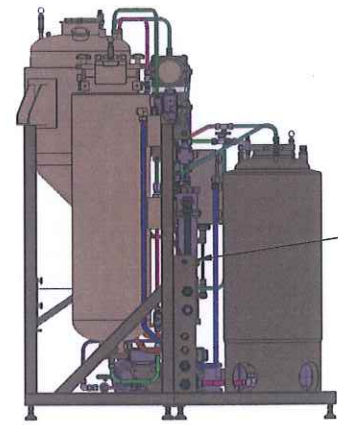
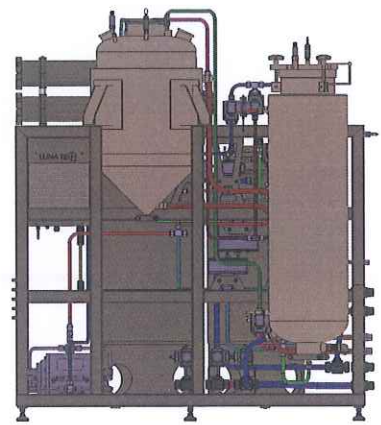
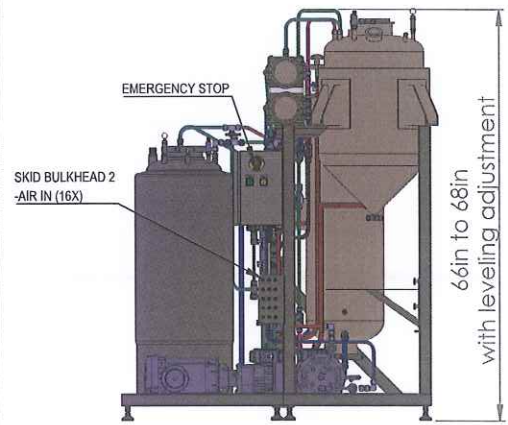
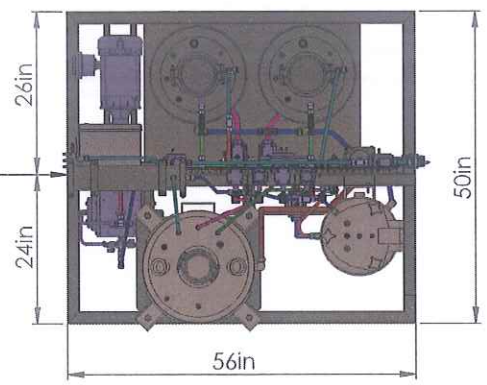
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1

EXTRACTION SKID SPECIFICATIONS	
PROPERTY	VALUE
DRY WEIGHT	1,065 lbm
SOLVENT SUPPLY CAPACITY	127 lbm

FRONT AND BACK SECTIONS OF SKID
CAN BE SEPARATED TO FIT THROUGH
A STANDARD WIDTH DOORWAY



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TOLERANCES:
FRACTIONAL: \pm
ANGULAR: MACH \pm BEND \pm
TWO PLACE DECIMAL \pm
THREE PLACE DECIMAL \pm
INTERPRET GEOMETRIC TOLERANCING PER:
MATERIAL
FINISH
DO NOT SCALE DRAWING

DRAWN	NAME	DATE
COMMENTS:		

LUNA TECHNOLOGIES		
TITLE: EXTRACTION SKID ASSEMBLY		
SIZE B	DWG. NO. KJ-02_Install_Assy_REV_1.3	REV
SCALE: 1:50 WEIGHT:		SHEET 6 OF 11

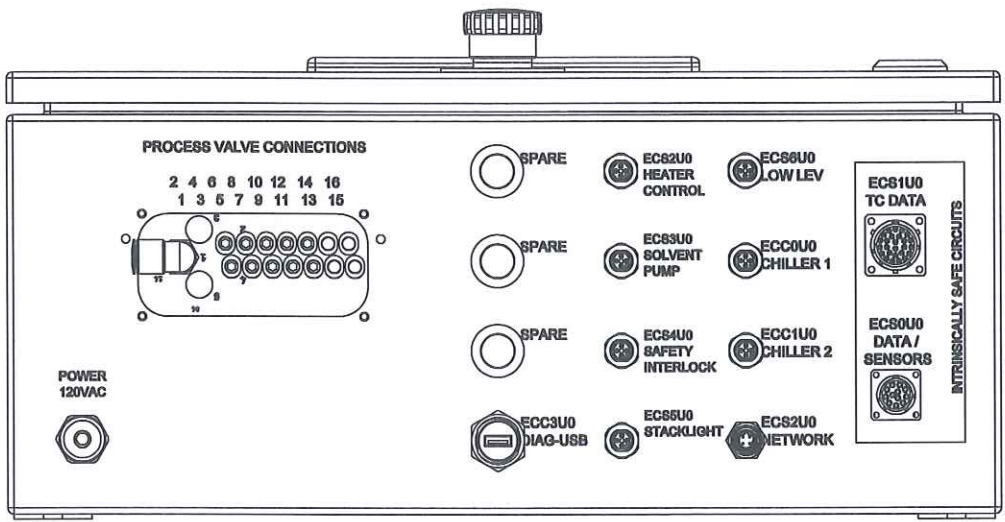
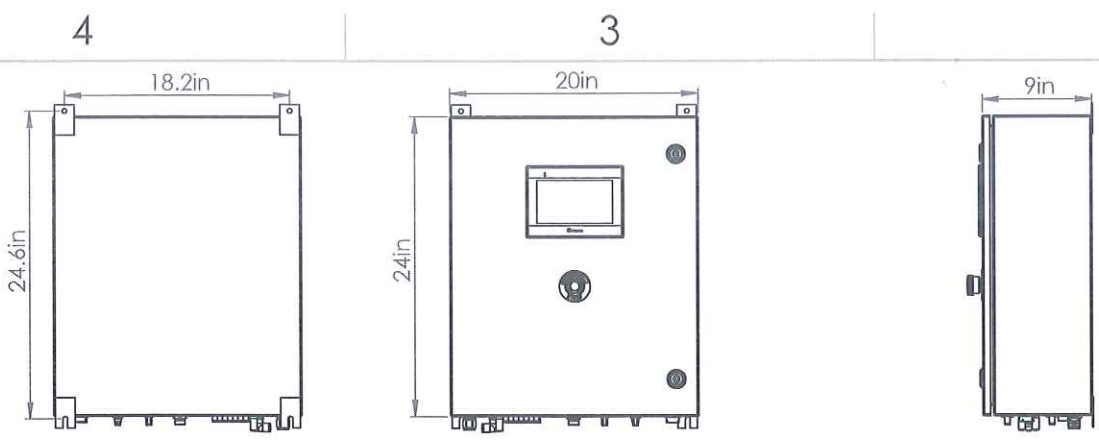
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1

CONTROL PANEL SPECIFICATIONS	
Manufacturer	Prairie Electric
Required Voltage	120 VAC, 60Hz
Amperage	2



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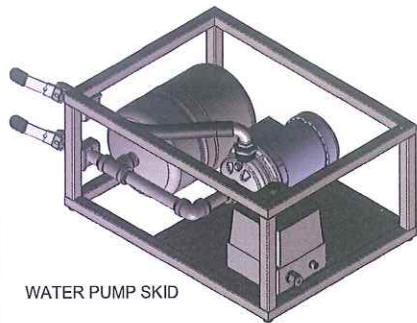
UNLESS OTHERWISE SPECIFIED:	NAME	DATE	LUNA TECHNOLOGIES	
DIMENSIONS ARE IN INCHES	DRAWN		TITLE: CONTROL PANEL	
TOLERANCES:	COMMENTS:		SIZE	DWG. NO.
FRACTIONAL ±			B	KJ-02_Install_Assy_REV_1.3
ANGULAR: MACH ± BEND ±			SCALE: 1:10	WEIGHT:
TWO PLACE DECIMAL ±				SHEET 7 OF 11
THREE PLACE DECIMAL ±				
INTERPRET GEOMETRIC TOLERANCING PER:				
MATERIAL				
FINISH				
NOT DRAWN TO SCALE				

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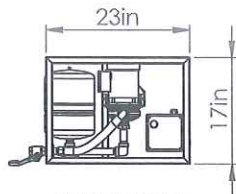
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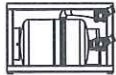
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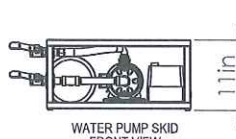
WATER PUMP SKID



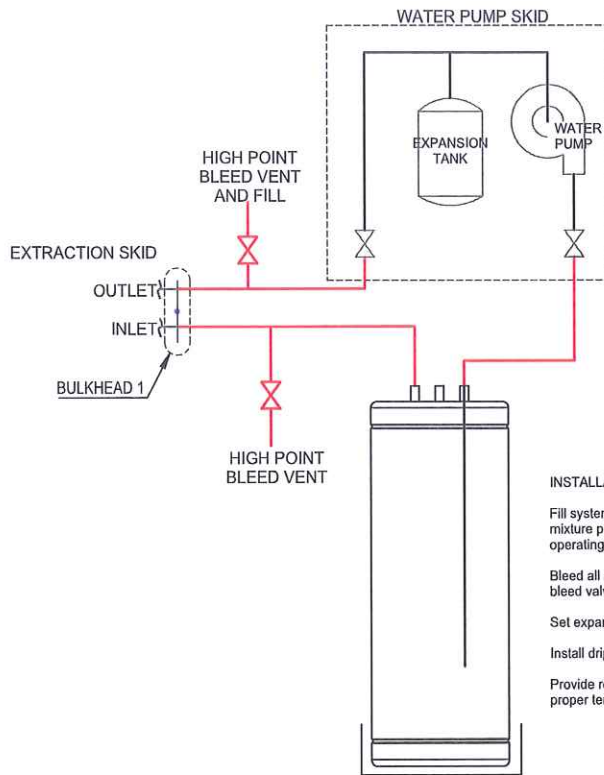
WATER PUMP SKID
TOP VIEW
SCALE 1 : 20



WATER PUMP SKID
SIDE VIEW
SCALE 1 : 20

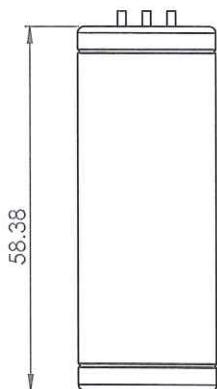


WATER PUMP SKID
FRONT VIEW
SCALE 1 : 20



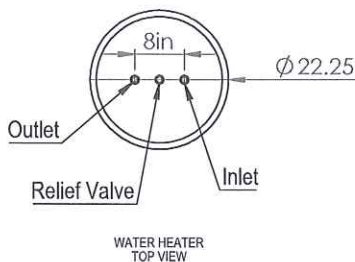
INSTALLATION NOTES:

- Fill system with water and ethylene glycol mixture per desired distillation column operating temperature
- Bleed all air from system using high point bleed valves
- Set expansion tank pressure to 15psig
- Install drip pan
- Provide relief valve discharge pipe with proper termination per code



WATER HEATER

WATER HEATER
FRONT VIEW



WATER HEATER
TOP VIEW

CUSTOMER SUPPLIED
PLUMBING MARKED IN RED

WATER PUMP SKID SPECIFICATIONS	
Weight (lbm)	31
Inlet Connection Size	3/4in FNPT
Outlet Connection Size	3/4in FNPT

WATER PUMP SPECIFICATIONS	
Manufacturer	AMT
Model Number	3201-96
Max Rotational Speed (RPM)	1725
Required Voltage (VAC)	120
Full Load Amps (amps)	4.5
Power (HP)	1/4

WATER HEATER SPECIFICATIONS	
Manufacturer	Rheem
Model Number	XE50T12EC55U1
Product Height (in.)	58.875
Product Diameter (in.)	20.25
Tank Valve Size (in.)	0.75
Water Connection Size (in.)	0.75
Required Voltage (VAC)	240
Amperage (amps)	22.92
Wattage (watts)	5500
Indoor/Outdoor	Indoor
Maximum Temperature (F)	150
Minimum Temperature (F)	90
Rated Tank Capacity (gallons)	45
Nominal Tank Capacity (gallons)	50
Product Weight (lb.)	121



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- THREE PLACE DECIMAL ±
- INTERPRET GEOMETRIC TOLERANCING PER:
- MATERIAL
- FINISH
- NOT DRAWN TO SCALE

NAME	DATE
DRAWN	
COMMENTS:	

LUNA TECHNOLOGIES

TITLE:
WATER HEATER AND PUMP SKID

SIZE	DWG. NO.	REV
B	KJ-02_Install_Assy_REV_1.3	

SCALE: 1:10 WEIGHT: SHEET 8 OF 11

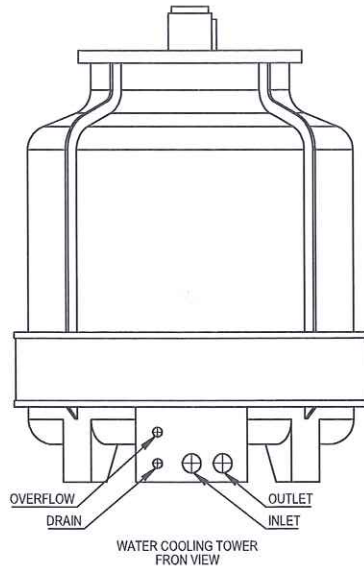
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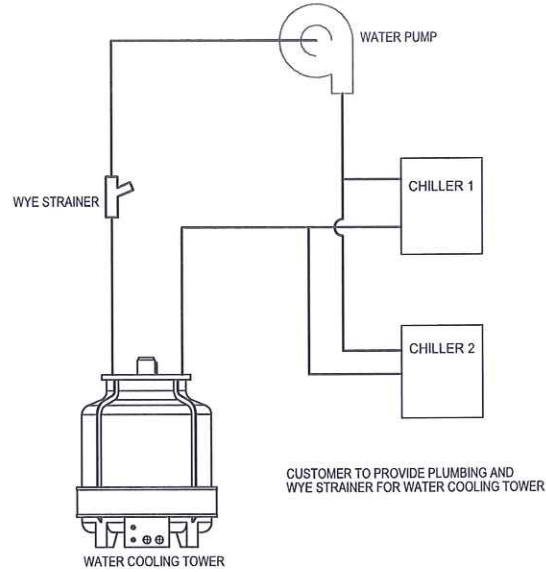
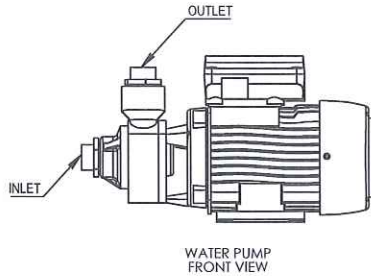
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WATER COOLING TOWER



WATER PUMP



WATER COOLING TOWER SPECIFICATIONS

Manufacturer	Cooling Tower Systems
Model	T-220
Component	Specification
Fan Motor	1/2 HP
Required Voltage	120V / 240V, 1PH, 60Hz
Amperage	10A / 5A
Cooling Capacity	290,000BTH/hr
Air Volume	6,300 CFM
Water Inlet	2in
Water outlet	2in
Tower Diameter	54 3/8in
Tower Height	63in
Operating Weight	719 lbs
Dry Weight	190 lbs
Fland Type	Round, Threaded, Nylon

WATER PUMP

Manufacturer	McMaster-Carr
Model Number	99435K68
Flow Rate @ 30ft of Head	90 GPM
Required Voltage	120VAC / 240VAC, 60Hz
Full Load Amps (amps)	22A / 11A
Inlet	2in
Outlet	2in



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 TWO PLACE DECIMAL ±
 THREE PLACE DECIMAL ±

INTERPRET GEOMETRIC TOLERANCING PER:

MATERIAL

FINISH

NOT DRAWN TO SCALE

NAME DATE

DRAWN

COMMENTS:

LUNA TECHNOLOGIES

TITLE:
 WATER COOLING TOWER AND PUMP

SIZE	DWG. NO.	REV
B	KJ-02_Install_Assy_REV_1.3	

SCALE: 1:50 WEIGHT: SHEET 9 OF 11

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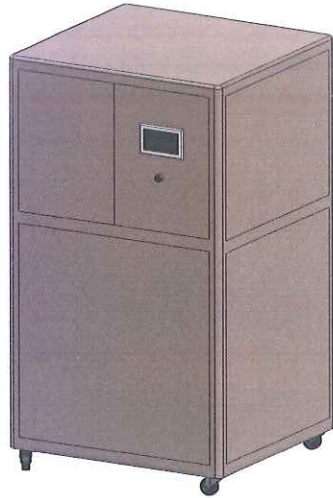
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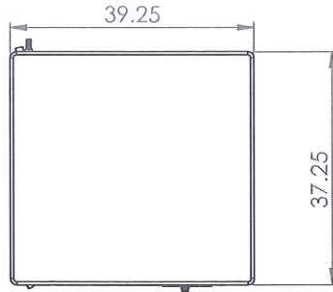
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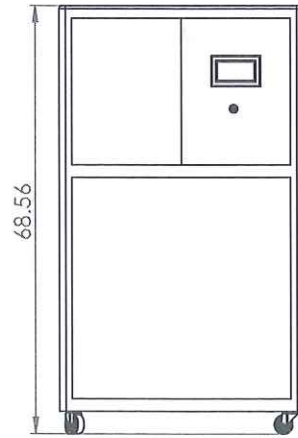


CHILLER 1 / CHILLER 2

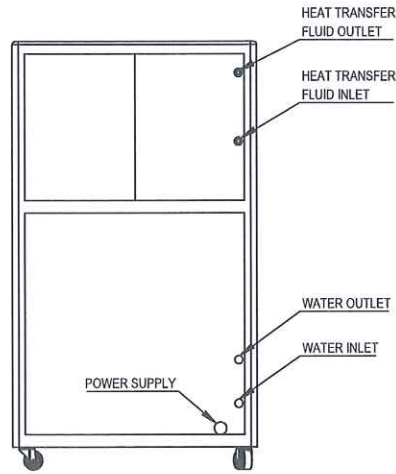
EXTERIOR DIMENSIONS OF CHILLER 1 AND CHILLER 2 ARE THE SAME



CHILLER TOP VIEW



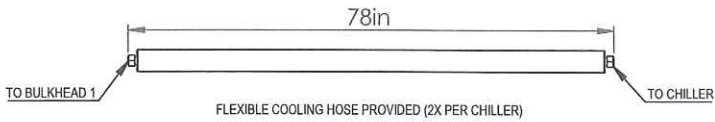
CHILLER FRONT VIEW



CHILLER REAR VIEW

CHILLER 1 SPECIFICATIONS	
Manufacturer	ArcticCTRL
Model	ACTRL-60-11.5
Medium Temperature Range	-80°C to 20°C
Cooling Capacity @ -60°C	6kW
Liquid Storage Capacity	15 gal
Suggested Cooling Medium	Ethyl Alcohol
Refrigerants	
Required Volt Connection (VAC)	240VAC, 3PH, 60Hz
Full Load Amps (amps)	50A
Inlet	1in FNPT
Outlet	1in FNPT
Water Inlet	1in FNPT
Water Outlet	1in FNPT

CHILLER 2 SPECIFICATIONS	
Manufacturer	ArcticCTRL
Model	ACTRL-40-8.7
Medium Temperature Range	-80°C to 20°C
Cooling Capacity @ -60°C	4kW
Liquid Storage Capacity	10 gal
Suggested Cooling Medium	Ethyl Alcohol
Refrigerants	
Required Volt Connection (VAC)	240VAC, 3PH, 60Hz
Full Load Amps (amps)	60A
Inlet	1in FNPT
Outlet	1in FNPT
Water Inlet	1in FNPT
Water Outlet	1in FNPT



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ANGULAR: MACH ± BEND ±
TWO PLACE DECIMAL ±
THREE PLACE DECIMAL ±

INTERPRET GEOMETRIC TOLERANCING PER:

MATERIAL

FINISH

NOT DRAWN TO SCALE

NAME	DATE
DRAWN	
COMMENTS:	

LUNA TECHNOLOGIES

TITLE: PROCESS CHILLERS

SIZE	DWG. NO.	REV
B	KJ-02_Install_Assy_REV_1.3	

SCALE: 1:20; WEIGHT: SHEET 10 OF 11

4

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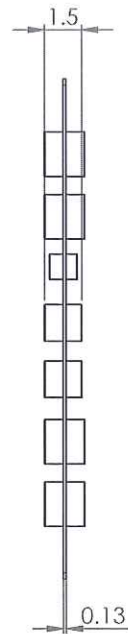
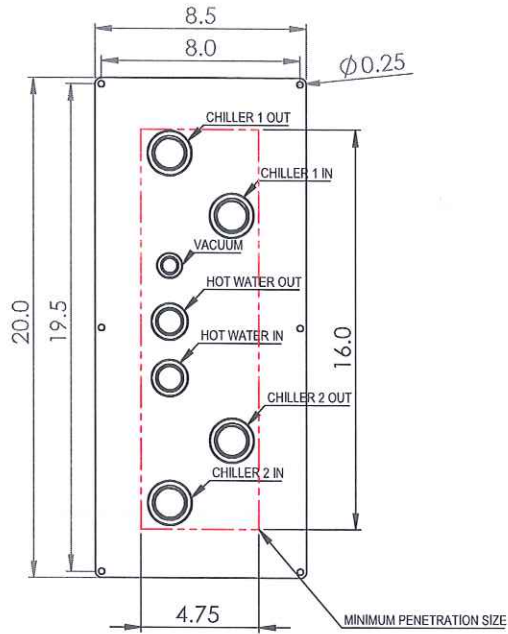
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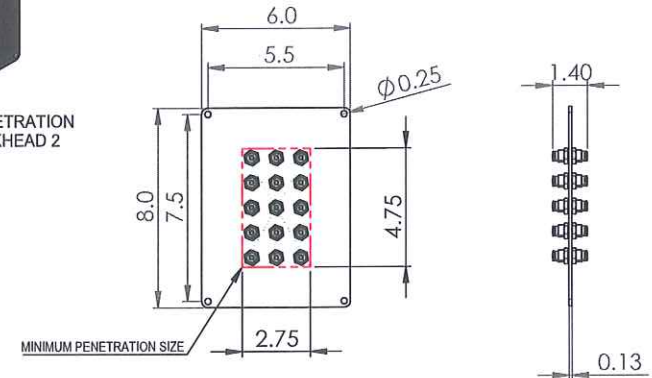
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PENETRATION BULKHEAD 1



PENETRATION BULKHEAD 2



PENETRATION BULKHEAD 1 CONNECTIONS	
DESCRIPTION	SIZE, TYPE
CHILLER 1 OUTLET	1in FNPT
CHILLER 1 INLET	1in FNPT
VACUUM	1/2in FNPT
HOT WATER OUTLET	3/4in FNPT
HOT WATER INLET	3/4in FNPT
CHILLER 2 OUTLET	1in FNPT
CHILLER 2 INLET	1in FNPT

PENETRATION BULKHEAD 2 CONNECTIONS	
DESCRIPTION	SIZE, TYPE
PNEUMATIC VALVE ACTUATORS (16X)	5/32in push-to-connect



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 ANGULAR: MACH ±
 TWO PLACE DECIMAL ±
 THREE PLACE DECIMAL ±
 INTERPRET GEOMETRIC TOLERANCING PER:
 MATERIAL
 FINISH
 NOT DRAWN TO SCALE

NAME	DATE
DRAWN	
COMMENTS:	

LUNA TECHNOLOGIES		
TITLE: PENETRATION BULKHEADS		
SIZE B	DWG. NO. KJ-02_Install_Assy_REV_1.3	REV
SCALE: 1:5	WEIGHT:	SHEET 11 OF 11

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February 9th, 2020

Pat Norris
Luna Technologies
866 N Columbia Blvd.
Portland, OR 97217
(971)337-2314

To Whom it May Concern,

Luna Technologies' IO extractor is 3rd party peer reviewed to comply with applicable state, national, and international codes and requirements. Every extraction skid is provided with a custom nameplate that includes the date of production, model number, and serial number. Each extraction skid is provided with a wet-stamped engineering peer review that lists the serial number and location of installation.

Luna Technologies' IO Extractor is built and tested per ASME B31.3 requirements in Luna Technologies' facility in Portland, OR. The extraction skid is comprised of (4) ASME "U" vessels that are individually stamped with design revisions and serial numbers. Per the engineering peer reviews, the extraction skid is rated to 250PSIG with a MDMT of -65°F. The 250PSIG pressure rating allows the equipment to be used with any mixture of n-butane, iso-butane, or propane.

In addition to the pressure and temperature ratings above, Luna Technologies' IO extractor utilizes compliant electrical control panels, junction boxes, motors, pumps, and instrumentation. The skid itself is designed for use only in Class 1 Division 1 control areas. The skid utilizes intrinsically safe circuits, simple apparatuses, and explosion proof motors and sensors to meet these requirements when properly installed. The IO Extractor Control Panel & Junction Box as well as the chiller control panels are UL listed.

Luna Technologies works closely with two engineering firms that can provide peer review documentation and field inspections. Per the National Fire Protection Association (NFPA) Chapter 1 and International Fire Code (IFC), field inspections are required. Depending on which fire code an Authority Having Jurisdiction (AHJ) relies on, a facility field verification may also be required. The engineering contacts below specialize in these requirements and can be contacted directly for inspection related questions.

John P. Stoppi Jr., PE, FPE
Architectural, Mechanical, & Fire Protection Engineer
john@stoppieng.com
(610)698-4010

Usama Tohid PE
usama@prvengineers.com
(213) 926-5961



1 (971) 337 - 2314



sales@lunatechequipment.com



866 N Columbia Blvd, Portland,
OR 97217

Please do not hesitate to reach out for any further documentation or information.

Regards,

A handwritten signature in black ink that reads "Pat Norris". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Pat Norris
Director of Operations

CERTIFICATE OF COMPLIANCE

Certificate Number E497776
Report Reference E497776-20180706
Issue Date 2020-JULY-07

Issued to: HAL Extraction Technology
5902 McIntyre Street
Golden CO 80403

This certificate confirms that representative samples of PLANT OIL EXTRACTION BOOTHS FOR USE IN HAZARDOUS LOCATIONS
REFER ADDENDUM PAGE FOR MODELS

Have been investigated by UL in accordance with the Standard(s) indicated on this Certificate.

Standard(s) for Safety: UL1389, Standard for Plant Oil Extraction Equipment for Installation and Use in Ordinary (Unclassified) Locations and Hazardous (Classified) Locations
UL/ULC 1389 Plant Oil Extraction Equipment for Installation and Use in Ordinary (Unclassified) Locations and Hazardous (Classified) Locations

Additional Information: See the UL Online Certifications Directory at <https://iq.ulprospector.com> for additional information.

This *Certificate of Compliance* does not provide authorization to apply the UL Mark. Only the UL Follow-Up Services Procedure provides authorization to apply the UL Mark.

Only those products bearing the UL Mark should be considered as being UL Certified and covered under UL's Follow-Up Services.

Look for the UL Certification Mark on the product.



Bruce Mahrenholz, Director North American Certification Program

UL LLC

Any information and documentation involving UL Mark services are provided on behalf of UL LLC (UL) or any authorized licensee of UL. For questions, please contact a local UL Customer Service Representative at <http://ul.com/aboutul/locations/>



CERTIFICATE OF COMPLIANCE

Certificate Number E497776
Report Reference E497776-20180706
Issue Date 2020-JULY-07

This is to certify that representative samples of the product as specified on this certificate were tested according to the current UL requirements.

Class I, Division 1, Group D within booth; Class I, Division 2, Group D outside booth around openings for distance of 3 ft in all directions.

Classic Series Model 85U, 120U, 150U, 180U, and 215U Plant oil extraction booths.

Production Series Model 170P, 265P, and 355P Plant oil extraction booths.



Bruce Mahrenholz, Director North American Certification Program

UL LLC

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SAFETY DATA SHEET

SECTION 1 - PRODUCT AND COMPANY IDENTIFICATION

PRODUCT NAME: N-heptane
PRODUCT SYNONYM(s): Aliphatic hydrocarbon, Dipropylmethane, heptane(n-heptane)
CAS NUMBER: 142-82-5
RECOMMENDED USE: Laboratory use as non-polar solvent
SUPPLIER/MANUFACTURER'S NAME: Carbon Chemistry Ltd.
ADDRESS: 34501 E Quincy Ave Bldg 28, Watkins, Colorado 80137
BUSINESS PHONE: +1 (888) 446-8421
EMERGENCY PHONE: 24 HR. EMERGENCY TELEPHONE NUMBERS
CHEMTREC: CCN832309 (800) 424-9300
DATE OF PREPARATION: March 6, 2018
DATE OF LAST REVISION: New

SECTION 2 - HAZARDS IDENTIFICATION

Classification of the mixture

This product does meet the definition of a hazardous substance or preparation as defined by 29 CFR 1910. 1200 and WHMIS 2015.

Component(s) Contributing to Classification(s)

N-heptane

GHS Label elements, including precautionary statements

Pictogram(s):



Signal Word:

Danger!

GHS Hazard Classification(s):

Flammable Liquid Category 2

Skin Irritation Category 2

Specific Target Organ Toxicity – Single Exposure Category 3 (Drowsiness / Dizziness)

Aspiration Toxicity Category 1

Aquatic Acute Category 1

Aquatic Chronic Category 1

Hazard Statement(s):

H225: Highly flammable liquid and vapour

H315: Causes skin irritation

H336: May cause drowsiness or dizziness

H304: May be fatal if swallowed and enters airways

H400: Very toxic to aquatic life

H410: Very toxic to aquatic life with long lasting effects

Prevention Statement(s):

P210: Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. No smoking.

P233: Keep container tightly closed.

P240: Ground and bond container and receiving equipment.

P241: Use explosion-proof equipment.

P242: Use non-sparking tools.

P243: Take action to prevent static discharges.

P261: Avoid breathing dust/fume/gas/mist/vapours/spray.

P264: Wash hands thoroughly after handling.

P271: Use only outdoors or in a well-ventilated area.

P273: Avoid release to the environment.

P280: Wear protective gloves/protective clothing/eye protection/face protection.





SAFETY DATA SHEET

Response Statement(s):

P303+P361+P353: IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water [or shower].

P370+P378: In case of fire: Use media defined in Section 5 to extinguish.

P321: Specific treatment (See section 4 on this SDS)

P332+P313: If skin irritation occurs: Get medical advice/attention.

P362+P364: Take off contaminated clothing and wash it before reuse.

P340+P340: IF INHALED: Remove person to fresh air and keep comfortable for breathing.

P312: Call a POISON CENTER/doctor if you feel unwell.

P301+P310: IF SWALLOWED: Immediately call a POISON CENTER/doctor.

P331: Do NOT induce vomiting.

P391: Collect spillage.

Storage Statement(s):

P403+P235: Store in a well-ventilated place. Keep cool.

P233: Keep container tightly closed.

P405: Store locked up.

Disposal Statement(s):

P501: Dispose of contents/container in accordance with local/regional/national/international regulations.

Other Hazards

None applicable.

SECTION 3 - COMPOSITION and INFORMATION ON INGREDIENTS

HAZARDOUS INGREDIENTS:	CAS #	WT %	GHS CLASSIFICATION
N-heptane	142-82-5	99-100%	FLAM LIQ CAT 2, SKIN IRRIT. CAT 2, STOT SE CAT 3 (DROWSINESS / DIZZINESS), ASP TOX CAT 1, AQUATIC ACUTE / CHRONIC CAT 1

Additional Information: See SECTION 16 for full classification phrases.

SECTION 4 - FIRST-AID MEASURES

Description of first aid measures

Contaminated individuals of chemical exposure must be taken for medical attention if any adverse effect occurs. Rescuers should be taken for medical attention, if necessary. Take copy of label and SDS to health professional with contaminated individual.

EYE CONTACT: If product enters the eyes, open eyes while under gentle running water for at least 15 minutes. Seek medical attention if irritation persists.

SKIN CONTACT: Wash skin thoroughly after handling. Seek medical attention if irritation develops and persists. Remove contaminated clothing. Launder before re-use.

INHALATION: If breathing becomes difficult, remove victim to fresh air. If necessary, use artificial respiration to support vital functions. Seek medical attention.

INGESTION: If product is swallowed, call physician or poison control center for most current information. If professional advice is not available, do not induce vomiting. Never induce vomiting or give diluents (milk or water) to someone who is unconscious, having convulsions, or who cannot swallow. Seek medical advice. Take a copy of the label and/or SDS with the victim to the health professional.

Most important symptoms and effects, both acute and delayed

This product may cause skin irritation. Drowsiness / Dizziness may occur if inhaled. Aspiration hazard if swallowed.

Medical conditions aggravated by exposure:

This material or its emissions may aggravate pre-existing disorders involving any target organs mentioned in this Safety Data Sheet as being at risk.

Indication of immediate medical attention and special treatment needed

Treat symptoms and reduce over-exposure.



SAFETY DATA SHEET

SECTION 5 - FIRE-FIGHTING MEASURES

Extinguishing media

Dry powder / dry sand, alcohol-resistant foam, dry chemical or CO₂. Do NOT use water jet.

Specific hazards arising from the chemical

None known.

Explosion Sensitivity to Mechanical Impact:

Not Sensitive.

Explosion Sensitivity to Static Discharge:

Not Sensitive.

Minimum Ignition Energy (M.I.E.):

No Data at this time

Special firefighting Procedure

Incipient fire responders should wear eye protection. Structural firefighters must wear Self-Contained Breathing Apparatus and full protective equipment. Isolate materials not yet involved in the fire and protect personnel. Move containers from fire area if this can be done without risk; otherwise, cool with carefully applied water spray. If possible, prevent runoff water from entering storm drains, bodies of water, or other environmentally sensitive areas.

SECTION 6 - ACCIDENTAL RELEASE MEASURES

Small Spill:

Absorb liquid on paper, vermiculite, floor absorbent or other absorbent material. Transfer to secondary container to be properly disposed.

Large Spill:

Persons not wearing protective equipment should be excluded from area of spill until clean-up has been completed. Stop spill at source. Dike area of spill to prevent spreading. Pump liquid to salvage tank. Remaining liquid may be taken up on sand, clay, earth, floor absorbent, or other absorbent material and shoveled into containers. Notify proper authorities that a spill has occurred.

Environmental precautions

Do not let product enter drains, do not allow to sewers/surface or ground water. See Section 12, Ecological information.

Methods and material for containment and cleaning up

Pick up released product with appropriate implements & return to original container if reusable, or dispose. Dispose of in accordance with applicable Federal, State, and local procedures (see Section 13, Disposal Considerations).

SECTION 7 - HANDLING and STORAGE

General Procedures:

For transport, handling and storage, use polyethylene, plastic, lined steel or stainless steel. Protect containers from damage.

Handling:

Ground lines, containers, and other equipment used during product transfer to reduce the possibility of a static induced spark. Use non-sparking tools and explosion proof equipment.

Storage:

Store in tightly closed containers in cool, dry, isolated and well-ventilated area away from heat, sources of ignition and incompatible materials. Store drums with bungs in up position.

Specific end uses

Laboratory use as non-polar solvent.

SECTION 8 - EXPOSURE CONTROLS - PERSONAL PROTECTION

Control parameters

EXPOSURE LIMITS/GUIDELINES:

Chemical Name	CAS#	ACGIH	OSHA
N-heptane	142-82-5	400 ppm	500 ppm 2,000 mg/m ³

Exposure Controls

Currently, International exposure limits are established for the components of this product. Please check with competent authority in each country for the most recent limits in place.



SAFETY DATA SHEET

VENTILATION AND ENGINEERING CONTROLS: Use with adequate ventilation to ensure exposure levels are maintained below the limits provided below. Use local exhaust ventilation to control airborne dust. Ensure eyewash/safety shower stations are available near areas where this product is used.

The following information on appropriate Personal Protective Equipment is provided to assist employers in complying with OSHA regulations found in 29 CFR Subpart I (beginning at 1910.132) or equivalent standard of Canada, or standards of EU member states (including EN 149 for respiratory PPE, and EN 166 for face/eye protection), and those of Japan. Please reference applicable regulations and standards for relevant details.

RESPIRATORY PROTECTION: Maintain airborne contaminant concentrations below guidelines listed above, if applicable. If necessary, use only respiratory protection authorized in the U.S. Federal OSHA Respiratory Protection Standard (29 CFR 1910.134), equivalent U.S. State standards, Canadian CSA Standard Z94.4-93, the European Standard EN149, or EU member states.

EYE PROTECTION: Safety glasses are required. If necessary, refer to U.S. OSHA 29 CFR 1910.133 or appropriate Canadian Standards.

HAND PROTECTION: Use protective gloves as appropriate to minimize skin contact. If necessary, refer to U.S. OSHA 29 CFR 1910.138 or appropriate Standards of Canada.

BODY PROTECTION: Use body protection appropriate to prevent contact (e.g. lab coat, overalls). If necessary, refer to appropriate Standards of Canada, or appropriate Standards of the EU, Australian Standards, or relevant Japanese Standards.

SECTION 9 - PHYSICAL and CHEMICAL PROPERTIES

Information on basic physical and chemical properties

PHYSICAL STATE:	Liquid
ODOR:	Petroleum like
ODOR THRESHOLD (PPM):	Not Available
APPEARANCE / COLOR:	Colorless
pH:	Not Applicable
MELTING / FREEZING POINT (F°):	Not Applicable
BOILING POINT (F°):	208°F (98°C)
FLASH POINT (F°):	25°F (-4°C)
EVAPORATION RATE (nBuAc = 1):	<1 (Compared to Ether)
FLAMMABILITY (solid, gas):	Not Applicable
FLAMMABLE LIMITS (in air by volume, %):	Not Applicable
VAPOR PRESSURE (mmHg):	Not Applicable
VAPOR DENSITY (AIR=1):	Not Applicable
RELATIVE DENSITY	Not Available
SOLUBILITY IN WATER (%)	Practically Insoluble
PARTITION COEFFICIENT: N-OCTANOL/WATER:	Not Applicable
AUTOIGNITION TEMPERATURE:	Not Applicable
DECOMPOSITION TEMPERATURE:	Not Applicable
VISCOSITY:	0.42 cP at 20°C
EXPLOSIVE PROPERTIES:	Not Applicable
OXIDISING PROPERTIES:	Not Applicable

Other Information

SPECIFIC GRAVITY 4°C: (Water = 1)	0.684g/mL at 20°C
VOC:	Not Applicable
WEIGHT PER GALLON:	Not Applicable

SECTION 10 - STABILITY and REACTIVITY

Reactivity: No data is available.

Chemical Stability: Product is stable under recommended storage conditions.

Possibility of Hazardous Reactions: No data available.

Conditions to avoid: Heat, flames and sparks.

Incompatible materials: Strong oxidizing agents.

Hazardous Decomposition Products: Hazardous decomposition products formed under fire conditions. - Carbon oxides



SAFETY DATA SHEET

SECTION 11 - TOXICOLOGICAL INFORMATION

Information on Toxicological Effects

TOXICITY DATA: LC50 Inhalation – Rat – 4 h – 103,000 mg/m³

POTENTIAL HEALTH HAZARDS OR RISKS FROM EXPOSURE:

IRRITANCY OF PRODUCT: Exposure with this product can be irritating to exposed skin and eyes.

SENSITIZATION OF PRODUCT: This product is not considered a skin sensitizer.

CARCINOGENICITY: Ingredients within this product are not found on the following lists: FEDERAL OSHA Z LIST, NTP, IARC, or CAL/OSHA and therefore are not considered to be, nor suspected to be, cancer-causing agents by these agencies.

GERM CELL MUTAGENICITY INFORMATION: This product does contain components which are documented as Germ Cell Mutagenicity hazards.

REPRODUCTIVE TOXICITY INFORMATION: This product does contain components which are documented as reproductive hazards.

SPECIFIC TARGET ORGAN TOXICITY – SINGLE EXPOSURE: This product may cause drowsiness / dizziness.

SPECIFIC TARGET ORGAN TOXICITY – REPEATED EXPOSURE: No specific data available for this product.

ASPIRATION HAZARD This product is anticipated to be an aspiration hazard.

SECTION 12 - ECOLOGICAL INFORMATION

ALL WORK PRACTICES MUST BE AIMED AT ELIMINATING ENVIRONMENTAL CONTAMINATION.

Toxicity

LC50 - Carassius auratus (goldfish) - 4 mg/l - 24.0 h

LC50 - Tilapia mossambica - 375 mg/l - 96.0 h

EC50 - Daphnia magna (Water flea) - 1.50 mg/l - 48 h

Persistence and degradability

Ratio BOD/ThBOD 3.5%.

Bioaccumulative potential

Indication of bioaccumulation.

Mobility in soil

No specific data available on this product.

Results of PBT and vPvB assessment

No specific data available on this product.

Other adverse effects

No specific data available on this product.

SECTION 13 - DISPOSAL CONSIDERATIONS

PRODUCT DISPOSAL: Burn in a chemical incinerator equipped with an afterburner and scrubber but exert extra care in igniting as this material is highly flammable. Please be advised that state and local requirements for waste disposal may be more restrictive or otherwise different from federal laws and regulations. Consult state and local regulations regarding the proper disposal of this material.

COMMENTS: The generation of waste should be avoided or minimized wherever possible. Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers. Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional/local authority requirements.



SAFETY DATA SHEET

SECTION 14 - TRANSPORTATION INFORMATION

US DOT/IMDG/IATA:

PROPER SHIPPING NAME: Heptanes
HAZARD CLASS NUMBER and DESCRIPTION: Category 3 Flammable Liquid
UN IDENTIFICATION NUMBER: UN1206
PACKING GROUP: II
DOT LABEL(S) REQUIRED: Flammable Liquid
NORTH AMERICAN EMERGENCY RESPONSE GUIDEBOOK NUMBER (2016): 128
MARINE POLLUTANT: Ingredients are classified by the DOT as a Marine Pollutant (as defined by 49 CFR 172.101, Appendix B)

SECTION 15 - REGULATORY INFORMATION

Safety, health and environmental regulations/legislation specific for the substance or mixture

UNITED STATES REGULATIONS

SARA REPORTING REQUIREMENTS: This product is not subject to the reporting requirements of Sections 302, 304 and 313 of Title III of the Superfund Amendments and Reauthorization Act.

TSCA: All components in this product are listed on the US Toxic Substances Control Act (TSCA) inventory of chemicals.

SARA 311/312:

Acute Health: Yes Chronic Health: No Fire: Yes Reactivity: No

U.S. CERCLA REPORTABLE QUANTITY (RQ):

CERCLA Reportable Quantity RQ: None

CLEAN WATER ACT:

None of the chemicals in this product are listed as Hazardous Substances under the CWA.

STATE REGULATIONS: None.

CALIFORNIA SAFE DRINKING WATER AND TOXIC ENFORCEMENT ACT (PROPOSITION 65): None of the ingredients are on the California Proposition 65 lists.

CANADIAN REGULATIONS:

CANADIAN DSL/NDL INVENTORY STATUS: All of the components of this product are on the DSL Inventory

CANADIAN ENVIRONMENTAL PROTECTION ACT (CEPA) PRIORITIES SUBSTANCES LISTS: No component of this product is on the CEPA First Priorities Substance Lists.

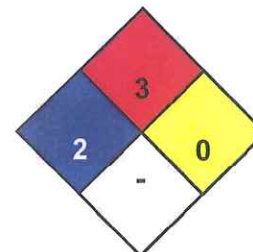
CANADIAN WHMIS CLASSIFICATION and SYMBOLS: This product is categorized as per WHMIS 2015 Controlled Product Regulations.

SECTION 16 - OTHER INFORMATION

HMIS RATING

HEALTH	2
FLAMMABILITY	3
PHYSICAL HAZARD	0
PERSONAL PROTECTION	X

NFPA RATING



Caution: HMIS and NFPA ratings are based on a 0-4 rating scale
0= Minimal Hazard, 1= Slight, 2= Moderate, 3= High, 4= Extreme

GENERAL STATEMENTS:

Key or Legend to abbreviations and acronyms

- AIHA - American Industrial Hygiene Association
- ACGIH - American Conference of Governmental Industrial Hygienists
- CASRN - Chemical Abstract Services Registry Number
- CFR - Code of Federal Regulations
- D.O.T. - United States Department of Transportation
- IARC - International Agency for Research on Cancer



SAFETY DATA SHEET

OSHA	- Occupational Safety and Health Administration
NIOSH	- National Institute for Occupational Safety and Health
NTP	- National Toxicology Program
PPM	- Parts per million
mg/m ³	- milligram per cubic meter
kg	- kilogram
L or l	- Liter
n.o.s.	- not otherwise specified
Lbs.	- Pounds
mm ² /s	- millimeters squared per second
PMCC	- Pinsky-Martens Closed Cup
LC50	- Lethal Concentration 50 (concentration in water having a 50% chance of causing death to aquatic life)
EC50	- Effective Concentration that causes 50% inhibition in growth or mobilization
OECD	- Organization for Economic Cooperation and Development
SOCMI	- Synthetic Organic Chemical Manufacturing Industry
VOC	- Volatile Organic Compound

PREPARED BY: Chris Eigbrett

MSDS to GHS Compliance (www.msdstoghs.com)

Disclaimer: Although reasonable care has been taken in the preparation of this document, we extend no warranties and make no representations as to the accuracy or completeness of the information contained therein, and assume no responsibility regarding the suitability of this information for the user's intended purposes or for the consequences of its use. Each individual should make a determination as to the suitability of the information for her/his particular purpose(s).

Revision History:
March 6, 2018

- Document creation.

END OF SDS

EXHIBIT B

Margaret Nash

From: Edward Cullen <ecullen@lakevillema.org>
Sent: Monday, May 10, 2021 10:37 AM
To: Margaret Nash
Cc: Dominick@TwistedGrowers.com; Phillip Silverman
Subject: RE: [Lakeville MA] Twisted Growers; Special Permit Modification (Sent by Meg Nash , m.nash@vicentesederberg.com)

Meg

I have sent the following comments to the ZBA regarding your building.

If the applicant is requesting to include product manufacturing, which includes edibles, then a commercial kitchen will be required. The Board of Health requires all commercial kitchens to have a grease trap. There is currently no grease trap in the proposed septic design. The applicant will be required to include a grease trap in the septic design prior to installing a commercial kitchen.

Also, some marijuana facilities have holding tanks for industrial wastewater, from the recycling of the irrigation water using reverse osmosis. Reverse osmosis produces a brine that is considered industrial wastewater and can't go into a septic system. If the applicant will be recycling the irrigation water and producing industrial wastewater, then a holding tank in accordance with 310 CMR 18 will be required. There is currently no proposed holding tank for industrial wastewater on the site plan.

Please let me know if you have any questions.

Thanks

Edward Cullen
Board of Health Agent
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347
Tel. 508-946-3473

-----Original Message-----

From: Margaret Nash <m.nash@vicentesederberg.com>
Sent: Friday, May 7, 2021 3:15 PM
To: Edward Cullen <ecullen@lakevillema.org>
Cc: Dominick@TwistedGrowers.com; Phillip Silverman <philsilverman@vicentesederberg.com>
Subject: RE: [Lakeville MA] Twisted Growers; Special Permit Modification (Sent by Meg Nash , m.nash@vicentesederberg.com)

Thanks so much Mr. Cullen. Twisted Growers is scheduled to appear before the ZBA again on May 20, 2021, so to the extent you are able to provide any feedback or guidance regarding the Company's proposed operations prior to that date, particularly with respect to any impact statements or reports that the Board of Health may provide to the ZBA, it

would be most appreciated. We are happy to schedule a follow up call next week as well. Please let us know what works best for you.

Thank you!

Meg Nash
Senior Associate Attorney
Vicente Sederberg LLP
Main: 617-934-2121
Direct Dial: 617-752-7683
m.nash@vicentesederberg.com
VicenteSederberg.com

Confidentiality Notice

-----Original Message-----

From: Edward Cullen <ecullen@lakevillema.org>
Sent: Wednesday, May 5, 2021 10:45 AM
To: Margaret Nash <m.nash@vicentesederberg.com>
Subject: RE: [Lakeville MA] Twisted Growers; Special Permit Modification (Sent by Meg Nash , m.nash@vicentesederberg.com)

Meg
Thank you for this information.
I will let you know if I need any additional information.
Thanks

Edward Cullen
Board of Health Agent
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347
Tel. 508-946-3473

-----Original Message-----

From: cmsmailer@civicplus.com <cmsmailer@civicplus.com>
Sent: Tuesday, May 4, 2021 11:20 AM
To: Edward Cullen <ecullen@lakevillema.org>
Subject: [Lakeville MA] Twisted Growers; Special Permit Modification (Sent by Meg Nash , m.nash@vicentesederberg.com)

Hello Edward Cullen,

Meg Nash (m.nash@vicentesederberg.com) has sent you a message via your contact form (<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lakevillema.org%2Fuser%2F2074%2Fcontact&data=04%7C01%7Cecullen%40lakevillema.org%7C5b356c15f7cf486cdd4408d9118c779b%7C742674a9eebd4af69ddfe31f78e271c2%7C0%7C0%7C637560118013766983%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJ>)

QljoiV2luMzliLCJBTil6lk1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=yPeQbAIT2hf5jWrB1cmD1oYoeZdsu%2BibHci3S
qDZFOM%3D&reserved=0) at Lakeville MA.

If you don't want to receive such e-mails, you can change your settings at
<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lakevillema.org%2Fuser%2F2074%2Fedit&data=04%7C01%7Cecullen%40lakevillema.org%7C5b356c15f7cf486cdd4408d9118c779b%7C742674a9eebd4af69ddfe31f78e271c2%7C0%7C0%7C637560118013766983%7CUnknown%7CTWFpbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=RwA9KdRKVfkuP4oxO2SyyhWD0SYHSDvy5vqCHHz1zs%3D&reserved=0>.

Message:

Mr. Cullen,

I am reaching out on behalf of my client, Twisted Growers LLC, in connection with its application to modify its existing special permit to operate a Marijuana Cultivation Facility at 415 Millennium Circle in Lakeville, Massachusetts to include product manufacturing. In connection with this request, the Zoning Board of Appeals has requested an impact statement from the Lakeville Board of Health. To facilitate this process, I wanted to provide Twisted Growers Product Manufacturing Safety Plan, which outlines sanitation and hygiene practices. Please let us know if there is any additional information we can provide, and do not hesitate to reach out with any questions. You can reach me via email at m.nash@vicentesederberg.com, and via phone at 617 835 4655.

Best,
Meg Nash

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EXHIBIT C

Margaret Nash

From: Matthew Perkins, Lakeville Chief of Police <mperkins@lakevillema.org>
Sent: Monday, May 10, 2021 11:23 AM
To: Margaret Nash
Cc: Sean Joyce, Captain, Lakeville Police Department; mitch.suzan@ecmsecurityinc.com; Cathy Murray, Appeals Board Clerk; John Olivieri
Subject: RE: Twisted Growers LLC - Special Permit Modification

Meg,

I received your voicemail today and would like to confirm the below email with your attached security plan (plan no longer attached). I prefer all communication be done in writing through this email (mperkins@lakevillema.org). In response to your request or the request of the Lakeville Zoning Board of Appeals for an "impact statement," I would have to decline. The Cannabis Control Commission and Massachusetts General Law do not require Police Chiefs to approve or sign off on marijuana permitting or zoning. Any requirement to do so, may open us up to liability and public scrutiny. There is always public safety threats that deal with marijuana, the same is true for alcohol. In comparison, Police Chiefs do not approve or sign off on alcohol permitting or zoning. The Cannabis Control Commission (CCC) only requires the following from Police:

1. Receive a copy of security plan.
2. Familiarization tour of facility by police department designee. The CCC will contact us confirming this was done prior to permitting.

Respectfully,

Matthew J. Perkins
Chief of Police
Lakeville Police Department
323 Bedford Street
Lakeville, MA 02347
508-947-4422
508-946-4422 fax



From: Margaret Nash <m.nash@vicentesederberg.com>
Sent: Friday, May 7, 2021 3:29 PM
To: Matthew Perkins, Lakeville Chief of Police <mperkins@lakevillema.org>
Subject: FW: Twisted Growers LLC - Special Permit Modification

Chief Perkins,

Please confirm receipt of this email, as it appears as though the prior correspondence (below) was undeliverable. Thank you in advance.

Meg Nash

Senior Associate Attorney

Vicente Sederberg LLP

Main: 617-934-2121

Direct Dial: 617-752-7683

m.nash@vicentesederberg.com

VicenteSederberg.com

[Confidentiality Notice](#)

From: Margaret Nash

Sent: Thursday, May 6, 2021 1:10 PM

To: chief@lakevillepd.org

Cc: Dominick@TwistedGrowers.com; Rebecca Rutenberg <rebecca@vicentesederberg.com>; Phillip Silverman

<philsilverman@vicentesederberg.com>

Subject: Twisted Growers LLC - Special Permit Modification

Chief Perkins,

I hope this message finds you well. I am writing relative to Twisted Growers LLC's application to modify its existing Special Permit to operate a Marijuana Cultivation Facility at 415 Millennium Circle in Lakeville to include product manufacturing activities as well. At a recent hearing, the Lakeville ZBA indicated that it was interested in input from the Police Department, so we wanted to preemptively reach out to provide a copy of Twisted Growers' confidential security plan for your review and comment.

Please let us know if you have any questions or concerns, as we would welcome an opportunity to clarify or improve upon our proposed security plan prior to the upcoming Zoning Board of Appeals meeting, scheduled for May 20th.

Best,
Meg Nash

Meg Nash

Senior Associate Attorney

Vicente Sederberg LLP

Main: 617-934-2121

Direct Dial: 617-752-7683

m.nash@vicentesederberg.com

VicenteSederberg.com

[Confidentiality Notice](#)

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EXHIBIT D



November 20, 2020

Twisted Growers, LLC
MPN281909
Dominick@DeMartinoInvestments.com

NOTICE: PROVISIONAL LICENSE

WHY ARE YOU RECEIVING THIS NOTICE?

This letter provides notice that the Cannabis Control Commission (“Commission”) approved the issuance of a provisional license subject to the conditions listed below. A provisional license authorizes the applicant to develop, but not operate, the proposed Marijuana Establishment identified in the application which is as follows:

Twisted Growers, LLC
Product Manufacturing
415 Millennium Circle, Lakeville, Massachusetts 02347

Prior to the issuance of a final license, Commission staff will evaluate whether the applicant has satisfied the following conditions and otherwise complied with the statutory and regulatory requirements for licensure:

1. Final license is subject to inspection to ascertain compliance with Commission regulations;
2. Final license is subject to inspection to ascertain compliance with applicable state laws and local codes, ordinances, and bylaws;
3. Final licensure is subject to the applicant providing Commission staff, upon inspection, with a detailed list of all proposed products to be produced with specific information as to types, forms, shapes, colors, and flavors;
4. Final licensure is subject to the applicant ensuring that all remaining required individuals be fingerprinted pursuant to previous Commission notifications;
5. Final licensure is subject to the applicant providing Commission staff, upon inspection, with an updated Positive Impact Plan that includes a goal(s) other than just hiring;
6. The applicant shall cooperate with and provide information to Commission staff; and
7. Provisional licensure is subject to the payment of the appropriate license fee.

The applicant has demonstrated compliance with the laws and regulations of the Commonwealth and suitability for licensure. Therefore, the applicant is recommended for provisional licensure.



WHAT ARE YOUR NEXT STEPS?

To complete the process for obtaining a provisional license, the applicant must access the license fee payment packet for its approved application in the Massachusetts Cannabis Industry Portal (“MassCIP”). MassCIP will provide instructions for payment and calculate the license fee to be paid. Once your license fee is approved, this letter will serve as your provisional license subject to the conditions listed above. This notice shall be posted in a conspicuous location on the premises of the proposed Marijuana Establishment.

After review and processing of the applicable license fee, the licensee shall submit agent registration applications for all board members, executives, directors, managers, employees and volunteers. The licensee will need to verify their license number which will be the application number listed above without the “N” (for example, application number MCN456789 will have the license number MC456789). Agent applications are reviewed within 7-10 business days. Guidance on agent registration requirements is available on our website at: <https://mass-cannabis-control.com/guidancedocuments/>. Once one of the owners have been approved as a registered agent, you may contact Metrc at (877) 566-6506 and request the process for obtaining administrator credentials. Please note that the Metrc Industry Identification Number needed will populate overnight and be available through MassCIP the next day.

If the licensee plans to build or renovate, it is required to submit an architectural plan and receive approval from the Commission **prior** to work being performed pursuant to 935 CMR 500.103(1)(a). If building or renovations of a building are required or expected to be performed, please complete an Architectural Plan Review Request form located on our website at: <https://mass-cannabis-control.com/wp-content/uploads/2018/12/FORM-ARCHITECTURAL-PLAN-REVIEW-REQUEST.pdf>.

If no building or renovations are needed, or once all construction has been completed, the licensee is subject to inspections by Commission staff prior to being eligible for consideration of a final license. The licensee must officially request its initial inspection called a Post-Provisional License Inspection (“PPLI”). In order to officially request a PPLI, the licensee must submit the following documents: (1) Request for PPLI Form and (2) a detailed floor plan of the Marijuana Establishment that shows all entrances/exits, any loading bays, limited access areas including the identification of rooms utilized for cultivation (if applicable), and retail operations that will be accessible by the public (if applicable).

The Request for PPLI Form is attached to this notice. Please complete the form and submit it, along with the detailed floor plan, to inspections@cccmass.com. Upon receipt of the request and supporting documentation, you will receive notice from Commission staff informing you of the date, time, and location of the inspection.

Please be advised that the issuance of a provisional license is based on the materials or information supplied in support of an application, and certain organizational changes must be approved by the Commission. 935 CMR 500.104(1). All individuals and entities associated with a license



application must also provide timely notice (within five business days) to the Commission if it discovers that application information has changed, including new or evolving background check events, or that the information provided was misleading, incorrect, false, or fraudulent. 935 CMR 500.104(2). Finally, a provisional license may not be assigned or transferred without prior approval by the Commission. 935 CMR 500.103(2)(b). The failure to comply with these or other regulatory requirements may result in the suspension or revocation of a provisional license and the denial of a final license. 935 CMR 500.400 and 500.450. **Please note that the Marijuana Establishment shall not possess marijuana for adult-use operations prior to being approved for a final license.**

Please be advised that the Commission promulgated revised regulations effective as of November 1, 2019. All licensees must be in compliance with the most recent version of the Commission's regulations prior to requesting their PPLI. The Commission's regulations can be found here: <https://mass-cannabis-control.com/the-laws/>.

If there are any questions with regards to this notice, please contact the Commission at licensing@cccmass.com.

Sincerely,



Shawn Collins
Executive Director





November 20, 2020

Twisted Growers, LLC
MCN281714
Dominick@DeMartinoInvestments.com

NOTICE: PROVISIONAL LICENSE

WHY ARE YOU RECEIVING THIS NOTICE?

This letter provides notice that the Cannabis Control Commission (“Commission”) approved the issuance of a provisional license subject to the conditions listed below. A provisional license authorizes the applicant to develop, but not operate, the proposed Marijuana Establishment identified in the application which is as follows:

Twisted Growers, LLC
Cultivation: Tier 11/Indoor (90,001 – 100,000 sq. ft.)
415 Millennium Circle, Lakeville, Massachusetts 02347

Prior to the issuance of a final license, Commission staff will evaluate whether the applicant has satisfied the following conditions and otherwise complied with the statutory and regulatory requirements for licensure:

1. Final license is subject to inspection to ascertain compliance with Commission regulations;
2. Final license is subject to inspection to ascertain compliance with applicable state laws and local codes, ordinances, and bylaws;
3. Final licensure is subject to the applicant providing Commission staff, upon inspection, with a detailed list of all proposed products to be produced with specific information as to types, forms, shapes, colors, and flavors;
4. Final licensure is subject to the applicant ensuring that all remaining required individuals be fingerprinted pursuant to previous Commission notifications;
5. Final licensure is subject to the applicant providing Commission staff, upon inspection, with an updated Positive Impact Plan that includes a goal(s) other than just hiring;
6. The applicant shall cooperate with and provide information to Commission staff; and
7. Provisional licensure is subject to the payment of the appropriate license fee.

The applicant has demonstrated compliance with the laws and regulations of the Commonwealth and suitability for licensure. Therefore, the applicant is recommended for provisional licensure.



WHAT ARE YOUR NEXT STEPS?

To complete the process for obtaining a provisional license, the applicant must access the license fee payment packet for its approved application in the Massachusetts Cannabis Industry Portal (“MassCIP”). MassCIP will provide instructions for payment and calculate the license fee to be paid. Once your license fee is approved, this letter will serve as your provisional license subject to the conditions listed above. This notice shall be posted in a conspicuous location on the premises of the proposed Marijuana Establishment.

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If there are any questions with regards to this notice, please contact the Commission at licensing@cccmass.com.

Sincerely,



Shawn Collins
Executive Director



May 14, 2021

VIA E-Mail and Regular Mail

Chair John Olivieri, Jr.

jmolivieri@jkoinsurance.com

cmurray@lakevillema.org

Zoning Board of Appeals

Town of Lakeville

346 Bedford Street

Lakeville, MA 02347

Re: Twisted Growers LLC, Special Permit Application Seeking to Modify Existing Special Permit Related to its Proposed Marijuana Establishment at 415 Millennium Circle in Lakeville

Dear Chair Olivieri:

In follow up to Twisted Growers LLC (“Twisted Growers”) recent correspondence dated May 10, 2021, and in advance of the upcoming Zoning Board of Appeal’s meeting on May 20, 2021, enclosed please find a revised Site Plan Schematic addressing concerns raised by the Lakeville Board of Health. Specifically, in email correspondence dated May 10, 2021, Mr. Edward Cullen informed Twisted Growers that if its product manufacturing activities will include edibles, then a commercial kitchen that includes a grease trap will be required. He further stated that Twisted Growers would be required to include a grease trap in its septic design prior to installing a commercial kitchen.

In response to this comment, please see page five of the enclosed Site Plan Schematic, identifying a three-bay sink, as well as the location of a proposed grease trap. Please also note that Twisted Growers is in the process of recruiting its Director of Product Manufacturing, and until that position is filled, the specific scope of its product line has not been determined. As Twisted Growers’ continues through the local permitting process, it will finalize its construction plans and its septic design plan, and communicate with the Building Department and Board of Health to ensure compliance with all local requirements.

Mr. Cullen also informed Twisted Growers that in the event that Twisted Growers cultivation activities will involve the recycling of irrigation water using reverse osmosis, then it will create industrial wastewater, triggering the requirement for an industrial wastewater holding tank pursuant to 310 C.M.R. 18. Mr. Cullen noted that the previous Site Plan did not include a holding tank.

In response to this comment, please see page four of the enclosed Site Plan Schematic, which now includes an industrial wastewater holding tank in compliance with 310 C.M.R. 18. Twisted

Growers provided Mr. Cullen with a copy of the enclosed Site Plan Schematic for his further review and comment to ensure that these changes are satisfactory on May 13, 2021.

To assist in the Board's review, Twisted Growers has submitted these materials via email. Hard copies will be provided upon request. If the Board requires any additional information, please do not hesitate to contact me directly via email at m.nash@vicentesederberg.com.

Sincerely,

Margaret Nash

Meg Nash, Esq.

TWISTED GROWERS

415 MILLENNIUM CIRCLE
LAKEVILLE, MA

SCHEMATIC DESIGN

05/13/21

2WR # D20-280

INDEX TO DRAWINGS

GENERAL		ARCHITECTURAL				
T1.1	COVER SHEET	D1.1	FIRST FLOOR DEMOLITION PLAN			
T1.2	3D VIEWS	D1.2	SECOND FLOOR DEMOLITION PLAN			
T1.3	GENERAL NOTES & LEGENDS	A1.1	FIRST FLOOR PLAN			
		A1.2	SECOND FLOOR PLAN			
		A4.1	EXTERIOR ELEVATIONS			
		A5.1	BUILDING SECTIONS			



7430 E. Caley Ave
Suite 200E
Castle Rock, CO 80111
P. (720) 258-4780
F. (720) 258-4782

TWISTED GROWERS

415 MILLENNIUM CIRCLE
LAKEVILLE, MA

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SCHEMATIC DESIGN

Project Number: D20-280
Date: 05/13/21
Drawn By: GA
Checked By: SF
Revisions:

No.	Date	Description
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Sheet Description
COVER SHEET

Sheet Number

T1.1

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FILE PATH: K:\ub 20-21020-000 Twisted Growers\Massachusetts\Crawings\Revit\D20-280 Twisted Growers T2021.d

NOT FOR CONSTRUCTION

TWISTED GROWERS

415 MILLENNIUM CIRCLE
LAKEVILLE, MA

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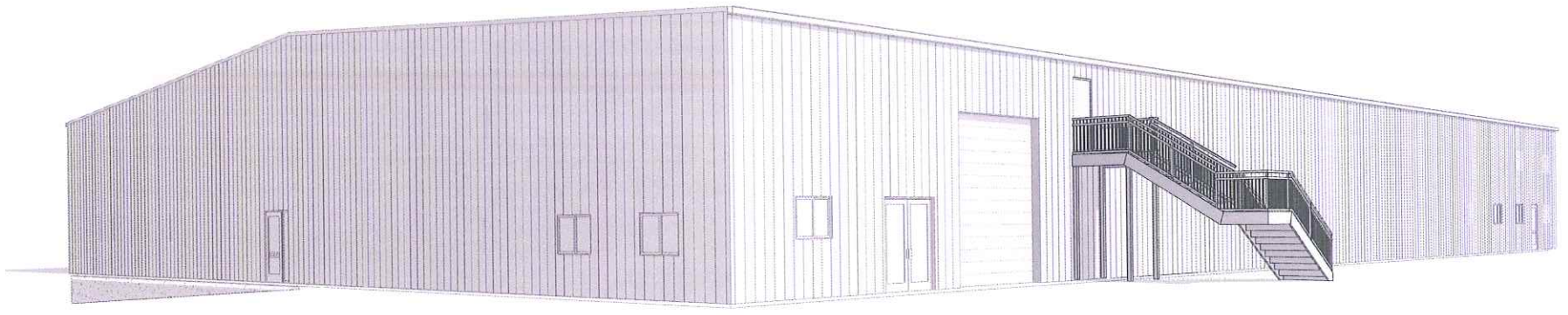
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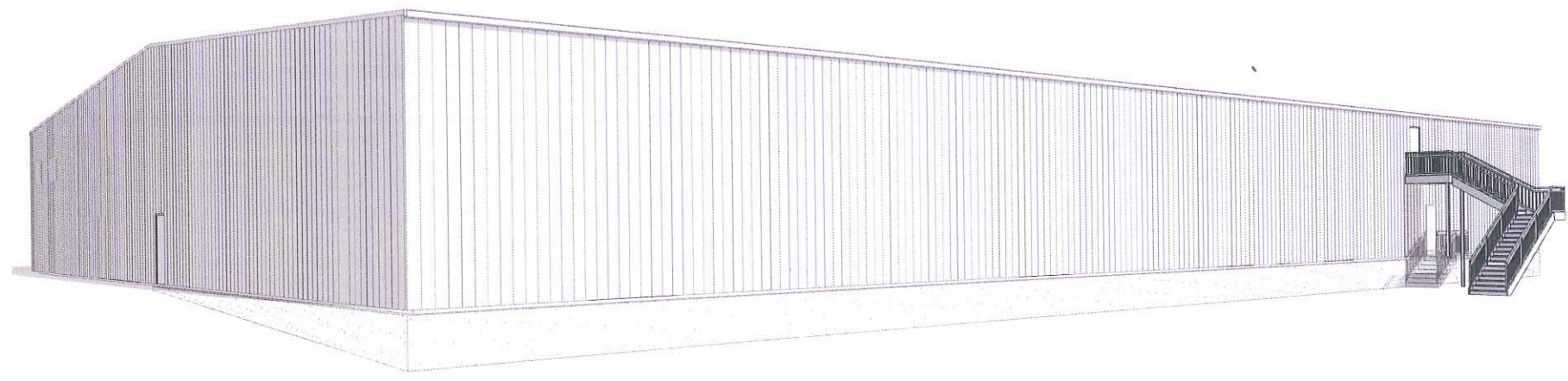
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3D VIEWS

Sheet Number

T1.2



1 SOUTHWEST PERSPECTIVE VIEW
T1.2 SCALE



2 NORTHEAST PERSPECTIVE VIEW
T1.2 SCALE

ABBREVIATIONS	ARCHITECTURAL SYMBOLS	GENERAL NOTES
AAJ Above Ceiling Tie		<p>1. DRAWINGS AND SPECIFICATIONS OF ALL EQUIPMENT INDICATED HEREON CONSTITUTE THE FULL SCOPE OF THIS PROJECT. THESE DOCUMENTS ARE INTENDED TO ESTABLISH THE FULL CONTRACTUAL OBLIGATION OF THE GENERAL CONTRACTOR TO COMPLETE THE WORK SHOWN AND SPECIFIED. IT SHALL BE THE GENERAL CONTRACTOR'S ULTIMATE RESPONSIBILITY TO COORDINATE THE PROPOSALS AND WORK OF ALL SUBCONTRACTORS TO COMPLETE THE PROJECT.</p> <p>2. ARCHITECTURAL AND MECHANICAL DRAWINGS ARE CONSIDERED SUPPLEMENTARY. ITEMS INDICATED ON ARCHITECTURAL DRAWINGS SHALL BE PROVIDED UNLESS NOTED OTHERWISE. ITEMS INDICATED ON MECHANICAL DRAWINGS SHALL BE PROVIDED UNLESS NOTED OTHERWISE. ANY CONFLICTS BETWEEN ARCHITECTURAL AND MECHANICAL DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.</p> <p>3. CONFLICTS BETWEEN THE SCOPE OF THE WORK WITH THE CONTRACT DOCUMENTS, PLANS AND SPECIFICATIONS SHALL NOT BE SEPARATED. NO CLAIMS FOR EXTRA WORK WILL BE CONSIDERED DUE TO SUBCONTRACTOR NOT BEING AWARE OF OR NOT FOLLOWING CONTRACT DOCUMENTS.</p> <p>4. ALL WORK IS TO BE IN STRICT COMPLIANCE WITH ALL STATE LAWS AND CODES WHICH APPLY TO THIS USE AND TO GENERALLY ACCEPTED TRADE PRACTICES.</p> <p>5. THE CONTRACTOR WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM PROBLEMS WHICH ARISE FROM THESE DRAWINGS AND THE DESIGN INTENT THEY CONVEY. FOR PROBLEMS WHICH ARISE FROM THESE DRAWINGS TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY APPLICABLE ORDINANCES, REGULATIONS, PERMITS, ETC.</p>
ADJ Adjoining		
ADU Adjoining Unit		
AFR Above Floor		
ALM Above		
APPROX Approximate		
AVG Average		
BAC Building Accessory		
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NOT FOR CONSTRUCTION

TWISTED GROWERS

416 MILLENNIUM CIRCLE
LAKEVILLE, MA

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SCHEMATIC DESIGN

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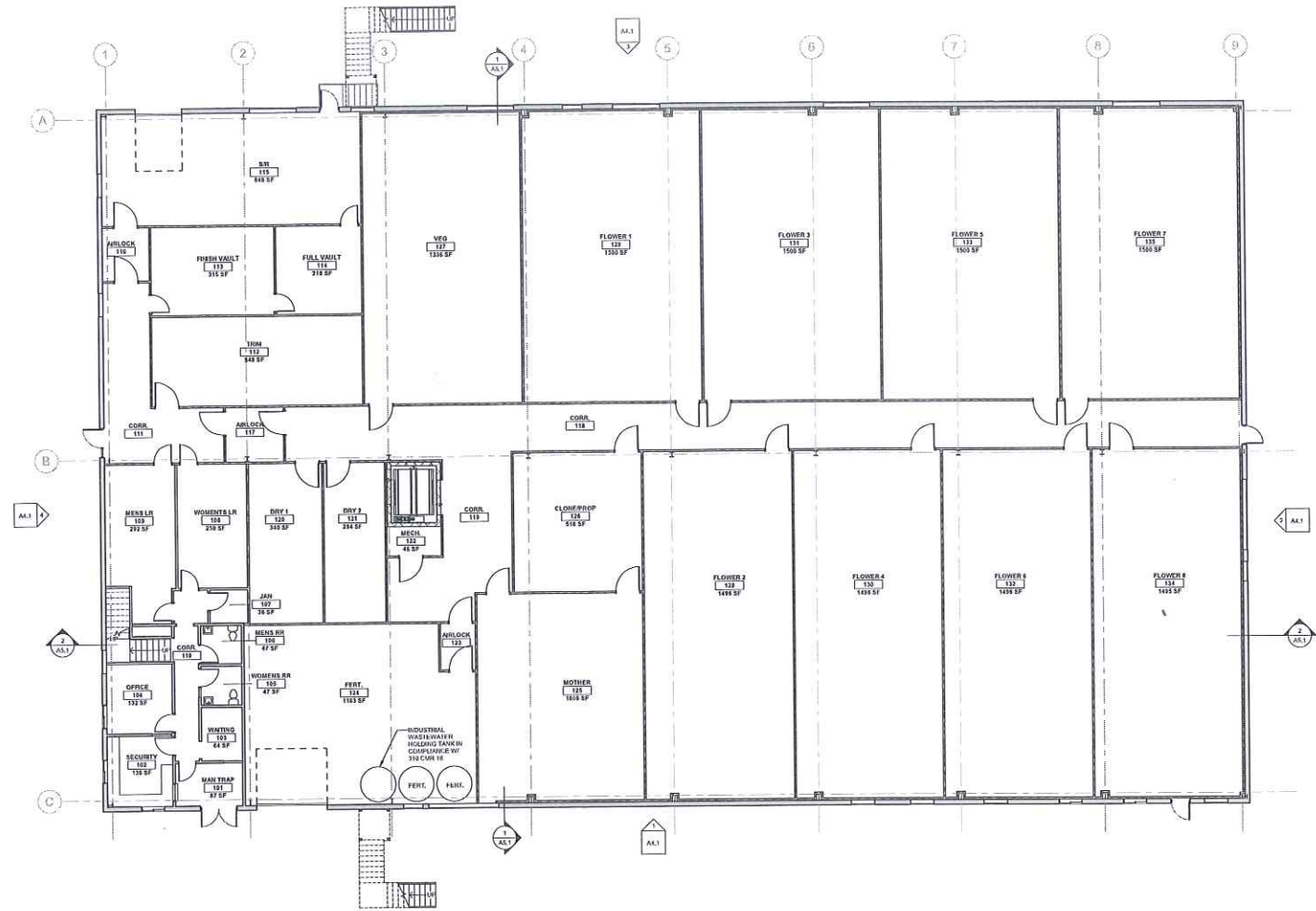
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Date: 05/13/21
Drawn By: GA
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Revisions:
No. Date Description

Sheet Description

FIRST FLOOR PLAN

Sheet Number

A1.1



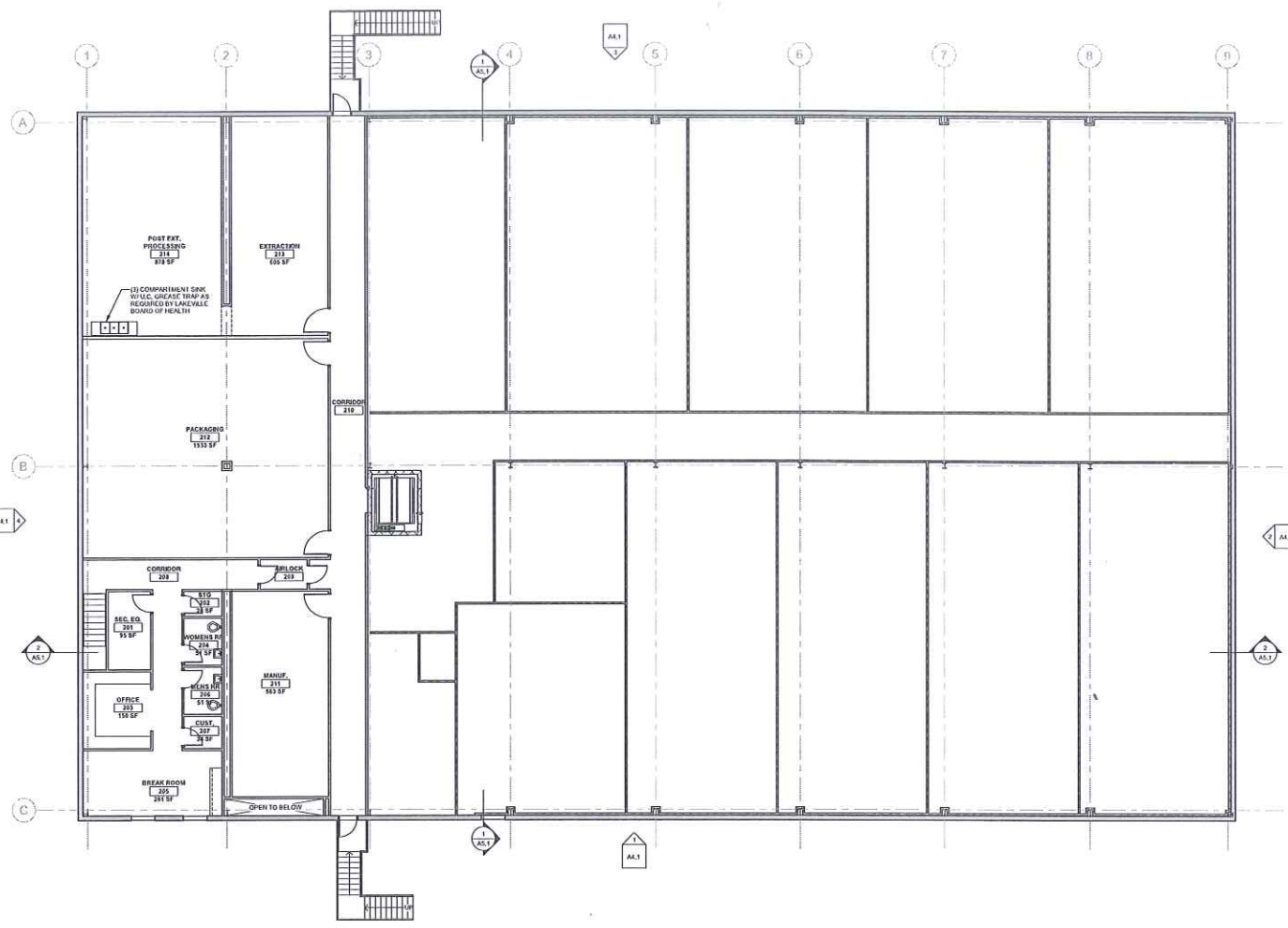
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A1.1 SCALE: 1/8" = 1'-0"

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2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



7430 E. Colby Ave
Suite 280C
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TWISTED GROWERS

415 MILLENNIUM CIRCLE
LAKEVILLE, MA

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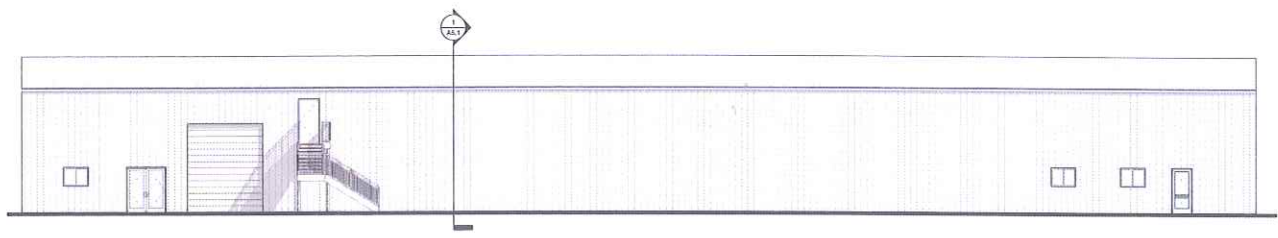
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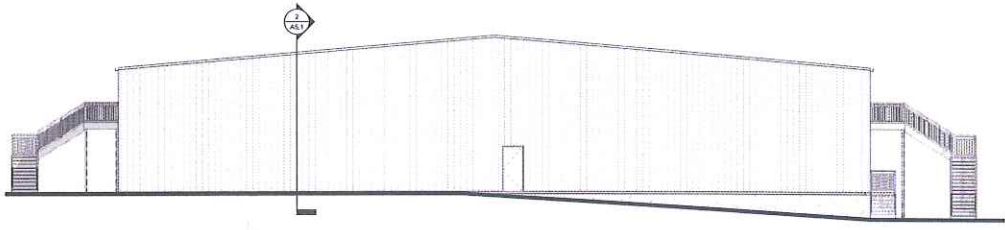
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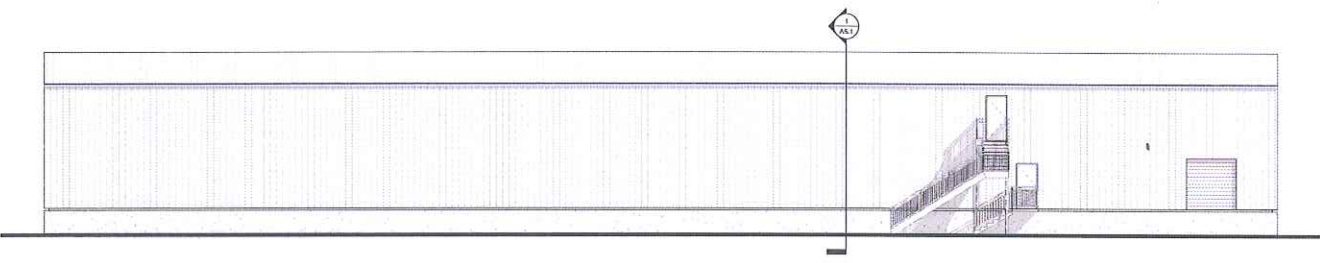
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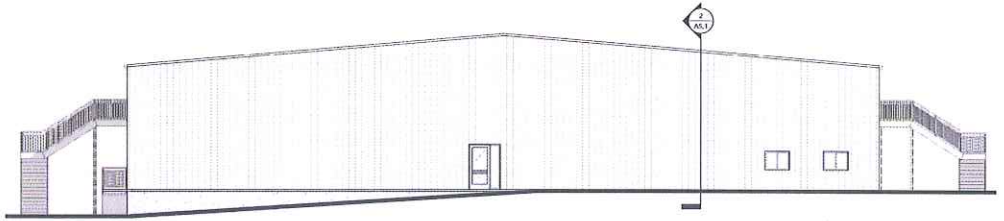
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A4.1 SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



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TWISTED GROWERS

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No. Date Description

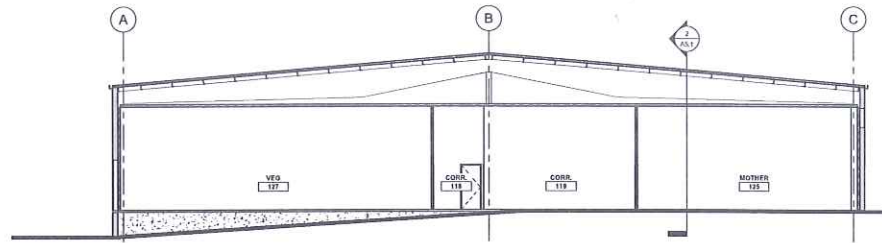
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EXTERIOR ELEVATIONS

Sheet Number

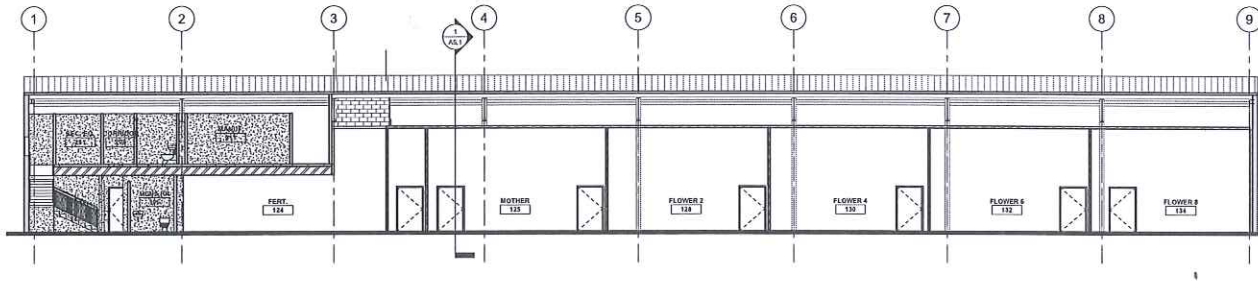
A4.1

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1 NORTH-SOUTH BUILDING SECTION
A5.1 SCALE: 1/8" = 1'-0"



2 EAST-WEST BUILDING SECTION
A5.1 SCALE: 1/8" = 1'-0"



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TWISTED GROWERS

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Revisions:

No.	Date	Description

Sheet Description
BUILDING SECTIONS

Sheet Number

A5.1

**Zoning Board of Appeals
Lakeville, Massachusetts
Minutes of Meeting
September 17, 2020
Remote meeting**

On September 17, 2020, the Zoning Board held a remote meeting. It was called to order by Chairman Olivieri at 7:02 p.m. LakeCam was recording, and it was streaming on Facebook Live.

Members present:

John Olivieri, Jr., Chair; Jeffrey Youngquist, Vice-Chair, Nora Cline, Clerk; Gerry Noble, Vice-Clerk; Chris Carmichael, Christopher Sheedy, Associate

Others present:

Atty. Michael Modestino, Francis Morrissey, Nick Iafrate, Gerry Desrosiers, Kevin Fuller, Kevin Huerth, Michael and Maureen Martowska, Mary and Bill Tribou, Jess Leary, Marie Scarpelli, Jacob Cusson, John Little

Agenda item #1

Mr. Olivieri read this item into the record. It was an explanation of the Governor's Order Suspending Certain Provisions of the Open Meeting Law related to the 2020 novel Coronavirus outbreak emergency, which was why the Board was meeting remotely.

Reorganization of the Board

Ms. Cline made a motion, seconded by Mr. Noble, to nominate Mr. Olivieri as Chair of the Zoning Board of Appeals.

Roll Call Vote: Mr. Noble-Aye, Mr. Youngquist-Aye, Ms. Cline-Aye, Mr. Olivieri-Abstain

Mr. Olivieri made a motion, seconded by Ms. Cline, to nominate Mr. Youngquist as Vice-Chair of the Zoning Board of Appeals.

Roll Call Vote: Mr. Noble-Aye, Ms. Cline-Aye, Mr. Olivieri-Aye, Mr. Youngquist-Abstain

Mr. Olivieri made a motion, seconded by Mr. Youngquist, to nominate Ms. Cline as Clerk of the Zoning Board of Appeals.

Roll Call Vote: Mr. Noble-Aye, Mr. Youngquist-Aye, Mr. Olivieri-Aye,
Ms. Cline-Abstain

Mr. Olivieri made a motion, seconded by Mr. Youngquist, to nominate Mr. Noble as Vice-Clerk of the Zoning Board of Appeals.

Roll Call Vote: Mr. Youngquist-Aye, Ms. Cline-Aye, Mr. Olivieri-Aye,
Mr. Noble-Abstain

Mr. Olivieri advised the Board is comprised of five individuals. Almost anything they vote on requires a super majority, which is four out of five votes in favor. He noted that some members had just been sworn in and just received their paperwork yesterday. After talking with Counsel, he would like to make this recommendation to the Board. He would like to open these meetings, vote to continue them, and then give the new members the time to do the research they need to do. If they continue the hearings, it will help them avoid the need to repost, renotify abutters, and go through the whole process again. Applicants can advise them if they will be able to make the continued date which would be within two weeks.

Mr. Carmichael joined the meeting.

Buginga hearing – 33 Shore Avenue

Mr. Olivieri opened the Bugginga hearing at 7:10, read the legal ad, and asked for a motion to continue the hearing.

Mr. Noble made a motion, seconded by Mr. Carmichael, to continue the Bugginga hearing until October 1, 2020, at 7:00 p.m.

Atty. Mike Modestino was present and advised he was standing in for Peter Saulino who was representing the applicant. He had advised him that he was available on that date.

Roll Call Vote: Mr. Noble-Aye, Mr. Sheedy-Aye, Ms. Cline-Aye, Mr. Carmichael-Aye,
Mr. Olivieri-Aye, Mr. Youngquist-Abstain

The hearing closed at 7:13.

Fuller hearing – 32 Fuller Shores Road

Mr. Olivieri opened the Fuller hearing at 7:13, read the legal ad, and asked for a motion to continue the hearing.

Ms. Cline made a motion, seconded by Mr. Youngquist, to continue the Fuller hearing until October 1, 2020, at 7:00 p.m.

Roll Call Vote: Mr. Noble-Aye, Mr. Youngquist-Aye, Ms. Cline-Aye, Mr. Carmichael-Aye, Mr. Olivieri-Aye

The hearing closed at 7:14.

Martowska hearing – 2 Edgewater Drive

Mr. Olivieri opened the Martowska hearing at 7:15, read the legal ad, and asked for a motion to continue the hearing.

Mr. Carmichael made a motion, seconded by Mr. Noble, to continue the Martowska hearing until October 1, 2020, at 7:00 p.m.

Roll Call Vote: Mr. Noble-Aye, Mr. Sheedy-Aye, Ms. Cline-Aye, Mr. Carmichael-Aye, Mr. Olivieri-Aye, Mr. Youngquist-Abstain

The hearing closed at 7:16.

Maher hearing – 8 Lincoln Street

Mr. Olivieri opened the Maher hearing at 7:16, read the legal ad, and asked for a motion to continue the hearing.

Mr. Youngquist made a motion, seconded by Ms. Cline, to continue the Maher hearing until October 1, 2020, at 7:00 p.m.

Roll Call Vote: Mr. Noble-Aye, Mr. Youngquist-Aye, Ms. Cline-Aye, Mr. Carmichael-Aye, Mr. Olivieri-Aye

The hearing closed at 7:17.

Iafrate/Johnson hearing – Bettys Neck Road – M006-B004-L025

Mr. Olivieri opened the Iafrate/Johnson hearing at 7:17, read the legal ad, and asked for a motion to continue the hearing.

Mr. Youngquist made a motion, seconded by Mr. Noble, to continue the Iafrate/Johnson hearing until October 1, 2020, at 7:00 p.m.

Roll Call Vote: Mr. Noble-Aye, Mr. Youngquist-Aye, Ms. Cline-Aye, Mr. Sheedy-Aye, Mr. Olivieri-Aye

The hearing closed at 7:19.

Old Business

There was no old business.

New Business

Mr. Olivieri said he was trying to coordinate a time for a training meeting for Board members presented by Town Counsel.

Adjourn

Mr. Youngquist made a motion, seconded by Mr. Carmichael, to adjourn the meeting.

Roll Call Vote: Mr. Noble-Aye, Mr. Youngquist-Aye, Ms. Cline-Aye, Mr. Carmichael-Aye, Mr. Olivieri – Aye

Meeting adjourned at 7:22.

**Zoning Board of Appeals
Lakeville, Massachusetts
Minutes of Meeting
March 18, 2021
Remote meeting**

On March 18, 2021, the Zoning Board held a remote meeting. It was called to order by Chairman Olivieri at 7:00 p.m. LakeCam was recording, and it was streaming on Facebook Live.

Members present:

John Olivieri, Jr., Chair; Jeffrey Youngquist, Vice-Chair; Nora Cline, Clerk; Chris Carmichael, Member; Christopher Campeau, Associate; Christopher Sheedy, Associate

Others present:

Atty. Amy Kwesell, Town Counsel; Edward Phipps, applicant, Atty. Brandon Kurtzman, Tony Capachietti from Hayes Engineering, Keith Bettencourt, Architect, Karl Vrana, Nathan Langlais

Agenda item #1

Mr. Olivieri read this item into the record. It was an explanation of the Governor's Order Suspending Certain Provisions of the Open Meeting Law related to the 2020 novel Coronavirus outbreak emergency, which was why the Board was meeting remotely.

Boston Botanical, Inc. hearing, continued – 475 Kenneth W. Welch Drive

Mr. Olivieri opened the continued Boston Botanical, Inc. hearing at 7:00. Mr. Olivieri said he wanted to confirm two pieces of information the Board had requested, and that was in regards to the Police Chief and Fire Chief's input. They should have received some information that the Police do not make any specific comments, but defer to the Cannabis Control Commission (CCC) to review any security claims. They have confidence that the CCC's outlook ensures that the site is secure and meets all the regulations. In regards to the Fire Chief, there was a memo in their material, and all his concerns have been met.

Mr. Olivieri noted that they had also received from Boston Botanical additional information where they addressed all of their concerns. Atty. Brandon Kurtzman was present. He advised the following concerns that had been brought up:

- The backup generator and where it would be located.
- Updating the parking
- Indoor composting
- Noise mitigation from the rooftop units
- Weekend deliveries

He then shared his screen with the plan that was submitted with the additional packet. Regarding the backup generator, there is a proposed generator pad that has been added to the plan in the back part of the parking lot. They have attached some proposed generator specs. They still need some engineering to figure out exactly the type of generator that is going to go in, which is based on the wattage and anticipated demand of the facility.

The next item was the clarification of parking. Going back to the plan, there are 26 spots with 2 accessible spots. With 30 employees and no more than 22 at any given time at the facility, there is ample parking for the employees to avoid any type of congestion. This is not a public facility so the only people that will be coming and going are the employees, as well as authorized visitors and vendors. Atty. Kurtzman said the third issue was the HVAC equipment that was going on the roof and the concerns about the noise. They submitted some samples of the type of screening that they will use to mitigate that issue, which he then displayed.

Atty. Kurtzman continued regarding the access road which had been discussed at length, the Fire Chief has indicated that he is okay with that road. It has not changed from the last meeting. They also clarified the composting item and described the process in further detail on the narrative submitted. It would only occur indoors. There will be no outdoor composting. The final item was the traffic issue and potential weekend deliveries. They would do everything in their power to limit deliveries on any weekend day. If it was unavoidable, they would minimize their occurrence.

Atty. Kurtzman said he believed this comprehensively addressed all of the Board's issues. He asked if there were any questions. Mr. Carmichael wanted to make sure that the Fire Department was aware they had increased the fire load with the indoor composting. He stated that he did know that it could be addressed during the permitting process. Mr. Carmichael said that he has seen screening that does not cover the whole unit. He wanted to make sure that they were clear that the height and width of the screen is going to cover all areas that abut a residential neighborhood. Atty. Kurtzman replied the idea is to have adequate screening to address those issues. They were prepared to use the amount of screening necessary to cover the HVAC equipment, both height and width, to make sure that noise going toward the residential neighborhood is blocked.

Mr. Carmichael then asked that the loading dock area on the Site Plan be displayed. He wanted to make sure that it was not interfering with the fire road or parking areas. Atty. Kurtzman then displayed the plan. He showed the fenced in area and said that it is part of the parking lot. There is no interference with the Fire Lane. The idea is the delivery vehicles would come in here, unload or load the products, and be on their way. He said it would take approximately no more than five minutes. The parking area is for employees. Ms. Cline noted that in the most recent narrative regarding the parking it states, "The company will take...within the parking lot or *store*." She said that it should say property rather than store. There is time to correct this so there is no misunderstanding there is a store there. Atty. Kurtzman said it could be within the parking lot or premises. There is no store here, just the cultivation and manufacturing facility.

Atty. Kwesell said they will put in the Decision that there is no retail associated with this. She also noted that in regards to weekend deliveries, they are going to include a condition that it would be limited to two times per month. However, how would they be able to enforce that? She thought the only way there could be weekend deliveries was if there was prior notice to the Town. Mr.

Carmichael suggested limiting their weekend hours from 9:00 a.m. to 12:00 p.m. Mr. Phipps said they really did not anticipate any deliveries on the weekends. Their concern would be that a delivery company could choose to show up when they want despite tracking. He wants to keep that in mind before committing to that because he did not want them to look poorly in that moment for something that was beyond their control.

Mr. Olivieri asked the Board what were their concerns in limiting the deliveries. This is in an Industrial Park. Mr. Carmichael agreed but they abutted a residential neighborhood. Mr. Olivieri questioned whether other businesses were receiving deliveries on Sundays. Atty. Kurtzman thought this was a non-issue. They are not attempting to create a loophole so that they're going to start making frequent weekend deliveries. The notion is there is unpredictability sometimes, and they just wanted to let the Board know they are cognizant of that. If delivery had to come on the weekend, it wouldn't be more than twice a month. The Board could provide them with somebody in the Town that they can notify in the event of a weekend delivery, but he didn't see it as being an issue.

Atty. Kwesell agreed. This isn't a high-volume delivery business, but she was concerned with the paragraph that said they may have these deliveries on weekends. She didn't see them having them, but they can't have it as part of this record stating they are going to do that, with no way to enforce it. Mr. Carmichael thought a phone call 12-24 hours before that delivery would be acceptable. Atty. Kwesell said she is thinking an email, because then there would be a record of it. Atty. Kurtzman thought that was fine. Mr. Olivieri suggested restricting Sunday deliveries as an easier option to handle this. Atty. Kurtzman said they would defer to the Board's preference. Mr. Phipps said the rarity of weekend delivery is on top of the rarity of a company just showing up on a Saturday when they said they would be there on a Friday. They would be more than happy to commit to the advance notice in email.

Atty. Kwesell said she would draft the Decision. It is up to the Board if they want to close the hearing and then issue the Decision at their next meeting. Atty. Kurtzman asked if there was any way to vote on it tonight, so they could move forward with the process. Atty. Kwesell replied this is a Special Permit under the Zoning By-law. As soon as they close the hearing, they have 90 days to vote, and then 14 days after that to issue a Decision. This will be complete in 30 days. Her concern is if they close the hearing and vote tonight, and she drafts a Decision, she doesn't know if she will have everybody's conditions and comments. She would not want to file something with the Town Clerk and find that something was missing. They would be voting on a Decision that is not in front of them.

After further discussion, Atty. Kwesell said they would continue this but in case there is something they need for the Decision, they will be in touch. They can then talk about it at their next meeting.

Ms. Cline then made a motion, seconded by Mr. Youngquist, to continue the Boston Botanical, Inc. hearing, until April 15, 2021, at 7:00 p.m.

Roll Call Vote: Mr. Youngquist-Aye, Ms. Cline-Aye, Mr. Campeau-Aye, Mr. Sheedy-Aye, Mr. Carmichael-Aye, Mr. Olivieri – Aye

Mr. Olivieri said that there were some other items on the agenda that Atty. Kwesell was going to cover but she had another commitment with another Board in Town.

New Business – KP Law-Housing Choice Act of 2020 Update

Atty. Kwesell said that she just wanted the Board to know with the Housing Choice Act the statute calls for DHCD and MBTA to issue parameters and/or regulations to them. They have not done that yet, so DHCD sent out information to municipalities indicating they would not be penalized for not enacting all of this new zoning until those parameters are established. They don't know what is going to be said about density, location, and things like that. She would hope that this could be addressed at the fall Town Meeting but right now they are just in a holding pattern regarding it.

New Business – Review sign bylaws

Mr. Olivieri said the Planning Board sent out information regarding the review of the sign bylaws. He knew one of their goals is to update the bylaw so they don't, as a Zoning Board, end up hearing petitions for people that want to put up a sign that is a little bigger or whatever the case may be. In most communities, signs don't end up before the Zoning Board to the degree that they do in this community. He asked that they take a look at the information and add any input or comments.

Adjourn

Mr. Youngquist made a motion, seconded by Ms. Cline, to adjourn the meeting.

Roll Call Vote: Mr. Youngquist-Aye, Ms. Cline-Aye, Mr. Campeau-Aye, Mr. Sheedy- Aye, Mr. Carmichael-Aye, Mr. Olivieri – Aye

Meeting adjourned at 7:43.

**Zoning Board of Appeals
Lakeville, Massachusetts
Minutes of Meeting
April 15, 2021
Remote meeting**

On April 15, 2021, the Zoning Board held a remote meeting. It was called to order by Chairman Olivieri at 7:00 p.m. LakeCam was recording, and it was streaming on Facebook Live.

Members present:

John Olivieri, Jr., Chair; Jeffrey Youngquist, Vice-Chair; Nora Cline, Clerk; Gerry Noble, Vice-Clerk; Chris Carmichael, Member; Christopher Campeau, Associate; Christopher Sheedy, Associate

Others present:

Atty. Amy Kwesell, Town Counsel; Edward Phipps, applicant, Atty. Margaret Nash applicant's Counsel; Dennis Tetreault, applicant; Dustin Moore, applicant; Christine Lech-Goulart, applicant; Dominick DeMartino

Agenda item #1

Mr. Olivieri read this item into the record. It was an explanation of the Governor's Order Suspending Certain Provisions of the Open Meeting Law related to the 2020 novel Coronavirus outbreak emergency, which was why the Board was meeting remotely.

Boston Botanical, Inc. hearing, continued – 475 Kenneth W. Welch Drive

Mr. Olivieri opened the continued Boston Botanical, Inc. hearing at 7:01. Mr. Olivieri said he believed Atty. Kwesell had prepared the findings and then asked her if she would like to comment on them. She advised the only thing was the parking was incorrect. It was her understanding that there had been an email, and the parking had been changed to 26 spaces. That was the only change, and other than that, the findings are okay unless the Board wanted to incorporate anything additional.

Mr. Olivieri asked if any member had any additional revisions. Mr. Carmichael asked how many spaces were there. Atty. Kwesell said it went from 34 to 26. For a cultivation facility, they are only looking for parking spaces for employees. This is not a retail situation where they would need more than that. She advised the only other thing she needed from the applicant was the location of the area that the Planning Board had wanted fenced in. Mr. Phipps clarified it was the loading dock area marked on the new Site Plan. Atty. Kwesell said that as long as it was fenced in on the new plan, they were all set.

Mr. Olivieri said he would entertain a motion to accept the findings with the revision that the parking spots would be changed to 26 as explained.

Mr. Youngquist made the motion. It was seconded by Mr. Noble.

Roll Call Vote: Ms. Cline-Aye, Mr. Carmichael-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Olivieri-Aye

Mr. Youngquist made a motion, seconded by Ms. Cline to approve the Special Permit as applied for with the findings that had just been accepted.

Roll Call Vote: Ms. Cline-Aye, Mr. Carmichael-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Olivieri-Aye

Atty. Kwesell noted that the Special Permit includes the conditions that had been drafted and the applicant was aware of those conditions.

The hearing closed at 7:08.

Tetrault hearing - 7 Deneise Street

Mr. Carmichael recused himself from this hearing. Mr. Olivieri asked Mr. Campeau to participate. Mr. Olivieri then opened the Tetrault hearing at 7:09 and read the legal ad into the record. Mr. Tetrault was present. He stated they are proposing to build a 30' x 40' garage. The house is 23 feet from the edge of the road. The setback for the garage will be 31 feet which is further away from the road than the house. They will have 27 feet to the neighbor on the west and 54 feet to their back-lot line. The only setback issue they have is from the road.

Mr. Olivieri then read the comments from various Town Boards into the record. The April 12, 2021, email from the Board of Health indicated they had no objections to the garage, as long as it is more than 10 feet away from the septic field and on a slab. The April 13, 2021, memo from the Planning Board had no comment regarding the petition. Mr. Olivieri noted, in addition, the Conservation Commission had reviewed all the petitions before them and had sent over an email stating they had no concerns on any of them.

Ms. Cline asked what would happen to the existing garage shown on the plan. Mr. Tetrault replied that garage is more of a storage area, so it would be used by his wife for parking. Mr. Noble asked how much new driveway was being added with this garage. Mr. Tetrault replied nothing additional is being added, but he would actually be removing approximately 120 square feet of driveway. There were no additional questions.

Mr. Youngquist made the motion, seconded by Ms. Cline, to approve the petition as applied for.

Roll Call Vote: Ms. Cline-Aye, Mr. Campeau-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Olivieri-Aye

Ms. Murray explained the timing of the filings, the appeal period, etc.

The hearing closed at 7:17.

Documents distributed for the hearing:

- Petition packet
- Legal ad
- Board of Health correspondence of April 12, 2021
- Planning Board correspondence of April 13, 2021

Moore hearing - 6 Sandy Point Road

Mr. Olivieri opened the Moore hearing at 7:18 and read the legal ad into the record. Mr. Moore was present. He advised that he wanted to raze the house that is presently there and rebuild. The only thing that would be changed from the existing structure would be the addition of four feet facing the house on the left-hand side. He noted that even doing that he would still maintain at the closest point 25 feet from the property line.

Mr. Olivieri then read comments from the Town Boards into the record. The April 12, 2021, email from the Board of Health stated the property had a two-bedroom deed restriction with no increase in flow to the septic system and no further expansion, so if the proposed house was larger than the existing house, it would not be allowed. A Title V inspection must also be done if the applicant wants to reuse the existing septic system. Mr. Olivieri said it appears other than the four feet, it was not being made larger, and there was no plan to increase the flow. Mr. Moore said that was correct. The April 13, 2021, memo from the Planning Board had no comment regarding the petition.

Mr. Carmichael asked if there was a side setback to the lot line on the right side from Sandy Point. Mr. Moore replied the distance from the property line from the building at that back side is the closest at approximately 7.5 feet. Mr. Carmichael asked if there are any other structures on the other side of the property within that area. Mr. Moore said not in that area.

Ms. Cline made the motion, seconded by Mr. Noble, to approve the petition as submitted.

Roll Call Vote: Ms. Cline-Aye, Mr. Carmichael-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Olivieri-Aye

Ms. Murray explained the timing of the filings, the appeal period, etc.

The hearing closed at 7:22.

Documents distributed for the hearing:

- Petition packet
- Legal ad
- Board of Health correspondence of April 12, 2021
- Planning Board correspondence of April 13, 2021

Lech-Goulart hearing - 11 Charbonneau Avenue

Mr. Olivieri opened the Lech-Goulart hearing at 7:22 and read the legal ad into the record. Ms. Lech-Goulart was present. She advised they remodeled the house back in 1997. The floor plan they have has only one bedroom in it right now, and their lot is deeded for two bedrooms. They propose to connect the garage and the house together and have an extra bedroom upstairs.

Mr. Olivieri then read comments from the Town Boards into the record. The April 12, 2021, email from the Board of Health stated that a Title V inspection must be done prior to any building permit being issued. It also said the room above the garage could not be converted into a bedroom. Mr. Olivieri said he had received an updated April 15, 2021, email from the Board of Health which clarified the room above the garage can be used as a bedroom providing one of the existing two bedrooms in the home is removed, and as long as the home remains a two-bedroom home a Title V would not be required. Mr. Olivieri asked if the intention was to leave the home as a two-bedroom home. Ms. Lech-Goulart said that was correct. The April 13, 2021, memo from the Planning Board had no comment regarding the petition. Mr. Olivieri noted as discussed earlier Conservation also had no issue with the petition. Members had no additional questions.

Mr. Carmichael made the motion, seconded by Mr. Youngquist, to approve the petition as submitted.

Roll Call Vote: Ms. Cline-Aye, Mr. Carmichael-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Olivieri-Aye

Ms. Murray explained the timing of the filings, the appeal period, etc.

The hearing closed at 7:27.

Documents distributed for the hearing:

- Petition packet
- Legal ad
- Board of Health correspondence of April 12, 2021 and April 15, 2021
- Planning Board correspondence of April 13, 2021

Twisted Growers LLC hearing – 415 Millennium Circle

Mr. Olivieri opened the Twisted Growers LLC hearing at 7:27 and read the legal ad into the record. Mr. Olivieri asked Atty. Kwesell to clarify what the Board needs to do regarding this proposed change. She replied the only way to change a Special Permit is if there was an inadvertent error. Here they are actually changing the purpose of their Special Permit to allow for adult use. Under the Zoning Act, there is no way to modify a Special Permit and the only way that can be done is to issue a new Special Permit with the modified changes and it would have to come back to this Board.

Atty. Meg Nash was present and represented Mr. Dominick Demartino. She advised they had submitted an updated application with additional information with respect to what this would

entail. This is a minimal modification and would not change the exterior layout. It would just update the interior floor plan and allow for adult use manufacturing in addition to cultivation. There is nothing in the Special Permit findings as it currently exists that would prohibit manufacturing at this time so the specific relief requested is to allow for this additional use. This is a minimal change that will have zero impact on the findings and conditions that have already been approved by the Board. Mr. Olivieri asked for a clarification that this was going to be manufacturing or cultivation and there would be no on-premise sales. Atty. Nash said that was correct, and there would be no retail. They would like to amend it so it stays cultivation and adds product manufacturing to allow to sell edibles, etc. and not just flower.

Mr. DeMartino added that when he started through this process he was working with an unexperienced law firm. He thought when they got the ability to cultivate, the manufacturing went hand in hand with it. It wasn't until the firm they are working with now had indicated, although he had the ability to grow, he did not have the ability to manufacture. In their existing plans, they have the room laid out, and it was always his desire to do so. Atty. Nash added that goes to the inadvertence with respect to the prior Special Permit that may allow for this modification as was indicated by Atty. Kwesell.

Atty. Kwesell said that the Zoning Board had granted a Special Permit for a use, and the use was cultivation. They are now adding to that use product manufacturing. She did not see how that was an inadvertent error. There is no mechanism to modify a Special Permit without doing the notification to abutters. Mr. Olivieri noted that he was sympathetic to the petitioner, and it was probably just a mistake. Although this does change the permit enough so that they have to go through the process of applying again. Ms. Murray advised that this had been advertised and abutters were notified as if it was a brand-new petition.

Atty. Kwesell said that if this is a public hearing then the Board was all set and the public hearing is to modify the Special Permit. Mr. Carmichael then asked if they would have to go back and change the host agreement. Atty. Kwesell said she thought they already did and had just signed a new agreement. Mr. DeMartino said that was correct. Mr. Carmichael asked if there were impact statements from Fire and Police. Atty. Nash said that they have emailed Chief O'Brien everything that has been submitted to the Planning Board on March 31st and they had not yet received a response.

Ms. Cline said in looking at the additional equipment, she would want to make sure that due diligence has been done by Fire on that methodology, as that would not have been included in the original presentation. Atty. Nash said that information had also been sent to the Chief. That current list of machinery was over inclusive as Twisted Growers is in the process of recruiting and finding the individual to be the director of the product manufacturing. The decision of what specific equipment will be involved will be made by that individual.

It was then asked if the Board could approve the modification conditioned on confirmation the Fire Chief has seen this and is okay with it. Atty. Kwesell clarified that there is case law that the Zoning Board is not allowed to delegate its authority, so provided what they are asking the Fire Chief to do will not make or break their decision, then it is okay. However, what if the Fire Chief comes back and says that the equipment is not satisfactory. Mr. Olivieri clarified that the problem is if the Fire Chief does not give him a CO for safety reasons, but if it's outside of his authority

and the Zoning Board issued it, the Fire Chief could be told it doesn't matter that he said no because the Zoning Board has already granted the Permit. Atty. Kwesell said that was the exact concern.

Mr. DeMartino said as long as they had a safe environment it would be approved, and they would do everything that the Fire Marshall asked them to in order to comply. Whatever apparatus they have, they are going to have to follow the code in order to be able to operate it. Atty. Kwesell said the problem is how do they determine if this is not more detrimental to the neighborhood if you don't have safety conclusions. Mr. Olivieri agreed that was the issue. There are aspects to this in which their authority in granting this permit kind of trumps what the Fire Chief is able to do or not do. He is not saying that it would be challenged but they can't look at one individual or entity, they need to follow a protocol.

Mr. DeMartino asked if there had been something approved or denied at another operation that they were concerned with. Mr. Carmichael said regarding the interior remodeling, he was confident that Building Commissioner and the Fire Department would be able to address that. It was the exterior and the Site Plan and whether or not it's detrimental to the neighborhood. Are they adding more employees, more parking, are they changing the Site Plan? Do they need to continue this until they get impact statements? He was in favor of continuing until they receive impact statements from Police, Fire, and the questions he had asked had been answered.

Mr. DeMartino replied when he approached this, the facility already had this use happening within the facility. The small room that this is going to be in is approximately 300 square feet. There will be one to two employees, but that had been accounted for in their original plan. He understood their concerns, but to him nothing was changing. Mr. Olivieri said for this new aspect of what the business is going to be doing, they want to clarify that equipment is not going to change the make up of the operation. Mr. DeMartino said he had no issue coming to another meeting.

Mr. Olivieri asked if members were concerned about anything else beside the equipment on the inside. Mr. Youngquist added he was surprised they got through the whole process without the manufacturing as it is always included in a grow facility. He felt to make it clean, they should continue the hearing and get all the answers. Atty. Kwesell asked if the applicants had their Product Manufacturing license from the CCC. Mr. DeMartino said he was under the impression that they do have cultivation and manufacturing with the State. He said it was standard that if you have a grow facility, you have a product manufacturer. Atty. Kwesell noted they were separate licenses which is why she was asking. Mr. DeMartino replied he was sure that he had everything he needed from the CCC.

Mr. Olivieri added that if they were going to continue, that could be produced for the next meeting. Atty. Nash said they were happy to provide supplemental materials, follow up with Police and Fire, and provide documentation from the CCC. Mr. Olivieri asked if there were any additional questions. Mr. Noble asked if a Board of Health inspection is required. Ms. Murray said that was correct, and they would have to go to the Board of Health. Mr. Carmichael said in that case he would also like an impact statement from them.

Atty. Kwesell said the security plan that was with the cultivation facility must have changed. Even though there is only a room, she was assuming there was a change and asked if they had that plan. Mr. Olivieri noted that the Police Chiefs don't really share publicly but defer to the CCC. If they

got the license from the CCC that showed they are approving this use, does that confirm that the security plan submitted incorporates this use. Atty. Kwesell said it does, but one of the requirements of the filing is the security plan. Mr. DeMartino responded that inside the facility this was all accounted for, but they didn't apply for it properly. He could have Mr. Mitch Suzan, who would be handling the security attend the next meeting. Mr. Olivieri replied he would like Mr. Suzan at their next meeting, and he would also like them to send a copy of the security plan.

Mr. Carmichael then made a motion, seconded by Mr. Noble, to continue the Twisted Growers LLC hearing until May 20, 2021, at 7:00 p.m.

Roll Call Vote: Ms. Cline-Aye, Mr. Carmichael-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Olivieri-Aye

Atty Nash confirmed the following items that had been requested:

- Impact statements from Fire, Police, and Board of Health
- State licensing documentation
- Security plan and attendance by Mr. Suzan at the next meeting

The hearing closed at 7:58

Documents distributed for the hearing:

- Petition packet
- Legal ad
- Board of Health email of April 12, 2021.
- Planning Board correspondence of April 13, 2021

Meeting minutes

Ms. Cline made a motion, seconded by Mr. Noble, to approve the minutes from the November 19, 2020, meeting.

Roll Call Vote: Ms. Cline-Aye, Mr. Campeau-Aye, Mr. Carmichael-Aye, Mr. Noble-Aye, Mr. Sheedy-Aye, Mr. Olivieri-Aye, Mr. Youngquist-Abstain

Ms. Cline made a motion, seconded by Mr. Youngquist, to approve the minutes from the February 23, 2021, meeting.

Roll Call Vote: Ms. Cline-Aye, Mr. Campeau-Aye, Mr. Carmichael-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Sheedy-Aye, Mr. Olivieri-Aye

Old Business – Sign bylaw update or discussion

Ms. Murray asked if anyone had a chance to look at the sign bylaw and if there were any comments. It was decided to put this back on their next agenda.

Adjourn

Mr. Carmichael made a motion, seconded by Mr. Noble, to adjourn the meeting.

Roll Call Vote: Ms. Cline-Aye, Mr. Campeau-Aye, Mr. Carmichael-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Sheedy-Aye, Mr. Olivieri-Aye

Meeting adjourned at 8:05.