

Town of Dudley

Board of Selectmen
Highway Commissioners
Cemetery Commissioners

May 15, 2019 @ 6:30pm
Dudley Municipal Complex
71 West Main Street, Dudley, MA
Veteran's Memorial Hall – Room 321C
Approved 6/3/2019

Some matters have been taken out of agenda order but were typed up in agenda order for ease of locating information when necessary.

1. Call to Order, Pledge of Allegiance

Steven Sullivan opened the meeting at 6:35pm. In attendance was Kerry Cyganiewicz. Paul Joseph and John Marsi participated remotely under MGL Chapter 39 section 23D adopted 2/4/2013 and in accordance with 940 CMR 29.10(2). It was determined that the following factor made their physical attendance unreasonable – Geographic distance. Also in attendance was Greg Balukonis, Town Administrator and Michelle Jervis, Administrative Secretary and Michele Randazzo, Town Counsel

2. Public Business:

Waveseer LLC – David Rosen, President, came before the Board. Mr. Rosen stated that he is the founder of Waveseer in 2014. The company holds 6 cannabis licenses in three states, Nevada, Oregon and Maryland. His store in Las Vegas is where most of the company's current economic activity is generated with up to 1500 customers per day. His company is an American company unlike many other companies that are Canadian. He would like to purchase the property owned by the Town located off of Ardlock Place where the old dye house use to sit. The building would be prefabricated modules that stand along completely independent growing environments for both genetic and vegetation and flower and production. There would be an installation of a series of rooms inside a climate controlled main structure and be approximately 36,000 square foot building – two stories. He would grow about 15,600 plants and hire 40-60 employees. His interest in Dudley are many such as proximity to Boston and Worcester, great highway access to the rest of the state, the town's pro-business mindset and willingness to partner with job creators, fits well with the town's roots as an agrarian and industrial center, growing population, plus Dudley's young employee pool are graduates of a very strong school system and potential partnerships with Nichols college on creative educational programs for this new industry. His company uses less water than the average grow facility with perimeter fencing that has great lighting and top notch security. Kerry Cyganiewicz questioned the use of one of our old mills. Mr. Rosen stated that it is very difficult and cost prohibited utilizing the old mills plus the ceiling heights are too low. The property he would like to purchase is zoned for use and has seven acres of land for his facility. John Marsi stated that we are going to hear the same objections but we need to react to any proposal, he is anxious to see a hard copy of the proposal. He stated that he has no objection to it since it's an enclosed business and we have been striving to attract good, clean business to town with an active Agricultural Commission. He stated that he would like to get this presentation out to the public and would consider a host agreement. Paul Joseph questioned the economic impact for the town? Mr. Rosen stated that is an economic impact and is a windfall for the town. Recreational is different. They only grow with LED lighting and use less water. In other facilities they use 30,000 gallons of water a year. Mr. Balukonis stated that if we move forward a host agreement would be prepared. Mr. Rosen stated that if all goes well he could be up and running in a year. All agreed his time line is super ambitious. Attorney Randazzo will contact one of the "pot attorneys" in her firm to contact Mr. Rosen, one that specializes in cannabis. Steven Sullivan stated that we will need to get the ball rolling and to invite Mr. Rosen back after the town election when we have a full board and a new Town Administrator.

3. Adjournment and Executive Session:

Kerry Cyganiewicz motioned to adjourn at 7:25pm and convene into Executive Session under MGL Chapter 30(A) §21(a)(3) to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. Paul Joseph seconded.

Roll Call Vote:

John Marsi, Aye

Paul Joseph, Aye

Kerry Cyganiewicz, Aye

Steven Sullivan, Aye

Respectfully submitted,

Michelle Jervis, Administrative Secretary