

BAYSTATE COMPASSION CENTER, INC.

Site Plan Review Application Supplementary Materials

Baystate Compassion Center, Inc. (“BCC”) in accordance with the Town of South Hadley Zoning Bylaw §§ 7(Y)6 and 12(E) (the “Bylaw”) hereby submits the following supplementary material to its Site Plan Review Application dated January 6, 2014.

§ 7(Y)6:

- a. The owner of the MMCPF (the “Facility”) to be located within a section of 28 Gaylord Street (the “Property”) will be Baystate Compassion Center, Inc. BCC’s address is c/o Michael S. Schneider, Esq., 1414 Main Street, Suite 1900, Springfield, MA 01144-1900. The owner of the Property is U.S. Industrial Gaylord, L.P. whose address is c/o Lakeshore Properties, 4538 Highway 9 North, Howell, NJ 07731.
- b. BCC has not yet been registered with the Massachusetts Department of Public Health (“DPH”). The MMTC/RMD application process with DPH is pending. BCC will supplement this information when it becomes available from DPH.
- c. Please see Exhibit 1, attached hereto and incorporated herein.
- d. Please see Exhibit 2, attached hereto and incorporated herein.
- e. Please see subsection (g), below. Per the Town Planner, BCC is currently working with Chief LaBrie to develop the appropriate detailed information to be submitted January 17, 2014.
- f. BCC plans to use the Facility as a MMCPF as defined under the Bylaw. BCC’s plans for the Facility at the Property do not require a special permit under the Bylaw, but BCC wishes to submit the following information in relation to the Facility that is in the nature of a Management Plan. First, BCC does not plan any changes to the exterior of the Property. The site layout will remain as depicted in Exhibit 3, attached hereto and incorporated herein. BCC plans place its Facility’s cultivation area within the approximately 31,342 square foot space depicted in Exhibit 4, attached hereto and incorporated herein. BCC will also use the approximately 8,500 square foot office space depicted in Exhibit 4 as ancillary office space attendant to the Facility. As cultivation is a continual process, the Facility will be in operation 24 hours a day/ 7 days a week. Most employees, however, will only be at the Facility between 8am- 8pm. There will be employees “on call” for emergencies, so a few employees may be in the Facility outside of normal business hours. BCC anticipates that the Facility would first require 6 employees which may increase to as many as 14 employees as the business progresses in coming years.

In terms of utility needs, BCC initially plans to use 1800 gallons of water per month (21,600/YR). Monthly usage is the best measure of usage for the Facility as daily usage will be sporadic depending on the time of month BCC changes over its reservoirs during the cultivation

process. These figures should double annually as production increases. BCC plans to use approximately 46,600 kilowatts hours of electricity per month (560,000/YR) in its first year with that figure tripling in the Facility's second year. BCC plans to double its second year electricity usage in the Facility's third year as production increases.

All operations of the Facility will occur inside the Property. BCC will not permit outside storage at the Property. Signage, if any, Facility ventilation and BCC's reporting activities will conform to the Bylaw.

g. BCC will work with Chief LaBrie for a January 17, 2014 submission of details of the following Security Plan items and policies as applied to the Facility and the Property.

BCC is working with the landlord of the Property to resolve the following exterior security issues including:

Perimeter fencing and adding security gates at each entry point to the premises;

Installation of sufficient exterior lighting to illuminate the parking lot and building exterior;

Movement of the roof access ladder to new location; and

Blocking all but one of the loading dock entry points.

Every BCC employee will be required to carry a photo ID card key badge that will be programmed to provide authorized access to various spaces within the Facility and record access events.

BCC's security policies and equipment will have the following features to ensure that the Facility is limited only to employees:

Policies:

- The Facility is to be locked when vacant.
- Access will be limited to the minimum number of authorized personnel necessary and tracked by card key.
- All locks and security equipment will be maintained in good working condition.
- All card keys, access codes, access cards, passwords, etc., are to be kept secure and accessible only to specifically authorized personnel.

Equipment:

BCC's commercial grade security system and monitoring service will include:

- Buzzer-locked front door.
- A well lit outside perimeter and perimeter alarm.

- Motion detector(s) located inside all potential points of entry.
- Glass break monitors on all windows.
- Alarm switches installed on operable doors or windows, including overhead doors, loading dock, garage door, etc.
- Video cameras in the following areas:
 - o All access points and other key locations.
- Multiple alarms and notification systems.
- Periodic and frequent checks for proper working order of the security systems and the back-up system.

The security system equipment and recording devices will be kept in a secured room to prevent theft, loss, destruction, or tampering. This location will be access restricted and monitored with dedicated off-site storage.

All visitors, if any, will be in the constant company of a designated employee and will not be left unattended at any time by that employee.

Personal Safety:

BCC will work routinely with the South Hadley police department to review emergency procedures as well as establishing a code word to use when a false alarm is triggered. BCC will frequently communicate with the South Hadley police department, its own employees and community members to create a safe environment for the Facility.

h. As DPH has promulgated regulations governing the disposal of waste, BCC will adhere to those regulations found at 105 CMR 725.104(J) (the “Waste Regulations”). There will be approximately 900 gallons of water to be disposed of on a monthly basis (10,800/YR) from the Facility. BCC is exploring the ideas of recycling the waste water and/or discharging it into the sewer system. Any such discharge will be made in accordance with the Waste Regulations, 314 CMR 18.00 and Town of South Hadley requirements. This water will still have nutritional value in an agricultural setting. BCC also plans to store this waste water onsite for recycling and re-use at the Facility. BCC will also make it available to local farmers if wanted and if blessed by DPH.

§ 12(E):

1. The Facility is permitted under the Bylaw pursuant to site plan review. The Facility, as it will use existing but vacant industrial property, is in accordance with the South Hadley Master Plan.

2. The Facility will be located within an existing, pre-developed site. No exterior changes are planned. It cannot, therefore further disrupt the surrounding area, natural processes or views.

3. As the Property is a previously developed site, the Facility will not further impact the concerns noted in a. through f. of Section 12(E) of the Bylaw.
4. Not Applicable.
5. The Property is a vacant industrial building located within an Industrial zone. The Facility, therefore, is entirely compatible with the Property's surrounding neighborhood and zoning district.
6. BCC plans to maintain the landscaping at the Property as it exists.
7. Not applicable. The nature of the Facility is such that pedestrian and bicycle access is not appropriate. Vehicular access to and within the Property's site will be unchanged except for possible gating. Traffic to and from the Facility will constitute only *de minimus* impacts to the Gaylord Street neighborhood.
8. & 9. Not Applicable. The site design is pre-existing. Impacts from the Facility will be static.
10. Lighting for the Facility shall be as required under the Security Plan.
11. & 12. Not Applicable. The site design is pre-existing.
13. Not applicable. The nature of the Facility is such that pedestrian access is not appropriate.