

HERITAGE DESIGN GROUP

PLANNERS ♦ SURVEYORS ♦ ENGINEERS

EXHIBIT *1a* FILE

APPLICATION FOR
SPECIAL PERMIT &
SITE PLAN **RECEIVED**
APPROVAL **MAY 10 2017**

**PLANNING BOARD
GRAFTON, MA**

Proposed RMD
(Registered Marijuana Dispensary)

8 Millennium Drive
Grafton, Massachusetts

Assessors Map 110
Parcel 005.0-0000-0001.J

Prepared For:

Nature's Remedy of Massachusetts, Inc.
497 Hookset Road, Suite 190
Manchester, NH 03104

May 10, 2017

**APPLICATION FOR
SPECIAL PERMIT & SITE PLAN APPROVAL**
Proposed RMD (Registered Marijuana Dispensary)
8 Millennium Drive
Grafton, Massachusetts

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Record Plan No. 793 Pl. 16

Separate Attachments

Stormwater Management Report

Plan Set: *8 Millennium Drive Site Plan*, prepared by Heritage Design Group, LLC,
dated May 8, 2017 (12 sheets)

Abutter Notification Materials



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@grafton-ma.gov
www.grafton-ma.gov

FILE RECEIVED

MAY 10 2017

PLANNING BOARD
GRAFTON, MA

APPLICATION FOR SPECIAL PERMIT

Application No. SP 2017-5

APPLICANT & PROPERTY OWNER INFORMATION

NAME NATURE'S REMEDY OF MASSACHUSETTS, INC.
STREET 45 HOOKSET ROAD, SUITE 190 CITY/TOWN MANCHESTER
STATE NH ZIP 03104 TELEPHONE 603.935.9210
NAME OF PROPERTY OWNER (if different from Applicant) 85 GREEN STREET LIMITED PARTNERSHIP
Deed recorded in the Worcester District Registry of Deeds Book 30622 Page 198

SITE INFORMATION:

STREET AND NUMBER 8 MILLENNIUM DRIVE
ZONING DISTRICT OLI ASSESSOR'S MAP WMA 5 LOT #(S) 005.0-0000-0001.J
LOT SIZE 10.613 ACRES FRONTAGE 100 FT.
CURRENT USE VACANT

PROJECT/PLAN INFORMATION:

PLAN TITLE 8 MILLENNIUM DRIVE SITE PLAN
PREPARED BY (name/address of PE/Architect) HERITAGE DESIGN GROUP, LLC
DATES MAY 8, 2017

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table)
RMD (REGISTERED MARIJUANA DISPENSARY)

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:
SECTION 3.2.3.1 BUSINESS USES 22. (RMD)

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature [Signature] Date: 5/9/17
Property Owner's Signature (if not Applicant) [Signature] Date: 5/7/2017



PLANNING DEPARTMENT

TOWN OF GRAFTON
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planningdept@graffton-ma.gov
www.graffton-ma.gov

FILE
RECEIVED

MAY 10 2017

PLANNING BOARD
GRAFTON, MA

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP 2017-5

APPLICANT NAME: NATURE'S REMEDY OF MASSACHUSETTS, INC.

STREET 45 HOOKSET ROAD, SUITE 190 CITY/TOWN MANCHESTER

STATE NH ZIP 03104 TELEPHONE 603-935-9210

PROPERTY OWNER NAME: 85 GREEN STREET LIMITED PARTNERSHIP

STREET 90 ELLSWORTH STREET CITY/TOWN WORCESTER

STATE MA ZIP 01610 TELEPHONE _____

Deed recorded in the Worcester District Registry of Deeds Book 30622 Page 198

CONTACT PERSON'S NAME: ERIC BAZZETT, P.E. HERITAGE DESIGN GROUP, LLC

TELEPHONE 508-266-2066 x 102

SITE INFORMATION:

STREET AND NUMBER 8 MILLENNIUM DRIVE

ZONING DISTRICT 011 ASSESSOR'S MAP 5 LOT #(S) 005.0-0000-0001.3

LOT SIZE 10.613 ACRES FRONTAGE 100 FT.

CURRENT USE VACANT

PLAN INFORMATION:

PLAN TITLE 8 MILLENNIUM DRIVE SITE PLAN

PREPARED BY HERITAGE DESIGN GROUP, LLC

DATE PREPARED MAY 08, 2017 REVISION DATE _____

Describe proposed changes / additions: _____

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature [Signature] Date: 5/9/17

Property Owner's Signature (if not Applicant) [Signature] Date: 5/9/2017

2017 MAY 10 PM 1:45

12



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602
 www.grafton-ma.gov

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input checked="" type="checkbox"/> Conservation	_____	✓
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	✓
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

NATURE'S REMEDY OF MASSACHUSETTS, INC.
 Petitioner Name

85 GREEN STREET LIMITED PARTNERSHIP
 Property Owner / Company Name

497 HOOKSET ROAD, SUITE 190
 Petitioner Address

8 MILLENNIUM DR.
 Property Address

MANCHESTER, NH 03104
 City, State, Zip

Grafton, MA
 City, State, Zip

Phone _____

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal	✓		
General Billing	✓		

Treasurer / Collector Name (please print) _____

Treasurer / Collector Signature

5.8.17
 Date

8 Millennium Drive
Project Description

Currently the 10.6 acre parcel at 8 Millennium Drive is vacant and wooded. The zone classification is OLI and the site falls within the Campus Development Overlay district. The proposed use at 8 Millennium Drive is a 32,500 s.f. Registered Marijuana Dispensary (RMD). Operations and Activities will include a cultivation facility and a retail dispensary.

The cultivation facility will be used for planting, growing, cultivating, composting, and storing various strains of marijuana plants. Processing of the plant and plant by-product will include, trimming, cooking, extracting, packaging, and safely storing the finished, and partly finished products.

The retail dispensary will be used for meeting with qualified patients to address their needs. Patients will be sold marijuana and marijuana infused products. After they exit the building they will go straight to their car and exit the premises.

Hours of Operation:

The cultivation facility will have one or more staff at the facility 7 days a week generally. 9:00 AM-5:00 PM.

Dispensary Facility will be open to qualified patients 10:00 AM – 7:00 PM Monday through Friday, and Saturday and Sunday 10:00AM-3:00 PM.

The maximum number of employees on a single shift in the cultivation facility will be 11, and in the retail dispensary will be 5, for a total of 16.

Shipping and receiving activities for the cultivation facility will include two tractor-trailer deliveries per week and two cargo van deliveries per week as well as deliveries to other dispensaries every other day using a car or SUV.

Shipping/receiving for the retail dispensary will include deliveries to patients 2 to 4 times daily using a car or SUV and armored car cash pick up once per day.

Hazardous materials used at the facility will include fertilizers typically used in agricultural facilities and herbicides for use in the composting facility.

In anticipation of future growth resulting from the success of this RMD, a 26,100 s.f. area behind the proposed building is reserved for expansion of the building. When developed, the future expansions will require approximately 16 additional employees.

Applicant 

Owner _____

Waiver Request
Sign Regulation 4.4.3.4.4.2.

A waiver is requested from this regulation to allow a 60 s.f. freestanding sign on a lot with 100 feet of frontage. According to Zoning Bylaw section 4.4.3.4.4.2 only a 25 s.f. sign is allowed. The proposed sign will be located directly in front of the building so it will essentially function as a wall sign, and the allowable square footage for a wall sign for this building would be $1.25 \text{ s.f.} \times 145' = 181 \text{ s.f.}$ per 4.4.3.4.1.3.C.1.).

8 Millennium Drive
Map 5, Lot 1J

Tammy Kalnowski
Tammy Kalnowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	ADDRESS 2	CITY	ST	ZIP	BK	PG
1100005-0-0000-0001.0	4 MILLENNIUM DRIVE	WORCESTER BUSINESS DEVELOPMENT CORP	OWNER 2	89 SHREWSBURY STREET SUITE 300		WORCESTER	MA	01604	17040	268
1100005-0-0000-0001.A	15 CENTENNIAL DRIVE	CENTECH ASSOCIATES LLC	C/O THE CASLE CORPORATION	200 FISHER DRIVE		AVON	CT	06001	24483	329
1100005-0-0000-0001.G	13 CENTENNIAL DRIVE	13 CENTENNIAL REALTY LLC		30 RICE LANE #7		WORCESTER	MA	01604	52650	56
1100005-0-0000-0001.H	5 MILLENNIUM DRIVE	WORCESTER BUSINESS DEVELOPMENT CORP		89 SHREWSBURY STREET SUITE 300		WORCESTER	MA	01604	17040	268
1100005-0-0000-0001.I	9 MILLENNIUM DRIVE	MICKELSON JUDY D TRUSTEE	JDM MILLENNIUM REALTY TRUST	9 MILLENNIUM DRIVE		WORCESTER	MA	01536	28966	173
1100005-0-0000-0001.J	8 MILLENNIUM DRIVE	85 GREEN STREET LIMITED PARTNERSHIP		PO BOX 55		WORCESTER	MA	01613	30622	198
1100012-0-0000-0015.0	105 WESTBORO ROAD	RUSHWAN BROTHERS INC		75 SOUTHWEST CUTOFF		WORCESTER	MA	01604	13387	118
1100012-0-0000-0017.0	131 WESTBORO ROAD	THE BACHAND FAMILY REALTY LLC		31 WHEELER ROAD		MILLBURY	MA	01527	55787	70
1100013-0-0000-0001.0	139 WESTBORO ROAD	WINDOW LOGIC GENERAL CONTRACTORS		7 RAYBURN DRIVE		N GRAFTON	MA	01536	53227	103
1100013-0-0000-0002.0	135 WESTBORO ROAD	WINDOW LOGIC GENERAL CONTRACTORS		31 WHEELER ROAD		N GRAFTON	MA	01540	47902	209
1100013-0-0000-0003.0	137 WESTBORO ROAD	RENZI ANNE		208 BRIGHAM HILL ROAD		N GRAFTON	MA	01536	52789	63
1100013-0-0000-0004.0	141 WESTBORO ROAD	WINDOW LOGIC GENERAL CONTRACTORS INC		183 SUTTON AVENUE		N GRAFTON	MA	01536	53227	103
1100013-0-0000-0010.0	136 WESTBORO ROAD	MASS COMMONWEALTH OF	DEPT OF CAPITAL ASSET MANAGEMENT	1 ASHBURTON PLAGE RM 1610		BOSTON	MA	02108		
1100021-0-0000-0001.A	200 WESTBORO ROAD	TUFTS UNIVERSITY TRUSTEES		BALLOU HALL		MEDFORD	MA	02155	6578	79
1100021-0-0000-0001.D	42 INSTITUTE ROAD	MASS COMMONWEALTH OF KEY PROGRAM	DEPT OF YOUTH SERVICES AND LABOR	ATTN: BARBARA MORTON	PO BOX 1380	WESTBOROUGH	MA	01581		

8 Millennium Drive
Site Plan Review Regulation 1.3.3.3g.)

The building and site have been designed to comply with the performance standards set forth in Section 4.1 of the Zoning Bylaw.

Engineer, Heritage Design Group

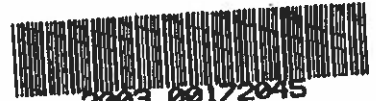


The building and site will be maintained, and the activities on the site will be conducted in accordance with, the performance standards set forth in Section 4.1 of the Zoning Bylaw.

Applicant



Return to:
Robert C. Sudmyer, Esquire
Bowditch & Dewey, LLP
311 Main Street
Worcester, MA 01608



Bk: 30822Pg: 198 Page: 1 of 4
Recorded: 07/01/2003 11:57 AM

QUITCLAIM DEED

WORCESTER BUSINESS DEVELOPMENT CORPORATION, a Massachusetts not for profit corporation with a principal place of business at 339 Main Street, Worcester, Massachusetts, for consideration paid and in full consideration of

SIX HUNDRED THIRTY THREE THOUSAND FIVE HUNDRED SEVENTY (\$633,570.00) DOLLARS

grants to **85 Green Street Limited Partnership**, a Delaware limited partnership with a principal place of business at 10 Fox Hill Drive, Shrewsbury, Massachusetts

with **QUITCLAIM COVENANTS**.

The land on the easterly side of Millennium Drive, Grafton, Massachusetts as shown as Lot G-2-9 on a plan entitled "Subdivision Plan of Land For Lots G-2-7 and G-2-8, Millennium Drive, Grafton, Massachusetts owned by Worcester Business Development Corporation", prepared by Chas H. Sells, Inc., dated December 30, 2002 and recorded at Worcester District Registry of Deeds in Plan Book 793, Plan 16, (the "Plan") as more fully described in Exhibit A attached hereto and incorporated herein by reference.

The Premises are conveyed subject to a Snow and Water Easement and a Snow Easement reserved to the Grantor as shown on the Plan. The premises are conveyed further subject to a surface water drainage easement for the benefit of the owner of Lot G-2-7 as shown on the Plan.

The Premises are conveyed together with the benefit of a 30' wide Sewer Easement over and upon Lot G-2-7 as shown on the Plan.

The Premises are conveyed subject to and together with the benefit and obligations of a certain Easement Agreement by and between Grantor and Judy D. Mickelson and Philip A. Jenks, Trustees of Millennium Realty Trust under declaration of trust dated February 6, 2003 and recorded at Worcester District Registry of Deeds in Book 28966, Page 163, which Easement Agreement is recorded herewith.

The Premises are also conveyed subject and with the benefits of a certain First Amendment and Restatement of the Declaration of Covenants, Restrictions and Easements for Centech Park dated October 31, 2001 and recorded at the Worcester Registry of Deeds in Book 25175, Page 51.

Lot G-2-9, Millennium Dr., Grafton, MA

Return to Bowditch & Dewey
TRX
(4)

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/01/2003 11:57 AM
Ctrl# 005042 17786 Doc# 00172045
Fee: \$2,891.04 Cons: \$633,570.00

This transfer does not constitute all or substantially all of the assets of Worcester Business Development Corporation.

Executed as an instrument under seal this 30th day of June, 2003.

Worcester Business Development Corporation

By: David P. Forsberg
David P. Forsberg, President

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 30, 2003

Then personally appeared David P. Forsberg and acknowledged the foregoing to be the free act and deed of Worcester Business Development Corporation before me.

Mark L. Donahue
Notary Public

MARK L. DONAHUE, Notary Public
My Commission Expires Feb. 24, 2006

SEAL

EXHIBIT A

WORCESTER BUSINESS DEVELOPMENT CORPORATION

TO

85 GREEN STREET LIMITED PARTNERSHIP

A certain parcel of land situated in Grafton, Worcester County, Massachusetts, and shown as Lot G-2-9 on a plan entitled "Subdivision Plan of Land for Lots G-2-9 & G-2-10 Millennium Drive Grafton, Massachusetts prepared for Worcester Business Development Corp. Charles H. Sells, Inc. dated February 14, 2003 and recorded with Worcester District Registry of Deeds in Plan Book 793 Plan 16 and bounded and described as follows:

Beginning at a point at the most northerly corner of Lot G-2-9 on the northwesterly side of Millennium Drive as shown on said plan;

THENCE along a curve to the left having a radius of 60.00 for a distance of 76.86 feet to an iron rod found;

THENCE S. 01° 30' 30" W. 961.10 feet, along the westerly sideline of Lot G-2-7 to a drill hole at land now or formerly of Consolidated Rail as shown on the Plan;

THENCE by a curve to the left having a radius of 425 feet a distance of 23.14 feet to a stone bound/drill hole found;

THENCE S. 63° 32' 00" W. 25.02 feet to a point as shown on the Plan;

THENCE S. 26° 30' 40" E. 5.71 feet to a point as shown on the Plan;

THENCE along a curve to the right having a radius of 1,845.77 feet for a distance of 209.37 feet as shown on the Plan;

THENCE continuing along said curve having a radius of 3057.52 feet for a distance of 184.21 feet;

THENCE N. 01° 24' 32" E. 340.88 feet along the easterly sideline of Lot G-2-10 to a point as shown on the Plan;

THENCE S. 55° 19' 24" W. 328.09 feet as shown on the Plan;

THENCE N. 87° 22' 13" W. 99.73 feet to a point as shown on the Plan;

THENCE N. 00° 41' 56" E. 142.39 feet to a point as shown on the Plan;

THENCE N. 57° 01' 19" E. 296.29 feet to a point as shown on the Plan;

THENCE S. 88° 51' 31" E. 122.11 feet to a point as shown on the Plan;

THENCE N. 01° 24' 32" E. 414.19 feet to a point as shown on the Plan;

THENCE N. 52° 03' 04" E. 423.59 feet as shown on the Plan;

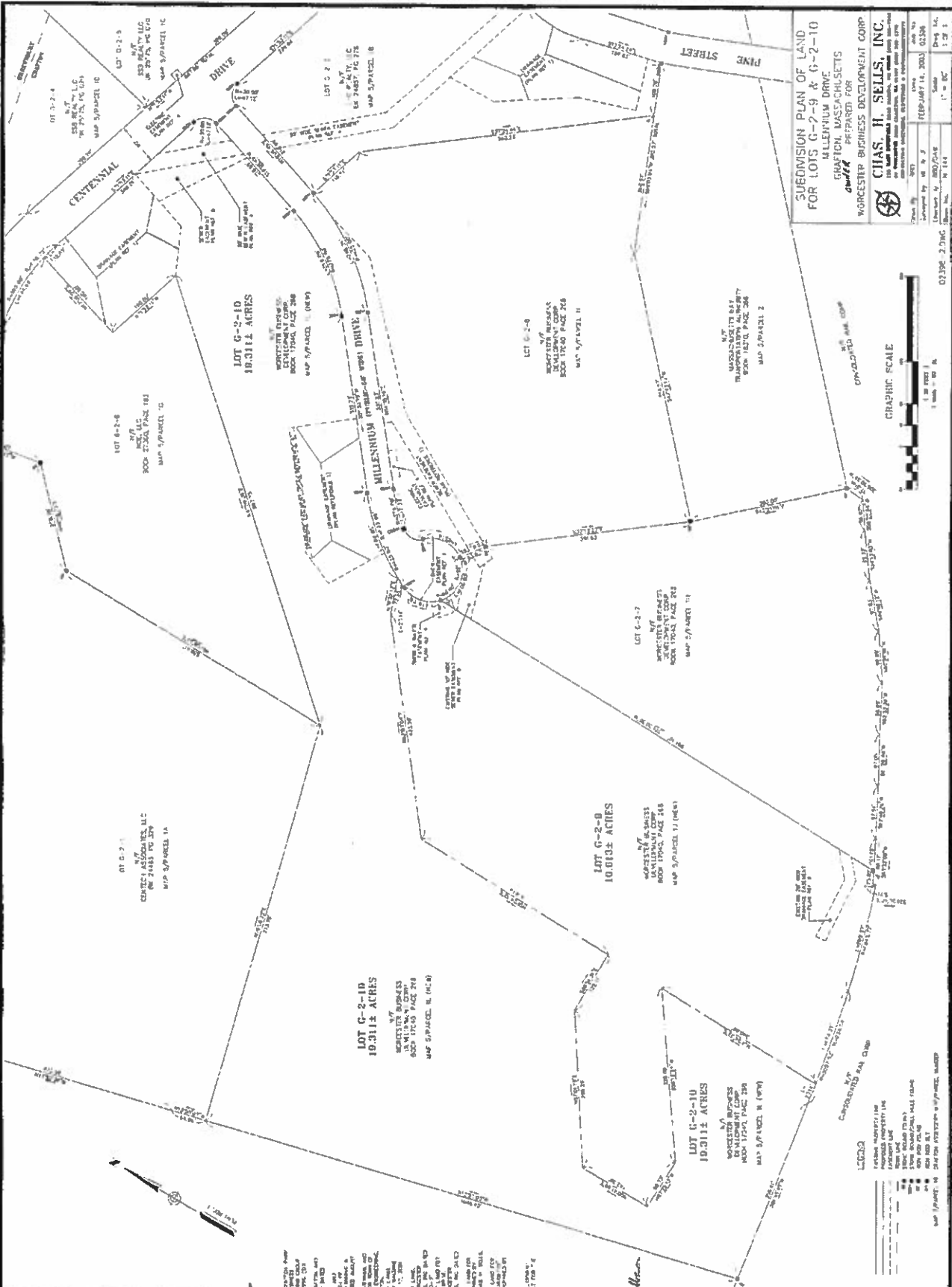
THENCE N. 70° 32' 12" E. 72.95 feet to the point of beginning;

CONTAINING 10.613 +/- acres of land according to the Plan.

Subject to twenty-foot (20') wide existing drainage easement as shown on the Plan.

Subject to a snow and ice easement as shown on the Plan;

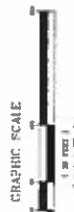
ATTEST: WORC. Anthony J. Vigliotti, Register



**SUBDIVISION PLAN OF LAND
FOR LOTS 6-2-9 & 6-2-10**

MILLENNIUM DRIVE
WORCESTER, MASSACHUSETTS
PREPARED FOR
CHAS. H. SELLS, INC.
100 WEST MAIN STREET, WORCESTER, MASSACHUSETTS 01602
TELEPHONE 852-1111

Drawn by: [Signature]
Checked by: [Signature]
Date: FEBRUARY 14, 2003 (0139)



NOTICE TO CONTRACTORS

THESE PLANS AND SPECIFICATIONS SHALL BE KEPT ON FILE AT THE OFFICE OF THE REGISTER OF DEEDS IN WORCESTER, MASSACHUSETTS, AND SHALL BE AVAILABLE FOR INSPECTION BY ANY PERSON AT ANY TIME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WORCESTER AND THE STATE OF MASSACHUSETTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WORCESTER AND THE STATE OF MASSACHUSETTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WORCESTER AND THE STATE OF MASSACHUSETTS.

CONTRACTOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am the contractor for the above described project, and that I have read and understand the above plans and specifications, and that I agree to construct the project in accordance with the same. I further depose and say that I have not received any instructions from the owner or architect that would require me to deviate from the above plans and specifications. I further depose and say that I have not received any instructions from the owner or architect that would require me to deviate from the above plans and specifications.

Signature: [Signature]
Date: [Date]

REGISTER OF DEEDS

RECORDING FEE: \$100.00

DATE RECORDED: [Date]

BOOK: [Number] PAGE: [Number]

MAP: [Number]

APPROVAL UNDER THE SUBDIVISION CONTROL ACT: [Signature]

DATE: [Date]

CONFORMANCE WITH ZONING OR OTHER REGULATIONS: [Signature]

DATE: [Date]

