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James E. Gallagher

P: 617.589.3883 | F: 617.523.6215
jgallagher@davismalm.com

March 12, 2020

Town of Mansfield Planning Board
c/o Shaun Burke
Director of Planning & Development
6 Park Row
Town Hall, First Floor
Mansfield, MA 02048

Re: Special Permit Application of Community Gardens, LLC

Dear Board Members:

This statement is submitted under chapter 230, §§ 3.4 and 5.5 of the Mansfield Zoning Bylaws on behalf of Community Gardens, LLC (“CG”) in support of its application for a special permit. CG’s special permit is to operate a marijuana cultivation facility at 500 School Street in Mansfield. This purpose is in full harmony with the general purpose and intent of the Mansfield Zoning Bylaws. The establishment is well within the established Southwest PBD Cultivation Overlay District.

CG submits that the benefits of the proposed project substantially outweighs its detrimental effects to the Mansfield community. Specifically, CG’s application addresses each area of concern outlined in sections 3.4 and 5.5:

Health, Safety, Welfare – The addition of CGs operation will bring an immediate benefit to the convenience and general welfare to Mansfield residents. CG will be looking to employ as many as 50 employees with an average salary of \$50,000 plus benefits once operations begin. CG is interested in seeking to hire locally as much as possible. This will provide good paying local jobs, which will allow people to live and work in Mansfield. CG is also committed to using local vendors and suppliers to the greatest extent possible for work from constructing the new facility to daily operations.

In addition, CG has completed a full-scale security plan that incorporates state of the art technology to ensure the safety of not only those working inside the facility, but also to make the facility secure from outside intrusion. CG has engaged a full-time security company who has



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coordinated with both Mansfield Fire and Mansfield Police to ensure the safety of the facility, local community, and first responders. CG's security company will monitor the facility 24 hours a day 365 days a year and consistently update the security as necessary and as required by local regulations.

CG's operation will have a positive impact on the health of the Mansfield community. CG has pledged to donate 1% of net profits to local charities each year and 1% of profits to staff. CG plans this reinvestment in the local community will target programs that directly affect the lives of Mansfield residents increasing the overall health of the community.

Neighborhood Character – CG's operation will bring a material benefit to the character of the neighborhood. CG's proposed project includes the construction of a new multi-million-dollar facility at the premises at 500 School Street. This will also include a new entrance and full landscaping to the site. The proposed development will bring a material benefit to the aesthetic appearance of the site.

Traffic Concerns – CG has conducted a full traffic study and believes there will be minimal impact to local traffic because of CG's operations. To the extent there will be additional motor vehicle trips generated by CG's operations, the additional traffic will occur during fringe peak hours. CG plans to operate primarily in shifts with the morning shift beginning at approximately 7:00 A.M. and the afternoon shift beginning at approximately at 2:00 P.M. This is at the very beginning of the morning and before evening peak traffic hours. While CG will have delivery trucks entering and existing the premises, these trucks will generally operate during off peak hours, either before 7:00 A.M, between 10 A.M. and 2:00 P.M. or after 7:00 P.M. Because CG is delivering its products to third parties there will be no patrons coming to CG to conduct any purchasing. And, because there are no residential communities in the immediate vicinity, none of the traffic created by CG's operations will affect any residential communities. Based on the traffic study being submitted, CG's operation likely will not create a negative traffic impact.

Adequacy of Municipal Facilities – Because of its location on School Street, the property is readily accessible to all fire, police and other emergency vehicles. The site is already serviced by local electric. Water and sewer connections are available along School Street and CG will need to connect for these services. These connections should occur simultaneously with the installation of CG's new stormwater drainage system.

Impact on Natural Environment – CG has worked closely with the Conservation Commission to create a stormwater management plan, which includes installation of a new stormwater system, to ensure that the development will have a beneficial impact on the neighboring wetlands.



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Currently, the site has no stormwater management plan and the base layer primarily consists of semi-porous gravel which often directs stormwater and other drainage into the conservation area. Under CG's proposed stormwater plan all stormwater will be re-directed into the drainage system and distributed evenly into the ground to avoid affecting or overburdening the neighboring wetlands.

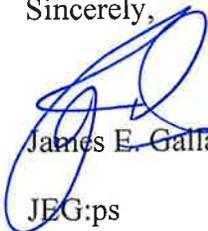
The cultivation facility and the attached kitchen will generate some natural waste from the cultivation activities, but none that requires special attention or disposal. Therefore, CG can use local trash and sewer connections for its waste .

Fiscal – As mentioned, CG's proposed project includes the construction of a new multi-million-dollar facility at the premises. This new facility will add approximately \$80,000 per year in real estate taxes. CG will also purchase all its electricity from the Town of Mansfield, which could generate several hundred thousand dollars in additional revenue for the town's electrical facility each year. CG has also pledged to donate 1% of net profits to local charities each year and 1% of profits to staff. In addition, CG will be seeking to employ approximately 50 Mansfield residents with an average salary of \$50,000 for the positions that CG is looking to fill. Finally, CG will be making a Host Community Payment under a Host Community Agreement being negotiated with the town. CG estimates that the Host Community payments will likely equal multiple times the expected tax payment for each year of the 5-year agreement.

CG's use of the premises will conform to the with the signage, lighting and environmental standards in chapter 230.

Finally, CG's use of the premises will bring additional economic opportunity for many in the Mansfield area. CG's use of the premises as a cultivation facility is consistent and in harmony with the current zoning regulations and the benefit of this proposed project far outweighs the potential negatives.

Sincerely,



James E. Gallagher, Esq.

JEG:ps