

January 4, 2023

RECEIVED

Town of Grafton  
Board of Assessors  
30 Providence Road  
Grafton, MA 01519

JAN - 4 2023

Planning Board  
Grafton, MA

Dear Members

I am writing to notify you of my intention to sell my home at 107 George Hill Road. I understand that upon receiving a bonafide offer, I will submit that in pursuant to Mass General Laws with regard to the town's right of first refusal. Thank you in advance for your attention to this.

Sincerely,

Donna and Frank Forti



cc: Select Board  
cc: Conservation Commission  
cc: **Planning Board**

P.S. This is re chapter 61A!

William Talcott, Chair  
Scott Paul, Vice Chair  
Robert S. Largess, Jr.  
Walter Baker  
Michael F. Gagan  
Erica McCallum, Associate



Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
Telephone: (508) 865-8729

Jennifer S. Hager  
Planning & Economic Development Director

## TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

December 13, 2022

Grafton Planning Board  
30 Providence Road  
Grafton MA 01519

Regarding: **Cellco Application – 58 Follette Street**

Dear Board Members:


The Board would like to provide the following input for your consideration as you see fit.

On behalf of Sutton residents, we thank the Board for requiring a balloon test representing the location and overall height of the tower. In the past we have experienced issues with balloons achieving ultimate height and being able to stay aloft for any duration of time. If you encounter the same issues, we would request an alternate method, like a crane test, or extension from an existing tree be employed so the residents of the area have a reasonable period of time to view the test and an accurate representation of height to consider.

As you are aware there is a 20-year history with respect to the adjacent Forest Edge development and the related open space parcel in Grafton. Various events occurred, and did not occur, that left the Grafton open space unprotected. Our Board struggled with the request and decision to allow removal of the subject parcel from the original open space. Our staff is working again with Grafton's staff to assist with ensuring this open space ultimately achieves a State approved Conservation Restriction which will protect it to the greatest degree no matter who holds the title. To that end, if the project moves forward, perhaps the Board could impose a condition that the applicant fund the State Conservation Restriction work. Our Planning Director completed the process herself for the much smaller acreage in Sutton, and has shared that it is a very time consuming process.

Thank you in advance for your consideration of our input. If you have any questions, please feel free to contact the Planning Office at (508) 865-8729.

Sincerely,

  
William Talcott, Chair  
Sutton Planning Board

cc: Applicant

William Talcott, Chair  
Scott Paul, Vice-Chair  
Robert S. Largess, Jr.  
Michael Gagan, Chair  
Walter A. Baker  
Erica McCallum, Associate

Jennifer S. Hager,  
Planning and Economic Development Director



Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
Telephone: (508)865-8729  
Fax: (508)865-8721

## TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

### Sutton Planning Board Public Hearing Notice

In accordance with the provisions of Section VI.L. of the Sutton Zoning Bylaw – Accessory Apartment Bylaw, the Planning Board will hold a public hearing on the application of Jeffrey P. Lizotte of 181 Burbank Road. The applicant proposes to create an attached 738 +/- s.f. accessory apartment at the above location.

The hearing will be held on Tuesday, December 27, 2022 at 7:00 P.M. This meeting will be held in person at Town Hall or persons may also attend and participate virtually in the hearing by using the online Zoom application at: <https://zoom.us/join> or via phone at 1-929-205-6099 US (New York) **Meeting ID: 831 3618 2055 Passcode: 461902**

An electronic file of the application materials can be viewed on the Town's website at <https://www.suttonma.org> on the Planning Board page.

William Talcott, Chair

Published 12/8 & 12/15/22

TOWN OF SUTTON  
'22 NOV 30 AM 11:53 *fg*



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**1059 Grafton Street (MBL 38-035-00002)**

Michael Pizzarella, Trustee of Pizzarella Irrevocable Trust 2019 applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-068):

**Special Permit:** To allow a motor vehicle service, repair, garage, display use (Article IV, Section 2, Table 4.2, Business Use #16) in a BL-1.0 zone

Presently on the premises is a vacant lot. The property is split zoned BL-1.0 (Business, Limited) and RL-7 (Residence, Limited) zoning district. The applicant seeks relief to construct and operate a car wash facility on the BL-1.0 portion of the parcel.

A public hearing on the application will be held on **Thursday, January 5, 2023 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

**ADVERTISING DATES:** December 20 & December 27, 2022



The City of  
**WORCESTER**

Zoning Board of Appeals

Russell Karlstad, Chair  
Jordan Berg Powers, Vice Chair  
Anthony Dell'Aera  
George Cortes  
Eric Torkornoo  
Nathan Sabo, Alternate Member  
Shannon Campaniello, Alternate Member

**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**300 Coburn Avenue (MBL 41-016-27+28)**

Alex Abdow applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2022-094):

**Variance:** For relief from the minimum front-yard setback dimensional requirement for a single-family detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum rear-yard setback dimensional requirement for a single-family detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a vacant lot. The property is located within a RL-7 (Residence, Limited) zoning district. The applicant seeks to construct a single-family dwelling and to conduct associated site improvements.

A public hearing on the application will be held on **Thursday, January 5, 2023 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

**ADVERTISING DATES:** December 20 & December 27, 2022



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**11 (Lot A & Lot B) Sever Street (MBL 06-005-00039)**

Sever Street Development LLC applied (ZB-2023-002) to the Zoning Board of Appeals seeking a six month extension of time for the following relief, previously approved by the Board and a portion of which was last extended on June 13, 2022.

*11 (aka Lot A) Sever Street (Existing):*

- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)
- Special Permit:** To expand, alter, or change a privileged non-conforming use/structure (Article XVI, Section 4).
- Variance:** For relief from the minimum lot area dimensional requirement for a multi-family high-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

*Lot B Sever Street (Proposed):*

- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)
- Variance:** For relief from the minimum lot area dimensional requirement for a multi-family high-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

Presently on the premises at 11 Sever Street (aka Lot A) is an existing non-conforming 10-story multi-family high-rise dwelling (with 98 units total), with associated parking areas on both proposed Lot A and Lot B. The property is located within an RG-5 (Residence, General) zoning district. The applicant was previously approved for the above referenced relief in order to divide the existing lot into two, with the existing 98-unit multi-family high-rise dwelling known as 11 Sever Street to remain on Lot A, and to construct a new 4-story multi-family high-rise dwelling (with 49 units) on proposed Lot B, and to re-configure and expand parking areas and make associated site improvements. The applicant now seeks an extension of time for the same.

A public hearing on the application will be held on **Thursday, January 5, 2023 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services



The City of  
**WORCESTER**  
*Zoning Board of Appeals*

Russell Karlstad, Chair  
Jordan Berg Powers, Vice Chair  
Anthony Dell'Aera  
George Cortes  
Eric Torkornoo  
Nathan Sabo, Alternate Member  
Shannon Campaniello, Alternate Member

[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

**ADVERTISING DATES:** December 20 & December 27, 2022



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**111 Austin Street (MBL 03-016-00022)**

Daniel Yarnie applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2022-033):

**Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Presently on the premises is a vacant lot. The property is located within a RG-5 (Residence, General) zoning district. The applicant seeks to construct a multi-family low-rise dwelling (total of ±11 units) and to conduct associated site improvements.

A public hearing on the application will be held on **Thursday, January 5, 2023 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

**ADVERTISING DATES:** December 20 & December 27, 2022





**TOWN OF SHREWSBURY**  
Richard D. Carney Municipal Office Building  
100 Maple Avenue  
Shrewsbury, Massachusetts 01545-5338

RECEIVED  
TOWN CLERK'S OFFICE  
2022 DEC 20 PM 3:07  
SHREWSBURY, MASS

Decision of the Zoning Board of Appeals  
**REGARDING APPLICATION FOR VARIANCE AND TWO SPECIAL PERMITS FOR PROPERTY AT  
701 & 713 BOSTON TURNPIKE**

*Boch Shrewsbury - Worcester, LLC*  
*111 Morse Street, Norwood, MA 02062*

**Procedural History**

1. An Application Form of Appeal was filed in the Office of the Shrewsbury Town Clerk on September 21, 2022.
2. The applicant and owner is Boch Shrewsbury - Worcester, LLC, 111 Morse Street, Norwood, MA 02062.
3. The subject property is located on Shrewsbury Assessor's Tax Plate 35, Plot 025001 and Tax Plate 34, Plot 006000.
4. The subject property is located within the Town's Commercial Business zoning district.
5. A public hearing was held on October 24, 2022, November 28, 2022 and December 19, 2022. A copy of the minutes for the hearing is available in the office of the Building Inspector.
6. The application was accompanied by the following documents:
  - a. Site Plan entitled, "Site Plan of Proposed Automobile Dealership," on three (3) sheets, dated September 19, 2022, prepared by Thompson- Liston Associates, Inc, 51 Main Street P.O. Box 570, Boylston MA 01505.
  - b. Traffic Impact Study, dated October 2022, prepared by McMahon, 350 Myles Standish Boulevard, Suite 103, Taunton, MA 02780.
  - c. Letter from MDM Transportation Consultants, Inc., to Planning Board, regarding 701 & 713 Boston Turnpike traffic review, dated November 29, 2022.

**Findings**

1. The appellant proposes to operate a salesroom of automobiles and a garage/repair shop; and to display and store vehicles with a nonconforming setback upon property at 701 and 713 Boston Turnpike, in the Commercial Business zoning district.
2. In accordance with Section VI -Table I of the Shrewsbury Zoning Bylaw, Salerooms of Automobiles and Garage/repair Shops are allowed via Special Permit in the Commercial Business zoning district.
3. Parking spaces for display vehicles are subject to setback requirements. The proposed front yard setbacks for the display vehicles are fifteen and one tenth (15.1) feet and twenty one and five tenths

(21.5) feet. The proposed front yard setback for the inventory vehicles is twelve and five tenths (12.5) feet

4. The minimum front yard setback is forty (40) feet in the Commercial Business zoning district.
5. The appellant claims the proposed use is appropriate, and that it will not create a nuisance by virtue of noise, odor, smoke, vibration, traffic generated, unsightliness, or other conditions detrimental to the public good.
6. The appellant also claims the unique conditions of the site, specifically its topography, creates a hardship in complying with the Zoning Bylaw on the property.
7. The Zoning Board of Appeals was mindful of the statements and comments of the applicant, the abutters, and the general public.
8. The Board found that the operation a salesroom of automobiles and a garage/repair shop upon property at 701 and 713 Boston Turnpike, in the Commercial Business zoning district, as shown on Site Plan entitled, "Site Plan of Proposed Automobile Dealership," on three (3) sheets, dated September 19, 2022, prepared by Thompson- Liston Associates, Inc., 51 Main Street P.O. Box 570, Boylston MA 01505, will not create a nuisance by virtue of noise, odor, smoke, vibration, traffic generated, unsightliness or other conditions detrimental to the public good.
9. The Board found that the display and storage of vehicles with a nonconforming setback upon property at 701 and 713 Boston Turnpike, in the Commercial Business zoning district, as shown on Site Plan entitled, "Site Plan of Proposed Automobile Dealership," on three (3) sheets, dated September 19, 2022, prepared by Thompson- Liston Associates, Inc., 51 Main Street P.O. Box 570, Boylston MA 01505, does not depart or derogate from either the purpose or the intent of the Bylaw, and that relief may be granted without substantial detriment to the public good.
10. The Board also found that due to "circumstances relating to the soil conditions, shape, or topography of the land of the subject property, or the structure," specifically the topography of the site, that strict compliance with the requirements of the Zoning Bylaw would be an undue hardship upon the appellant.

### **Decision**

The Shrewsbury Zoning Board of Appeals voted on December 19, 2022 to GRANT a Variance from Section VII - Table II and two (2) Special Permits from Section VI - Table I to operate a salesroom of automobiles and a garage/repair shop; and to display and store vehicles with a nonconforming setback upon property at 701 and 713 Boston Turnpike, in the Commercial Business zoning district, as shown on the abovementioned plans.

The motion to approve the Variance and two (2) Special Permits for the Shrewsbury Zoning Bylaw was entered by a vote of the Board of five (5) in favor and zero (0) opposed with the following conditions:

1. Prior to the issuance of a Building Permit, the Applicant shall submit to the Zoning Board of Appeals the Final Plans which conform to the requirements of this Decision and the conditions contained herein.
2. The hours of operation for the garage and repair use shall be limited to 7am-6pm, Monday through Saturday.
3. The entrance and exit on South Street shall be physically restricted to a right in/right out only design.

4. Any egress from the site from South Street shall be designated as "No Truck Traffic during the Hours of 7am-9am and 4pm-6pm" and "No Vehicular Test Drives." Final design of South Street exit shall include signage prohibiting such traffic.
5. There shall be no outdoor speakers to be used for announcements, ambient music or advertisements.
6. All lighting shall be dark sky compliant.
7. A vegetated buffer of twenty to twenty five (20-25) feet between the northernmost stormwater basin and South Street shall be included on the Final Plans.

	Vote
Ms. Lynch	Yes
Ms. Bartone	Yes
Mr. Mulcahy	Yes
Mr. Nisbet	Yes
Ms. Refolo	Yes

RECEIVED  
 TOWN CLERK'S OFFICE  
 2022 DEC 20 PM 3:08  
 SHREWSBURY, MASS

In accordance with Chapter 40A, Section 15 of the Massachusetts General Laws, you are hereby advised that any person aggrieved by the decision of the Board relative to this matter must file an appeal as provided for in Section 17 of said Chapter 40A, within twenty (20) days from the date of the filing of this decision with the office of the Shrewsbury Town Clerk.

In accordance with Chapter 40A, Section 11, of the Massachusetts General Laws, you are hereby advised that the decision of the Town of Shrewsbury Zoning Board of Appeals relative to this matter has been filed in the office of the Shrewsbury Town Clerk and that the matter of a decision concerning a petition or application for Variance or Special Permit, or any extension, modification, or renewal, does not take effect until a copy of this decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the date of filing of the decision in the Town Clerk's office with no appeal having been filed or that if such appeal has been filed it has been dismissed or denied, is recorded in the Worcester District Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. Therefore, on or about **January 10, 2023** you may obtain from the Shrewsbury Town Clerk a copy of said decision for recording, provided that no appeal of this decision has been filed.

**CERTIFICATION OF TOWN CLERK OF NO APPEAL**

This is to certify that Notice from the Zoning Board of Appeals of approval of the within decision was received and recorded by me on (**December 20, 2022**) at ( ) and no Notice of Appeal from such approval was received by me during the twenty days next after receipt and recording of such Notice of Approval.

Date \_\_\_\_\_ Sharyn Thomas, Town Clerk





**TOWN OF NORTHBRIDGE**  
**COMMUNITY PLANNING & DEVELOPMENT OFFICE**

7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Telephone (508) 234-2447 Fax (508) 234-0814

**MEMORANDUM**

**TO:** Upton Planning Board, Mendon Planning Board, Uxbridge Planning Board,  
Grafton Planning Board, Sutton Planning Board

**FROM:** Barbara Kinney, Administrative Assistant *Bek*

**DATE:** December 22, 2022

**RE:** Site Plan Review/Special Permit Application(s) of Sixan MA, LLC for  
Retail Marijuana Dispensary at 1096-1110 Main Street

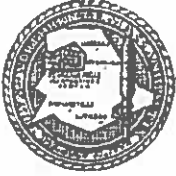
---

According to Article XVI Route 146 Overlay District Bylaw of the Northbridge Zoning Regulations Chapter 173, Section 173-100 D (1) please find attached the application(s) for a Retail Marijuana Dispensary at 1096-1110 Main Street dated November 21, 2022.

Reference is made to the Public Hearing Notice for these application(s) that is attached.

The full submittal can be found on our website at:

<https://www.northbridgemass.org/planning-board/news/retail-marijuana-dispensary-1096-1110-main-street>



TOWN OF NORTHBRIDGE PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

NORTHBRIDGE MEMORIAL TOWN HALL - 7 MAIN STREET - WHITINSVILLE, MA 01588
PHONE (508) 234-2447 - FAX (508) 234-0814

Date: Nov 21, 2022

Applicant: Sixan MA, LLC
Address: 5 Lakeshore Center #1517, Bridgewater, MA 02324
Contact information: mailing address / phone #: 508.887.6467

Owner: Sixan MA, LLC
Address: 1656 Brentwood Road, Bensalem, PA 19020
Contact information: mailing address / phone #: 508.887.6467

To the Planning Board of the Town of Northbridge

The undersigned, being the applicant for approval of a site plan review shown on a plan entitled: Site Design Plan - A Retail Marijuana Dispensary
designed by Allen Engineering & Associates, Inc., dated Nov. 18, 2022 and described as follows:
A plan showing A 2-story marijuana dispensary with 45 parking spaces.

Location (Street address): 1096-1110 Main St Assessor Plat Info: Map 1 Parcel(s) 114 & 115
Zoning District: B-3 w/ Sewer Total acreage of tract: 1.911 Acres
Proposed Use: Marijuana Dispensary Total square footage of gross floor area proposed: 6,048 s.f.

Project is a new structure or group of structures: Yes [X] No [ ]
Project is an improvement, alteration, or addition to existing structures: Yes [ ] No [ ]
Specify if proposal requires permit/approval(s) from other permitting authorities: Yes [ ] No [ ] Unknown [ ]
Will project require: Special Permit [X] and/or Variance [ ] (Explain in narrative to be included with application)

Applicant hereby submits site plan in accordance with the Northbridge Zoning By-law Article X Section 173-49.1 for approval

The undersigned's title to said land is derived from Globe St MGMT, LLC by deed dated 6/8/2022 and recorded in the
Worcester County District Registry of Deeds Book 67762, Page 215, registered in the
County Registry District of the Land Court, Certificate of Title No.

Applicant's Signature: [Signature] Attorney in Fact Date: 11.23.22

Applicant's Address: 5 Lakeshore Center #1517, Bridgewater, MA 02324

Applicant's Telephone: 508.887.6467

Owner's Signature: [Signature] Attorney in Fact Date: 11.23.22

Owner's Address: 1656 Brentwood Road, Bensalem, PA 19020

Owner's Telephone: 508.887.6467

Applicant's Authorization if not the owner:

Official Use Only:
Fee: \$ Date Paid Check #
Date of Public Hearing / Meeting(s):

Received by the Office of the Town Clerk:
Permit application #:
Date:
Time:
Signature:

NORTHBRIDGE PLANNING BOARD

SPECIAL PERMIT



November 21, 2022

Planning Board -Northbridge, Massachusetts

Applicant: Sixan MA, LLC

Address: 5 Lakeshore Center #1517, Bridgewater, MA 02324

Owner: Sixan MA, LLC

Address: 1656 Brentwood Road, Bensalem, PA 19020

To the Planning Board of the Town of Northbridge

The undersigned, being the applicant for approval of a special permit shown on plan entitled Site Design Plan - A Retail Marijuana Dispensary, prepared by Allen Engineering & Associates, Inc. dated 11/18/2022, and described as follows:

Location: 1096-1110 Main Street (Street Address) Map 1, Parcels 114 & 115 (Assessor Map/Parcel)

Total acreage of tract: 1.911 Acres

Total square footage of gross floor area proposed: 6,048 s.f.

The project is a new structure or group of structures: [X] Yes [ ] No

The project is an improvement, alteration, or additional to existing structures: [ ] Yes [ ] No

Pursuant to what provision of the Northbridge Zoning Bylaw do you seek a Special Permit and for what purpose?

- 1. Article XVI - Route 146 Overlay District
2. Article XIII - Aquifer Protection District (Zone II)
3. Recreational Marijuana Establishment

Said applicant hereby submits said special permit application in accordance with the Northbridge Zoning By-Law Article X Section 173-47 [Special Permit] for approval.

The undersigned's title to said land is derived from Globe St MGMT, LLC be Deed dated 6/8/2022 and recorded in the Worcester County District Registry of Deeds Book 67762 Page 215 registered in the \_\_\_\_\_ County Registry of the Land Court, Certificate of Title No. \_\_\_\_\_ and said land is free of encumbrances except for the following: \_\_\_\_\_

The undersigned's title to said land is derived from \_\_\_\_\_ be Deed dated \_\_\_\_\_ and recorded in the \_\_\_\_\_ County District Registry of Deeds Book \_\_\_\_\_ Page \_\_\_\_\_ registered in the \_\_\_\_\_ County Registry of the Land Court, Certificate of Title No. \_\_\_\_\_ and said land is free of encumbrances except for the following: \_\_\_\_\_

The undersigned's title to said land is derived from \_\_\_\_\_ be Deed dated \_\_\_\_\_ and recorded in the \_\_\_\_\_ County District Registry of Deeds Book \_\_\_\_\_ Page \_\_\_\_\_ registered in the \_\_\_\_\_ County Registry of the Land Court, Certificate of Title No. \_\_\_\_\_ and said land is free of encumbrances except for the following: \_\_\_\_\_

I hereby certify that the above statements are true to the best of my (our) knowledge and belief.

Applicant's signature: Dharm Patel Manager <sup>By N. Polanski Attorney in Fact</sup> Date: 11.23.22

Applicant's address: 5 Lakeshore Center #1517, Bridgewater, MA 02324

Applicant's Telephone: 508.887.6467

Owner's signature: Dharm Patel, Manager <sup>By W. Polanski Attorney in Fact</sup> Date: 11.23.22

Owner's address: 1656 Brentwood Road, Bensalem, PA 19020

Applicant's Authorization if not the owner: \_\_\_\_\_

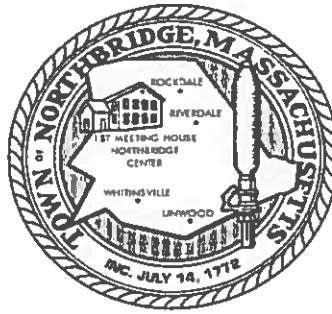
Attorney (if any): W. Robert Knapik

Attorney Address: 1279 Providence Road, Whitinsville MA 01588

Attorney Telephone: 508-234-3301

Received by Town Clerk: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Date) (Time) (Signature)





## NORTHBRIDGE PLANNING BOARD

### NOTICE OF PUBLIC HEARING

In accordance with the provisions of Massachusetts General Law and Section 173-18.6 [Recreational Marijuana Establishments]; Section 173-49.1 [Site plan review by Planning Board]; Article XII [Expedited Permitting]; Article XVII [Aquifer Protection District]; and Article XVI [Route 146 Overlay District] of the Northbridge Zoning Bylaw, the Planning Board shall hold a public hearing **Tuesday, January 10, 2023 at 7:05 PM (via ZOOM)** to consider Site Plan review/Special Permit application(s) of Sixan MA, LLC for Retail Marijuana Dispensary to be sited at 1096-1110 Main Street.

The subject property, Assessor Map 1 Parcel(s) 114 & 115 consisting of 1.91 acres is located within the Business-Three (B3) Zoning District. A copy of the site development plan entitled "Sixan MA, LLC, a Retail Marijuana Dispensary" prepared by Allen Engineering & Associates, Inc. dated November 18, 2022, Site Plan Review and Special Permit application(s), and other supportive documents are on file with Town Clerk (7 Main Street, Whitinsville, MA 01588) and Community Planning & Development (14 Hill Street) may be viewed during posted office hours or via online at [www.northbridgemass.org/planning-board](http://www.northbridgemass.org/planning-board).

As provided for under the Governor's Order Suspending Certain Provisions of the Open Meeting Law, GL c. 30A Sec 18, and where July 16, 2022, Governor Baker signed into Law an Act Relative to Extending Certain State of Emergency Accommodations, including extension of provisions pertaining to Open Meeting Law, this public hearing shall be conducted via remote means pursuant to Chapter 20 of the Acts of 2021, members of the public who wish to access/participate during this meeting may do so via ZOOM.

The purpose of this notice is to provide opportunity for public comment. Anyone wishing to be heard may submit comments directly to Northbridge Planning Board at [planning@northbridgemass.org](mailto:planning@northbridgemass.org) or participate during said hearing (ZOOM Meeting ID/Passcode to be included on posted Agenda).

Brian J. Massey, Chairman  
NORTHBRIDGE PLANNING BOARD

---

Cc:	Town Clerk DHCD Whitinsville Water Co. Upton Planning Board Certified Abutters	BOS/Town Manager CMRPC Northbridge Fire Dept. Mendon Planning Board Owner/Applicant/Engineer	Board of Health Conservation Commission Sewer Superintendent Uxbridge Planning Board Northbridge Police Dept.	Building Department/ZEO DPW Director Grafton Planning Board Sutton Planning Board Northbridge Planning Board /File
-----	--	--	---	--

*William Talcott, Chair  
Scott Paul, Vice-Chair  
Robert S. Largess, Jr.  
Walter A. Baker  
Michael Gagan  
Erica McCullum, Associate*



*Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
Telephone: (508) 865-8729  
Fax: (508) 865-8721*

*Jennifer S. Hager  
Planning & Economic Development Director*

## **TOWN OF SUTTON PLANNING BOARD & DEPARTMENT**

**Application Filed:** October 11, 2022

**Action Requested:** Modification of Definitive Subdivision &  
Approval of Scenic Roadway and Public Shade Tree Alterations

**Applicant/Owner:** UGPG RE Sutton, LLC

**Location:** Unified Parkway (off Boston and Providence Roads)

It is hereby certified by the Planning Board of the Town of Sutton, Massachusetts, that at a duly called and properly posted meeting of said Planning Board held on December 12, 2022, it was unanimously voted to approve a modification to a previously approved definitive subdivision entitled Unified Parkway and alterations to the Scenic Roadway & Public Shade Trees as shown on the Boston Road Improvement plans.

The Planning Board opened a public hearing on the application on **October 24, 2022** pursuant to notice thereof, published in the Millbury/Sutton Chronicle and mailed to all parties in interest, all abutting Towns, and posted at the Sutton Town Hall. The Board voted to **GRANT** the approvals with conditions per the public record.

The decision was filed with the Town Clerk on December 20, 2022.

If you wish to view the full text of the approvals, you can do so in the Office of the Town Clerk or the Planning Office.



**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**3 Oriol Drive/Benson Avenue Extension (MBL 46-047-00007)**

Bluestone Residential, Inc. applied to the Planning Board seeking a Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a vacant forested parcel. The property is within the RG-5 (Residence, General) zoning district and is also within the Water Resources Protection Overlay (WR(GP-2 & GP-3)). The applicant seeks to construct one multi-family building with +/- 67, +/- 134 surface parking spaces, and associated site improvements (PB-2022-074).

A public meeting on the application will be held on **Wednesday, January 11, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Planning Board**

c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)  
(508) 799-1400 x 31440

Advertising Dates: December 27, 2022 & January 3, 2023



**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**17 Hermon Street (MBL 03-003-00006)**

Goventure Capital Group, LLC has applied to the Planning Board seeking Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is an existing ±38,000 GFA three-story manufacturing building and associated parking. The property is in the BG-3.0 (Business, General) zoning district and is within the Commercial Corridors Overlay District (CCOD-E). The applicant seeks to remove a portion of the building and convert it into +/- 36 dwelling units, to reconfigure the parking area to provide +/- 38 surface parking spaces, and to make associated site improvements (PB-2023-001).

A public meeting on the application will be held on **Wednesday, January 11, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Planning Board**

c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)  
(508) 799-1400 x 31440

Advertising Dates: December 27, 2022 & January 3, 2023



**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**135 Brooks Street (MBL 37-023-00005)**

135 Brooks Street Industrial LLC has applied to the Planning Board seeking a Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on premises is a surface parking lot and the former site of Worcester Showcase North Cinemas. The property is located within the MG-0.5 (Manufacturing, General) zoning district. The applicant seeks to construct a +/-150,000 SF warehouse and distribution building with +/- 36 loading docks, surface parking for +/-173 passenger vehicles and +/-146 trailers, and associated site improvements (PB-2023-003).

A public meeting on the application will be held on **Wednesday, January 11, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Planning Board**

c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)  
(508) 799-1400 x 31440

Advertising Dates: December 27, 2022 & January 3, 2023



**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**

**2 Grove Street (fka 16 Salisbury Street) and parts of 17 Lincoln Square, the former Prescott Street Right-of-Way, Lincoln Street, & the Ernest S. Johnson Underpass (MBL 01-004-00004; part of 01-005-00005)**

B&G Club OZ LLC seeks to extend their Definitive Site Plan Approval for a period of up to two years under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 16 Salisbury Street is the vacant Worcester Boys Club building. The properties are located within a BG-6.0 (Business, General) zoning district, the Commercial Corridors Overlay District (CCOD-D) and the Downtown Sign Overlay District (DSOD). The applicant seeks to extend their previous approval to renovate the existing building and construct a 65,000 SF, 5-story addition to provide for a total of +/- 80 dwelling units, +/- 21 parking spaces and make related site improvements (PB-2023-005).

A public meeting on the application will be held on **Wednesday, January 11, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Planning Board**

c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)  
(508) 799-1400 x 31440

Advertising Dates: December 27, 2022 & January 3, 2023