

Proposed Modification to Special Permit for Good Feels, Inc.

Date: 12/10/2024

Permit Holder: Jason Reposa, Good Feels, Inc.

Address: 23 Jayar Road, Suite 6, Medway, MA 02053

I. Background

Good Feels, Inc. was granted a special permit on January 12, 2021, to operate a recreational marijuana manufacturing, processing, and packaging establishment at 23 Jayar Road. The permit allowed the production of marijuana-infused products and explicitly excluded cultivation or retail sales at the premises.

Subsequently, on June 22, 2021, the permit was modified to allow for the outdoor installation of a backup generator and chiller with sound insulation, ensuring compliance with operational requirements.

II. Description of Proposed Modification

The purpose of this modification is to expand the operational scope of the existing special permit to allow for the purchase, receipt, and storage of bulk marijuana products. This includes, but is not limited to, marijuana flower, distillate, and other cannabis-derived materials. These products will be used exclusively for manufacturing marijuana-infused products at the 23 Jayar Road facility.

The proposed modification does not request any changes to the following:

- The facility's exclusion of cultivation or retail sales.
- Previously approved site layout or equipment configurations.
- Operating hours or other operational restrictions.

III. Justification for Modification

1. **Operational Necessity:** The ability to purchase and handle a variety of cannabis products directly supports the manufacturing process for marijuana-infused products and enhances supply chain efficiency.
2. **Regulatory Compliance:** The requested change aligns with the Massachusetts Cannabis Control Commission's regulations for licensed marijuana manufacturers.
3. **No Impact on Existing Conditions:** The proposed change will not alter the site's current physical or environmental conditions, as no new construction, external storage, or additional traffic is anticipated.

IV. Comparison of Odor Emissions

What we are not: Cannabis Cultivation

- **Continuous Emission:** Cannabis plants emit volatile organic compounds (VOCs), such as terpenes, consistently during growth phases.
- **High Intensity:** A facility cultivating approximately 1,700 cannabis plants can produce odor concentrations comparable to those of a livestock operation housing about 30 pigs or 1,600 chickens.
- **Odor Management Challenges:** The persistent and potent nature of these emissions necessitates comprehensive odor control measures, including industrial-scale air filtration systems and environmental controls.

What we are proposing: Opening Packaged Cannabis Flower

- **Transient Emission:** Odors are released briefly when sealed cannabis flower packages are opened, exposing stored terpenes to the environment.
- **Low Intensity:** These emissions are localized and dissipate rapidly, resulting in minimal and short-lived odor presence.
- **Effective Management:** Standard air purifiers and localized odor control systems can efficiently neutralize these brief emissions, maintaining air quality without the need for extensive infrastructure.

V. Odor Mitigation Proposal

Given concerns about potential odors associated with handling bulk marijuana flower, we propose the use of the **Rabbit Air MinusA2 Ultra Quiet HEPA Air Purifier** as the primary odor control device in the production room.

1. Air Purification Technology Overview:

- a. The **Rabbit Air MinusA2** is a six-stage air purification system designed to eliminate airborne particles and neutralize odor-causing compounds. Its advanced filtration system makes it ideal for environments where cannabis-related odors are a concern.

2. Key Filtration Technologies:

- a. **Pre-Filter:** Captures large particles such as dust and pollen.
- b. **Medium Filter:** Traps smaller particles, extending the life of the HEPA filter.
- c. **BioGS HEPA Filter:** Captures allergens, smoke particles, and other airborne contaminants.
- d. **Customized Filter (Odor Remover):** Targets and neutralizes odors caused by VOCs from marijuana flower.
- e. **Activated Carbon Filter:** Absorbs odor molecules, chemicals, and VOCs.
- f. **Negative Ion Generator:** Enhances air purification without generating ozone.

3. Proposed Implementation:

- a. **Location:**
 - i. Install the **Rabbit Air MinusA2** in the production room near the area where bulk marijuana flower bags are opened.
 - ii. Mount the unit on the wall for optimal airflow and unobstructed operation.
- b. **Operational Plan:**
 - i. The air purifier will operate continuously during production activities to maintain air quality and reduce odor spread.
 - ii. Filters will be monitored and replaced according to the manufacturer's maintenance schedule.

4. Air Exchange Calculation:

- a. Given the production room size of **800 sq ft** with a **10-foot ceiling height**, the total room volume is:

$$\text{Room Volume} = 800 \text{ sq ft} \times 10 \text{ ft} = 8,000 \text{ cubic feet}$$

- i.

- b. With the Rabbit Air MinusA2's Clean Air Delivery Rate (**CADR**) of approximately **200 CFM**, the air exchange rate is calculated as follows:

$$ACH = \frac{CFM \times 60}{\text{Room Volume}} = \frac{200 \times 60}{8,000} = 1.5 \text{ air changes per hour (ACH)}$$

i.

- c. The system will provide approximately **1.5 air changes per hour (ACH)** in the production room. For enhanced odor control, additional units can be installed to increase the ACH to **3.0** or higher.

5. Expected Odor Reduction Performance:

a. Odor Neutralization:

- i. The combination of the activated carbon filter and odor-removal customized filter effectively captures VOCs emitted during the opening of bulk marijuana flower bags.

b. Air Quality Control:

- i. By continuously filtering and circulating air, the unit prevents odors from lingering or escaping the production room.

c. Compliance & Safety:

- i. No harmful byproducts such as ozone are generated, ensuring compliance with environmental health and safety standards.

VI. Conclusion

Installing the **Rabbit Air MinusA2 Ultra Quiet HEPA Air Purifier** in the production room will provide an effective, compliant, and scalable solution for odor mitigation. Its advanced filtration system targets odor-causing compounds, ensuring minimal marijuana-related odors escape the building. This implementation supports operational efficiency while maintaining a comfortable and regulatory-compliant workspace.

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