

Site Plan Review & Special Permit Application



Proposed Non-Retail Marijuana Establishment
Cultivation, Manufacturing, and Transport
Faded LLC d/b/a Dris Production Center

488 Stafford Street
Map 34 Parcel A1.10 0
Leicester, Massachusetts

May 20, 2020



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A. Application Form

Accompanying this application as Appendix A please find the Town of Leicester Site Plan Review and Special Permit Application Form for the proposed non-retail marijuana establishment at 488 Stafford Street (Map 34 Parcel A1.10 0). The Applicant seeks to re-develop and re-use an existing industrial/manufacturing building within the Business Industrial 1 (BI1) zoning district.

B. Certified Abutters List

Accompanying this application as Appendix B please find a certified abutters list for the project.

C. Fees

Accompanying this application please find a check for the following application fees and their corresponding schedule number as they appear in the Town of Leicester Planning Board Fee Regulations:

§2.4(e)	Special Permit	\$525
§2.4(h)	Site Plan Review	\$525
<i>Total Fees</i>		<i>\$1,050</i>

D. Digital / Electronic Submittal

Attached to this application please find all files in .pdf format for your use.

E. Project Narrative

General Description:

Faded LLC doing business as Dris Production Center (DPC) is seeking to convert the existing 7,250± square foot (sf.), one-story building at 488 Stafford Street (Map 34 Parcel A1.10 0) into a Marijuana Establishment, Non-Retail in accordance with section 5.15 of the Town of Leicester Zoning By-Laws.

The Facility will be used for marijuana cultivation, manufacture of marijuana products, and the transport of marijuana. The Facility will employ 20 persons in full and part-time roles between the hours of 6 am and 11 pm. It is anticipated that DPC will run 3 shifts during these hours.

There are no changes proposed to the external dimensions of the building. DPC proposes to overlay and re-stripe the existing parking area to provide 25 surface parking



spaces where only 8 spaces are required for the use. A single accessible van space will be provided in accordance with the requirements of the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (AAB). Proposed spaces are 10-feet wide by 20-feet in length with a 24-foot aisle allowing for two-way traffic circulation. The reconfiguration of the parking lot will allow for the removal of approximately 1,500-sf. of pavement, reducing the site impervious coverage to 38.6% of the lot area (buildings, walks, driveways, and parking).

The Facility is served by existing, on-site private water and sanitary septic service.

Compliance with Standards for Site Plan Approval:

The project has been designed in accordance the standards specified in section 5.2.05 of the Town of Leicester Zoning By-Laws, specifically:

§5.2.05.A The use complies with all the provisions of the Leicester Zoning By-Law

The use, Marijuana Establishment – Non-Retail, is allowed in the Business Residence 1 district. The existing building either conformed to the setback requirements of the local zoning by-laws at the time of construction or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7.

The Facility, as proposed, is in compliance with the requirements of section 5.15 of the Town of Leicester Zoning By-Law, as applicable.

§5.2.05.B The use will not materially endanger or constitute a hazard to the public health and safety.

The proposed cultivation, manufacture, and transportation of marijuana products is similar to existing industrial/manufacturing uses that previously existed at the location. The systems within the building shall meet or exceed all Cannabis Control Commission (CCC) requirements.

§5.2.05.C The use will not create undue traffic congestion or unduly impair pedestrian safety

Please refer to Section J – Traffic Study, of this application.

§5.2.05.D Sufficient off-street parking exists or will be provided to serve the use

Manufacturing uses require 1 space per 1,000 sf. of floor area. The 7,250 sf. facility requires 8 spaces under the Zoning By-Law. The existing parking areas are to be re-paved and re-stripped to provide 25 spaces, 17 more than required under the By-Law.

§5.2.05.E The use can be adequately served by water, sewer, and other necessary utilities, or if these are un-available, that they will be brought to the site at the owner's expense; or, the Planning Board is satisfied that the proposed alternatives will comply with all applicable regulations



The existing building is served by existing, on-site private water and sanitary septic and will not create an undue burden on the Town of Leicester public utilities.

§5.2.05.F The use will not result in a substantial increase of volume or rate of surface water runoff to neighboring properties and streets, nor will result in pollution or degradation to surface water or groundwater

The Project, as proposed, results in a net decrease in impervious ground cover. As such, it qualifies as a redevelopment project under the Massachusetts Stormwater Management Standards. There will be no increase in volume or rate of runoff when compared to the existing condition.

§5.2.05.G The use will not result in any undue disturbance to adjoining property owners or the Town caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.

The Facility and all systems shall be designed in accordance with all applicable CCC regulations regarding noise, odor, and security. The Facility will not be open to the public and will not result in any undue disturbances.

Other Permits Required:

The Project is subject to architectural review by the CCC.

Proposed Development Schedule:

Upon approval by the Town of Leicester, CCC, and tolling of any appeal periods, DPS anticipates a build out to span approximately 6 months. DPS anticipates occupancy by January 2022.

Waiver Requests:

The Applicant respectfully requests waivers to the following requirements as the structure is existing and located on a thickly vegetated parcel setback from Stafford Street:

1. All landscaping requirements to allow for existing vegetation and screening to remain. All areas of pavement removal shall be revegetated with a minimum of 4-inches of loam and seeded with turf grass.
 2. Local lighting requirements as the lighting and security are subject to CCC approval. The Applicant is amenable to any and all conditions requiring high efficiency LED lighting that is dark-sky compliant and providing the CCC approved lighting plan to the Town.
 3. Stormwater Management Report as the project decreases impervious surfaces on-site and will result in a net reduction in stormwater rate and volume as a result. The Project is classified as a redevelopment project under the Massachusetts Stormwater Standards.
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F. Site Plans

Site Plans accompany this application as Appendix C.

G. Locus Plan

A locus plan is provided on the site plans accompanying this application as Appendix C.

H. Stormwater Management Report

The Project, as proposed, results in a net decrease in impervious ground cover. As such, it qualifies as a redevelopment project under the Massachusetts Stormwater Management Standards. There will be no increase in volume or rate of runoff when compared to the existing condition.

I. Documentation of Availability of Water and/or Sewer

The existing building is served by existing, on-site private water and sanitary septic and will not create an undue burden on the Town of Leicester public utilities.

J. Traffic Study

Hayes Engineering, Inc. (HEI) has prepared this Traffic Impact Statement in support of the proposed Dris Production Center (DPC) at 488 Stafford Street in Leicester, MA. The purpose of this Impact Statement is to estimate the trip generation rates for customers and employees and the frequency and scale of deliveries to and from the site.

Site Context

The Property is located along the northerly side of Stafford Street and is accessed via a single curb cut and shared 30-foot-wide right-of-way and utility easement. The Property was formerly occupied by various industrial/commercial uses. DPS seeks to occupy the existing building, converting it to a marijuana cultivation, processing, and transport facility. The facility is equipped with unlined, paved parking to the north and west of the existing building. DPS seeks to restripe the parking area to provide a total of 25 parking spaces, inclusive of a van accessible ADA compliant space.

Trip Generation

Average Daily Vehicle Trips and Peak Hour Trips for the project are calculated using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

The 7,250-sf. facility has been previously used as various industrial and commercial businesses. This facility is best classified as Institute of Transportation Engineers (ITE)

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Faded LLC d/b/a Dris Production Center
488 Stafford Street
Leicester, Massachusetts
May 20, 2021



Land Use Code (LUC) 110, General Light Industrial, described in the ITE Trip Generation Manual, 10th Edition as follows:

...a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space..

The proposed DPC facility would also be classified as Land Use Code 110 – General Light Industry. There is no anticipated change in trip generation rates between the existing and proposed uses. Trip Generation rates for this land use condition are summarized in Table 1, below.

Table 1: *Trip Generation LUC 110: General Light Industrial*

<u>Time Period</u>	<u>LUC 110 Average Trip Ends per 1,000sf GFA</u>	<u>LUC 110 Estimated Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	4.96	36
Weekday AM Peak Hour	0.92	7
Weekday PM Peak Hour	0.83	6
Saturday Daily	1.99	14
Saturday Peak Hour	0.41	3

⁽¹⁾ – Based on 7,250± square feet of GFA

APPENDIX A:

Application Form



For Planning Office Use:
File #: _____

Leicester Planning Board Site Plan Review & Special Permit Application Form

PERMIT TYPE: ☐ Special Permit ☐ Site Plan Review

CONTACT INFORMATION

Owner Information			
Name:		Company Name:	
Signature:	<i>Josh Biando</i>		
Address:			
Phone:		Email:	
Applicant Information			
Name:		Company Name:	
Signature:	<i>Christopher Ferry</i>		
Address:			
Phone:		Email:	
Primary Contact Person <small>(The person that will be contacted by Planning Board staff during the application process.)</small>			
Name:		Company Name:	
Address:			
Phone:		Email:	

PROJECT INFORMATION

Project Address:		Zoning District:	
Assessors Map & Parcel #		Deed Reference (Book & Page):	
Applicable Zoning Bylaw Section(s):			
Proposed Land Use:			
Existing Land Use:			

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		
Total Lot Area:		
Water Source: (Select One)	<input type="checkbox"/> Private Well	<input type="checkbox"/> Cherry Valley & Rochdale Water District
	<input type="checkbox"/> Hillcrest Water District	<input type="checkbox"/> Leicester Water Supply District
Sewer Source: (Select One)	<input type="checkbox"/> Private Septic System	<input type="checkbox"/> Cherry Valley Sewer District
	<input type="checkbox"/> Hillcrest Water District	<input type="checkbox"/> Leicester Water Supply District
	<input type="checkbox"/> Oxford Rochdale Sewer District	
Brief Project Description: Please include a brief description on this form (i.e. do not write "see attached"). [Examples: New construction of a 20,000s.f. retail building and associated parking; Use of a 1,000s.f. portion of an existing structure for a proposed pet grooming clinic.]		

Application Checklist

Use this checklist to ensure you have provided all required information. See Planning Board Site Plan Review & Special Permit Regulations for details. 13 copies are required except where noted.

<input checked="" type="checkbox"/> Plans (2-full-size & 11-11"x17")	<input type="checkbox"/> Detailed Project Narrative including any waiver requests ¹	<input type="checkbox"/> Drainage Analysis/ Stormwater Report, (3 copies) <input type="checkbox"/> n/a
<input type="checkbox"/> Documentation of Availability of Water & Sewer <input type="checkbox"/> n/a	<input type="checkbox"/> Certified Abutters List (1 copy) ² <input type="checkbox"/> n/a	<input type="checkbox"/> Traffic Study (3 copies) <input type="checkbox"/> n/a
<input type="checkbox"/> Fees ³	<input type="checkbox"/> .pdf copy of all required submittals (CD or USB Drive)	

¹ See Planning Board Site Plan Regulations for details on what should be included in a Project Narrative. For special permits that don't require conformance with Site Plan Review submittal requirements, submit a narrative explaining conformance with special permit approval criteria (see Special Permit Regulations for details).

² certified abutters lists are required for all Special Permits applications and for Major Site Plan Review Applications (new construction over 30,000 s.f. and ground-mounted solar over 250,000 s.f or 2 acres or more of tree clearing)

³ Please refer to the Planning Board's Fee Regulations. Checks must be made out to the Town of Leicester

For Planning Board Use:			
Date of Submittal:			
Public Hearing/Meeting Date(s):			
Date of Planning Board Vote:			
Date Decision Filed with Town Clerk:			

APPENDIX B:

Certified Abutters List



05/20/2021

Town of Leicester

RANKIN

Page 1 of 1

9:00:50AM

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
34 A1.2.0	464 STAFFORD ST	HOEKSTRA MARY E		464 STAFFORD STREET	CHERRY VALLEY MA	MA	01611
34 A1.3.0	466 STAFFORD ST	MARTIROS MICHAEL J		12 SHELTER RIDGE RD	LEICESTER MA	MA	01524
34 A1.9.0	490 STAFFORD ST	MASON-ALCORN LLC		490 STAFFORD ST	CHERRY VALLEY MA	MA	01611-3307
34 A2.0	462 STAFFORD ST	MARENGO JOHN	MARENGO JEAN A	462 STAFFORD ST	CHERRY VALLEY MA	MA	01611
34 B1.0	483 STAFFORD ST	MACHADO SILVA ANGELO	DUFFY MICHAEL P	483 STAFFORD ST	CHERRY VALLEY MA	MA	01611
34 B2.0	479 STAFFORD ST	CATALINA JR ANTHONY	ADAMS RACHEL	479 STAFFORD ST	CHERRY VALLEY MA	MA	01611
34 B3.0	STAFFORD ST	MELANSON HALEY	BREAU DEREK R	479 STAFFORD ST	CHERRY VALLEY MA	MA	01611
34 B4.0	STAFFORD ST	ELMAOLA HASSAN M	ELMAOLA NAWAL A	473 STAFFORD ST	CHERRY VALLEY MA	MA	01611
34 B5.0	473 STAFFORD ST	ELMAOLA HASSAN M	ELMAOLA NAWAL A	473 STAFFORD ST	CHERRY VALLEY MA	MA	01611
34 B6.0	469 STAFFORD ST	FERYJOO ELLIOT		469 STAFFORD ST	CHERRY VALLEY MA	MA	01611
34 B7.0	465 STAFFORD ST	BERTTEL STEVEN P	BERTTEL TRINA A	465 STAFFORD STREET	CHERRY VALLEY MA	MA	01611
34 B8.0	STAFFORD ST	BERTTEL STEVEN P	BERTTEL TRINA A	465 STAFFORD STREET	CHERRY VALLEY MA	MA	01611
34 B9.0	STAFFORD ST	STAFFORD STREET PROPERTIES		83 KEYSTONE DR	LEOMINSTER MA	MA	01453
35 C13.0	496 STAFFORD ST	MARTIROS MICHAEL J		12 SHELTER RIDGE RD	LEICESTER MA	MA	01524

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
 Subject property: 488 Stafford Street, Assessors Map 34-A1.10, Deed Ref. 56786/183
 Subject owner(s): K&B Land Holdings LLC

Sandy Genna, Principal Assessor
 Prepared by: Kathleen Asquith, Assistant

APPENDIX C:

Site Plans

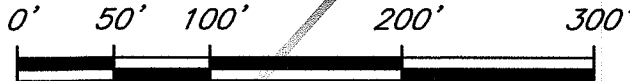


Site Plan in
LEICESTER, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

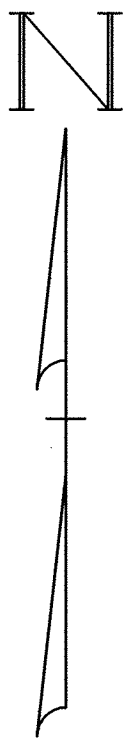
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 100'



May 20, 2021

488 STAFFORD STREET
Sheet 1 of 2 - Locus



5-21-2021

OWNER:

K&B LAND HOLDINGS, LLC
4 SIGOURNEY STREET
OXFORD, MA 01540

APPLICANT:

FADED, LLC d/b/a
DRS PRODUCTION CENTER
30 HEMLOCK STREET
BROCKTON, MASSACHUSETTS 02302

ASSESSOR'S REFERENCE:

488 STAFFORD STREET
PARCEL ID: 34 A1.10 0

DEED REFERENCE:

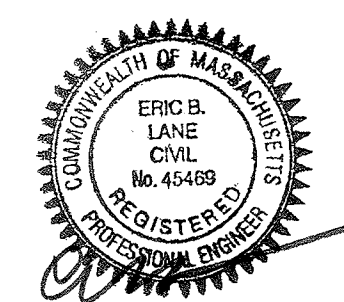
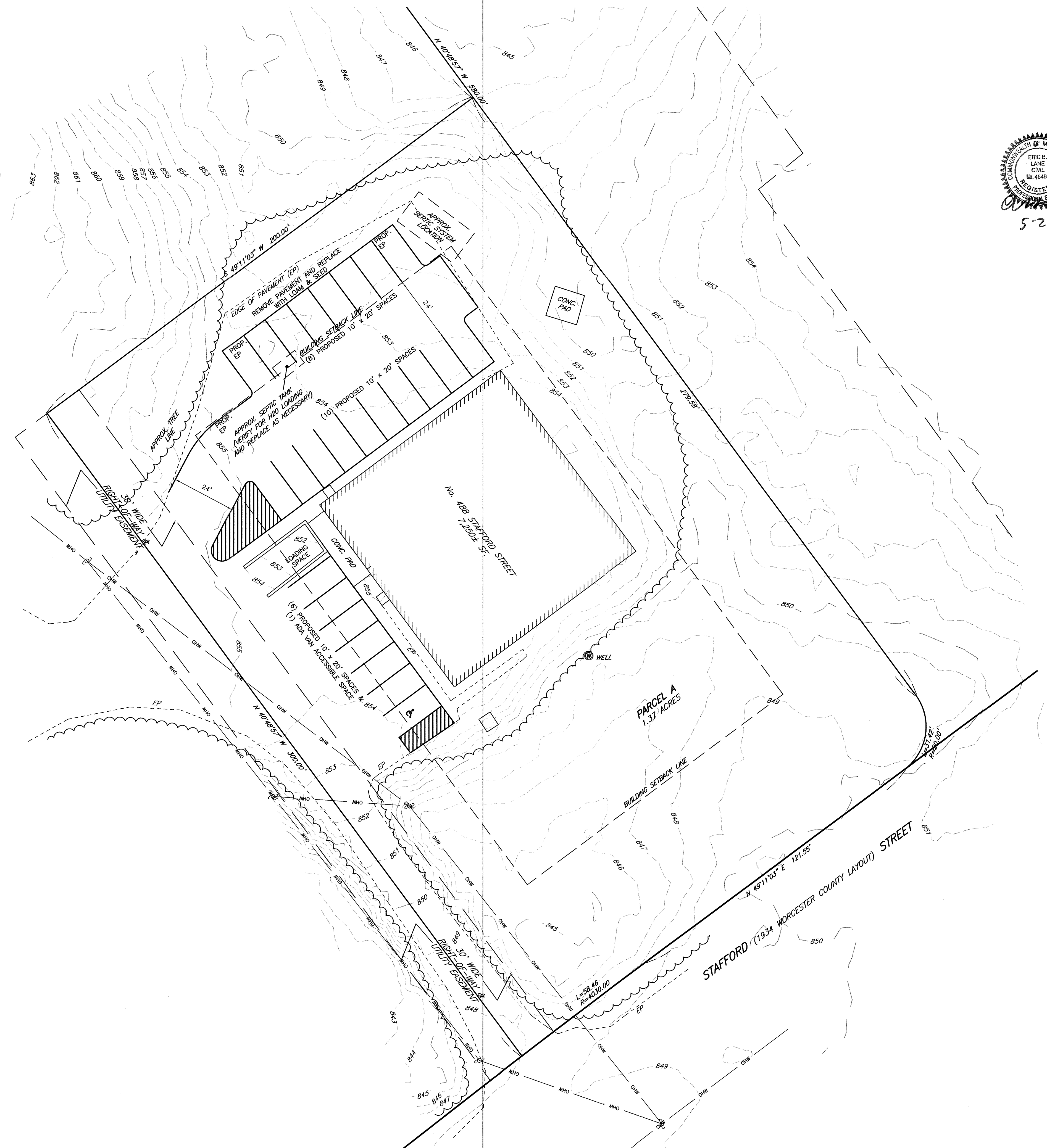
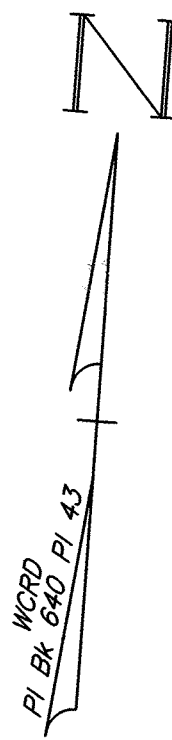
WORCESTER COUNTY REGISTRY OF DEEDS
BOOK 56,786 PAGE 183

PLAN REFERENCE:

WORCESTER COUNTY REGISTRY OF DEEDS
PLAN BOOK 640 PLAN 43

GENERAL NOTES:

1. BOUNDARY INFORMATION AND BUILDING LOCATIONS DEPICTED HEREON ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. AND WERE COMPILED FROM VARIOUS RECORD AND NON-RECORD INFORMATION.
2. TOPOGRAPHIC INFORMATION DEPICTED HEREON TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) LIDAR TOPOGRAPHY AS PROVIDED BY MASSGIS. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
5. THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.
6. THIS PLAN WAS PREPARED FOR REVIEW BY AND TO OBTAIN APPROVAL FROM PUBLIC AGENCIES AND IS NOT INTENDED AS CONSTRUCTION DOCUMENTS.



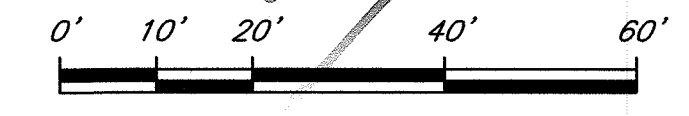
Site Plan in LEICESTER, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Hayes

Scale: 1" = 20'



May 20, 2021

488 STAFFORD STREET Sheet 2 of 2 - Site Plan

OWNER:
K&B LAND HOLDINGS, LLC
4 SIGOURNEY STREET
OXFORD, MA 01540

ZONE: BUSINESS INDUSTRIAL 1 (B1)

MINIMUM SETBACKS:
FRONT = 50 feet
SIDE = 40 feet
REAR = 40 feet
MIN. FRONTAGE = 150 feet
MIN. LOT AREA = 20,000 sf.

APPLICANT:
FADED, LLC d/b/a
DRIS PRODUCTION CENTER
30 HEMLOCK STREET
BROCKTON, MASSACHUSETTS 02302

ASSESSOR'S REFERENCE:
488 STAFFORD STREET
PARCEL ID: 34 A1.10 0

DEED REFERENCE:
WORCESTER COUNTY REGISTRY OF DEEDS
BOOK 56,786 PAGE 183

PLAN REFERENCE:
WORCESTER COUNTY REGISTRY OF DEEDS
PLAN BOOK 640 PLAN 43

PARKING CALCULATIONS:

MANUFACTURING REQUIRED:

1 SPACE / 1,000 sf x 7,250 sf MANUFACTURING = 8 SPACES

TOTAL REQUIRED = 8 SPACES
TOTAL PROVIDED = 25 SPACES

TOTAL ADA ACCESSIBLE REQUIRED 1-25 SPACES = 1 SPACE
TOTAL ADA ACCESSIBLE PROVIDED = 1 VAN ACCESSIBLE SPACE