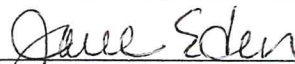


For Planning Office Use:  
File #: \_\_\_\_\_

**Leicester Planning Board**  
**Site Plan Review & Special Permit Application Form**

**PERMIT TYPE:** ☐ Special Permit ☒ Site Plan Review

**CONTACT INFORMATION**

<b>Owner Information</b>			
<b>Name:</b>	Jane Eden	<b>Company Name:</b>	EAST COAST ORGANICS, LLC
<b>Signature:</b>			
<b>Address:</b>	238 Shrewsbury St. Worcester, MA 01604		
<b>Phone:</b>	(508) 335-0417	<b>Email:</b>	eastcoastorganicsllc@gmail.com
<b>Applicant Information</b>			
<b>Name:</b>	Same as above	<b>Company Name:</b>	
<b>Signature:</b>			
<b>Address:</b>			
<b>Phone:</b>		<b>Email:</b>	
<b>Primary Contact Person</b> <i>(The person that will be contacted by Planning Board staff during the application process.)</i>			
<b>Name:</b>	Peter D'Agostino	<b>Company Name:</b>	Lynch Associates, Inc.
<b>Address:</b>	12 Post Office Sq. 6th Floor Boston, MA 02109		
<b>Phone:</b>	(617) 574-3399	<b>Email:</b>	peter@lynchassociates.com

**PROJECT INFORMATION**

<b>Project Address:</b>	88 Huntoon Memorial Hwy	<b>Zoning District:</b>	HB-2
<b>Assessors Map &amp; Parcel #</b>	44-A4-0	<b>Deed Reference (Book &amp; Page):</b>	6902/254
<b>Applicable Zoning Bylaw Section(s):</b>	5.15		
<b>Proposed Land Use:</b>	Marijuana Establishment, Non-Retail		
<b>Existing Land Use:</b>	Vacant Industrial Building		

For Planning Office Use:  
File #: \_\_\_\_\_

### PROJECT INFORMATION, Continued

<b>Size of Proposed Structure(s):</b>		Reuse 94,098 s.f. portion of an existing building	
<b>Total Lot Area:</b>	25.85		
<b>Water Source:</b> (Select One)	<input type="radio"/> Private Well	<input checked="" type="radio"/> Cherry Valley & Rochdale Water District	
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District	
<b>Sewer Source:</b> (Select One)	<input type="radio"/> Private Septic System	<input type="radio"/> Cherry Valley Sewer District	
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District	
	<input checked="" type="radio"/> Oxford Rochdale Sewer District		
<b>Brief Project Description:</b> 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.] Use of 94,098 s.f. portion of an existing 150,000 s.f. structure for a proposed marijuana cultivation and product manufacturing facility.			

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

<sup>1</sup> 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).

<sup>2</sup> 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)

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

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



VIA HAND DELIVERY

August 20, 2018

Town of Leicester  
Leicester Planning Board  
3 Washburn Square  
Leicester, MA 01524

RE: East Coast Organics, LLC  
Site: 88 Huntoon Memorial Highway Leicester, MA ("Property")  
Project Narrative

Dear Chairman Grimshaw,

East Coast Organics, LLC (ECO) is seeking site plan approval for the operation of a Marijuana Establishment, Non-Retail, in accordance with Article 22 of the Zoning Bylaws of the Town of Leicester, specifically ECO will operate as a Massachusetts licensed Marijuana Cultivator and Marijuana Product Manufacturer at the Property.

In April of 2018, Massachusetts Cannabis Control Commission (CCC) approved the final regulations related to adult use marijuana and on April 4, 2018 the voters of Leicester passed Article 22, Marijuana Establishments. ECO is applying as a Marijuana Cultivator and Product Manufacturer ("Business") with both the CCC and the Town of Leicester.

ECO proposes to operate the Business at the former Millbrook's Distributor facility. ECO will occupy approximately 94,098 square feet of the 149,321 square foot located on the first floor of the facility located on 25.28 acres of land. The Property is zoned as Highway Business - Industrial 2 (HB2), which allows this use subject only to site plan approval. The operations are divided into two primary operations that align with the state licensing requirements: 1) Cultivation and 2) Production. The existing facility will be used to accommodate the new use of Marijuana Cultivation and Marijuana Product Manufacturing as defined under Article 22. ECO will manage the operations and remain in compliance with all state and local regulations.



## 1. General Description

- a) Proposed Uses: ECO proposes to operate as a Marijuana Establishment, Non-Retail as defined in Article 22 of the Town of Leicester Zoning Bylaw. Specifically, ECO will operate as a licensed Marijuana Cultivator and Marijuana Product Manufacturer. ECO has filed with the Cannabis Control Commission for all applicable licenses. ECO is not applying as a Marijuana Social Consumption Facility or Operator, Marijuana Retailer or Marijuana Testing Facility and will not sell directly to consumers.
- b) Hours of Operation: ECO will initially plan to operate from 7 AM to 11 PM Monday through Sunday.
- c) Number of Employees: ECO plans on employing approximately 50 – 60 full and part-time employees.
- d) Proposed Structure: ECO is not proposing any new structures on the Property but will instead re-use the existing building.
- e) Size of Existing Building: The existing structure has an approximate 149,321 s.f. footprint with an additional, 30,953 (+/-) s.f. located on the second floor,. The existing Building's approximate 149,321 gross square feet foot print, as shown on the ALTA survey attached hereto as **Exhibit A** was constructed in 1981 and expanded in 1985, as shown on the photographs attached hereto as **Exhibit B**. The Building is approximately 20 feet high in the front and 36 feet high in the back. The Property is zoned HB-2 which allows the proposed use subject to site plan approval by the Planning Board. ECO will occupy approximately 94,098 s.f. of the existing structure for the proposed new use.
- f) Size of Existing Parking: Section III Table of Parking Space Requirements, requires 1 space per 1000 s.f. gross floor area for Manufacturing/Industrial Uses. ECO will be utilizing approximately 94,098 s.f. of gross floor area, requiring 94 spaces. ECO has 175 spaces allotted to its operation of the existing 337 spaces.
  - a. Parking Space Requirements
    - i. There will be no on street parking permitted.
    - ii. ECO meets all minimums in Section III Table of Parking Space Requirements.
      1. Specifically, Section III Table of Parking Space Requirements, requires 1 space per 1,000 s.f. gross floor area. ECO will be utilizing approx.. 94,098 s.f. gross floor area, requiring 94 spaces. ECO has 169 spaces allotted to its operation.
    - iii. ECO has demonstrated that the minimum parking requirements will be met for the proposed use.

b. Parking Facility Design

- i. Parking Space Size. All 337 parking spaces are existing and no new parking spaces will be added. The existing parking spaces are 9 X 18.
- ii. Width of Drive Aisles. All drive aisles are at least 24 feet.
- iii. Driveway Width. ECO has one existing driveway, it is at least 25 feet wide where a common access/egress driveway is provided.
- iv. Handicapped Parking Spaces. Adequate/compliant handicapped parking spaces will be provided.
- v. Layout. ECO meets all Town's requirements for the parking layout. As this is an existing, approved parking layout. No new parking will be created.
- vi. Pedestrian Access. There is no new parking contemplated at this time. Any future parking plans will ensure safe and convenient pedestrian access is incorporated into new parking plans.
- vii. Lighting. The parking lot will be illuminated by spot lights around the perimeter of the building that provides for the comfort and safety of persons using parking and loading areas. Parking and loading area lighting will not shine beyond the property lines, except for driveway entrances where light may shine onto the immediate area of the street.
- viii. Loading Space. ECO loading spaces do not require any trucks to back onto or off a public way or be parked on a public way while loading or unloading.
- ix. Landscaping. ECO will professionally maintain the existing landscaping. No new landscaping is being proposed, at this time.
- x. Parking Location/Shared Parking. ECO parking is contained completely on the existing lot and there is no shared parking.

- c. Water and Sewer. The facility is currently on Cherry Valley & Rochdale Water District and Oxford Rochdale Sewer District. The project was sized at full capacity and the proposed new use will not have a significant impact on these facilities. ECO has received letters from both entities for this application.

2. Site Plan Approval

- a. ECO meets the Standards for Site Plan Approval as described in Section 5.2.05, specifically:
1. The use complies with all the provisions of the Leicester Zoning Bylaw.
  2. The use will not materially endanger or constitute a hazard to the public health and safety.
  3. The use will not create undue traffic congestion or unduly impair pedestrian safety.
  4. Sufficient off-street parking exists.
  5. The use is served by water, sewer, and all other necessary utilities.

6. 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.
7. 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.

3. ECO meets all standards as defined in the Zoning Bylaws Section 5.15.02, specifically:

- i. General. All aspects of the Marijuana Establishment will take place at a fixed location within a fully enclosed building and is not visible from the exterior of the business. There is no outside storage of marijuana, related supplies, or educational materials.
- ii. Buffer Requirements. ECO meets all buffer requirements. Specifically, ECO is greater than 200 feet from the following: residential zoning districts (SA, R1, and R2), and pre-existing public or private schools (pre-school through grade 12) when measured from the Marijuana Establishment building and residential district boundaries, and as a straight line from the nearest point of the property line in question to the nearest point of the property line where the Marijuana Establishment is or will be located for schools.
- iii. Signage. ECO will utilize the existing signage and all signage will comply with local and state laws and regulations. No new signage is being proposed at this time.
- iv. Ventilation/Odor. ECO will have a very robust and comprehensive ventilation and odor control program that prevents odor and any contaminants from escaping the perimeter.
- v. Security. ECO will comply with all local and state security protocols to ensure that there are adequate security measures to ensure that no individual participant will pose a direct threat to the health or safety of other individuals, and that the storage and/or location of cultivation of marijuana is secured in enclosed, locked facilities.
- vi. Permitting. ECO will meet all of the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will, as proposed, be in compliance with all applicable state laws and regulations.
- vii. Private Clubs. ECO will not operate any clubs, lodges, or other private grounds (non-profit and private) allowing on-site consumption of marijuana or marijuana products.
- viii. Conversion. ECO is not converting from a Medical Marijuana Treatment Center.
- ix. Limitations Marijuana Retailers, Consumer Sales Only. ECO is not seeking approval as a Marijuana Retailer.

x. There will be no earth removal or filling of any areas.

4. Permits/Approvals.

- a. ECO is seeking licensing with the CCC as a Marijuana Cultivator and Marijuana Product Manufacturer. ECO's applications were filed with the Commonwealth on May 30, 2018 for cultivation and June 1, 2018 product manufacturing.

5. Proposed Development Schedule

- a. Construction for the proposed use, consists of interior work only. ECO has attached its operational timeline which includes the interior work schedule as **Exhibit C.**

6. Waiver Requests.

- a. Requested waivers under Article 5.2.II F as this is an existing building and will not be expanded.

# EXHIBIT A ALTA SURVEY

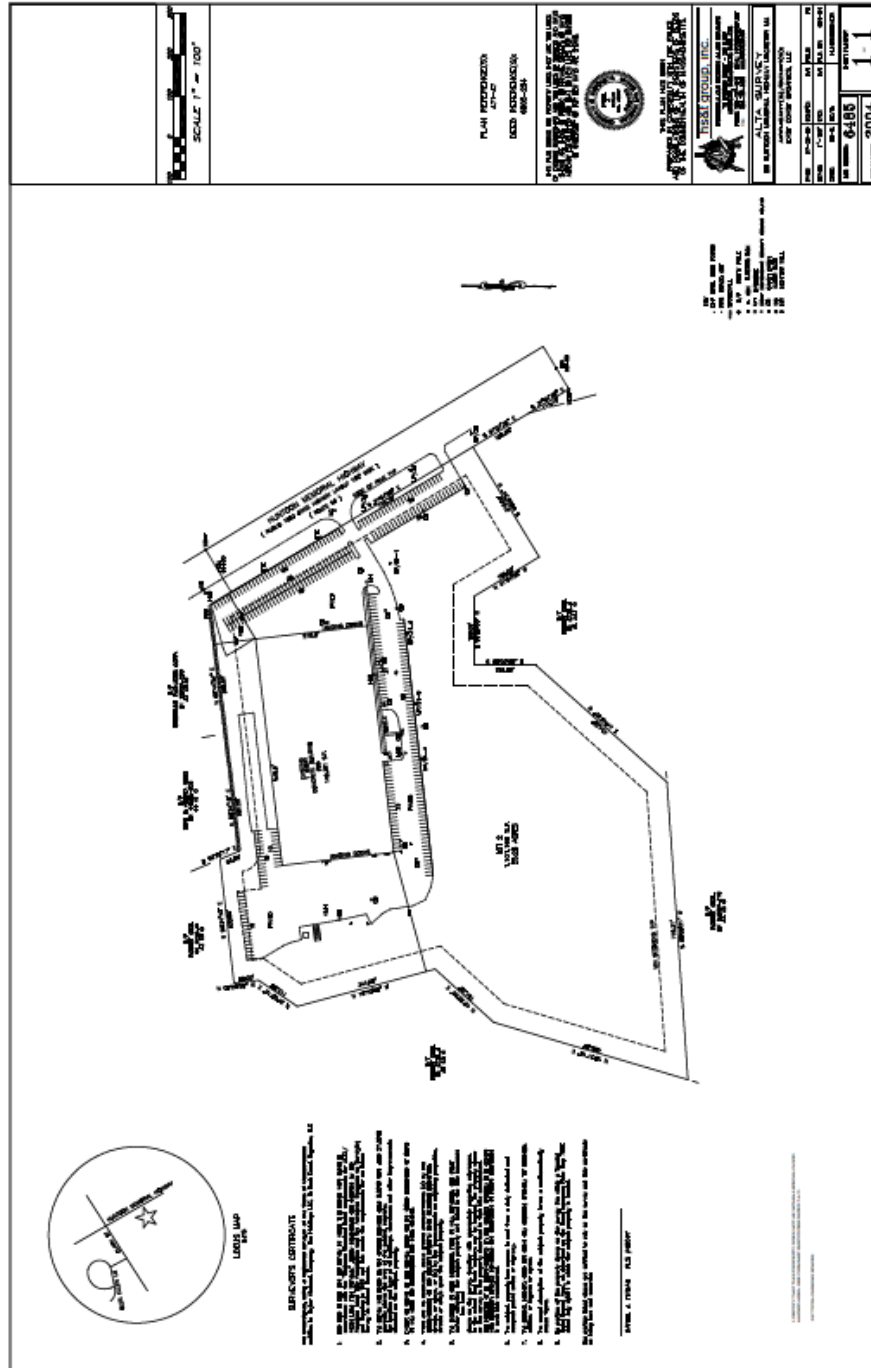




EXHIBIT B  
BUILDING PHOTOGRAPHS

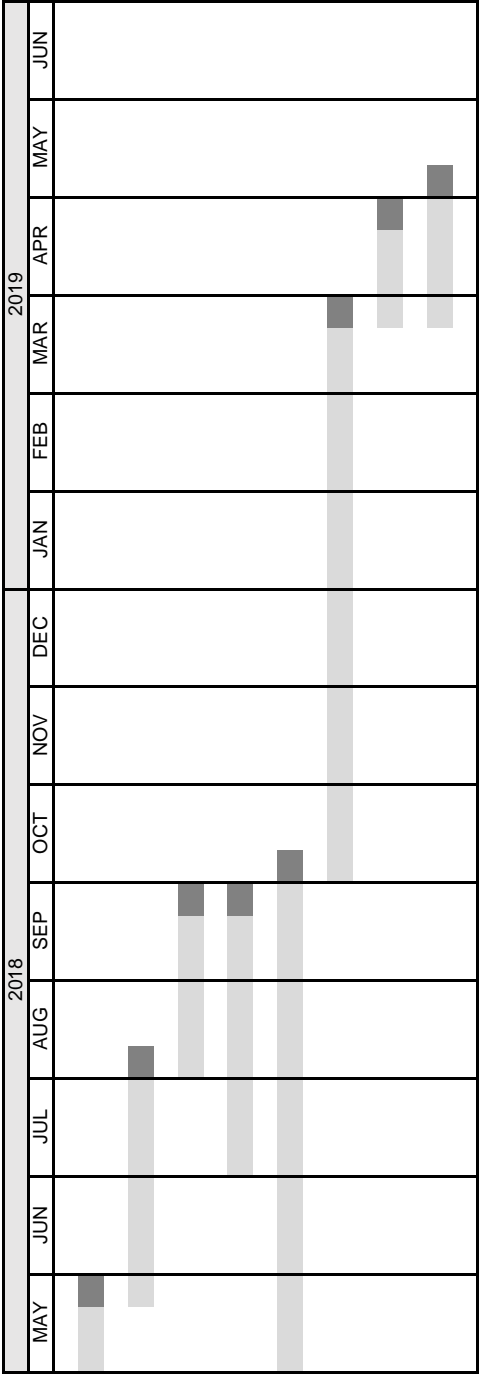






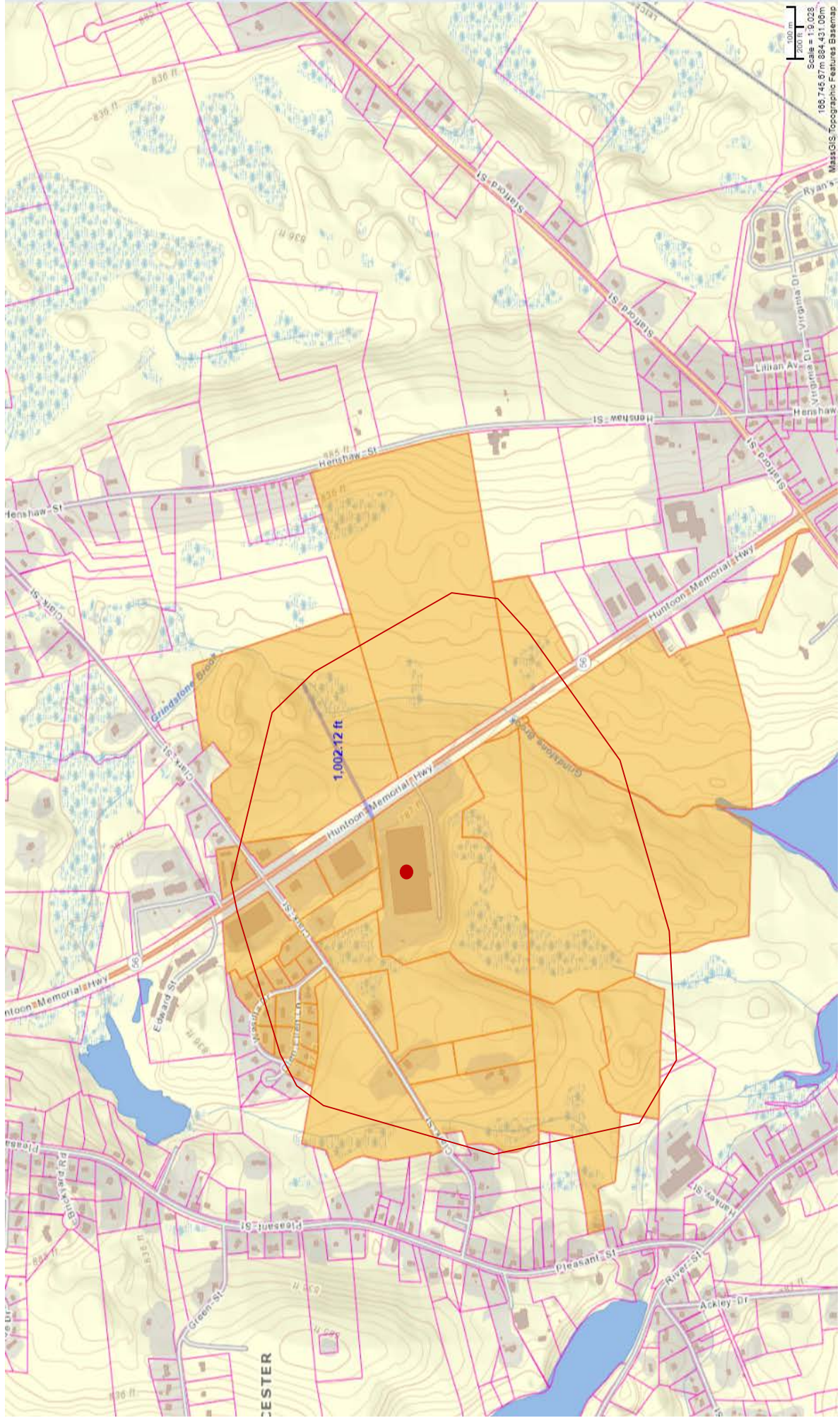


PROJECT DEVELOPMENT TIMELINE



KEY DATES / MILESTONES	
May 15, 2018	Approved / executed host agreement with Town of Leicester
May 30, 2018	Submit cultivation application to CCC
June 1, 2018	Submit product manufacturing application to CCC
September 30, 2018	Receive provisional approval from CCC; complete Site Plan Review with Town of Leicester
March 31, 2019	Complete facility development
April 30, 2019	Receive final approval from CCC and Town of Leicester
May 1, 2019	Begin production







Sign in



Google



# Cherry Valley and Rochdale Water District

Established 1910

P.O. BOX 138

ROCHDALE, MASSACHUSETTS 01542

OFFICE (508) 892-9616 • FAX: (508) 892-4371

## COMMISSIONERS

Michael L. DellaCava, Cherry Valley  
Arthur E.J. Levesque, Greenville  
Kevin M. Bergin, Rochdale

JENNIFER M. WOOD  
Treasurer

BENJAMIN J. MORRIS  
Superintendent

May 21, 2018

Jane Eden, Manager  
East Coast Organics, LLC  
238 Shrewsbury St.  
Worcester, MA 01604

RE: Availability of Public Water  
Map 44 / Lot A4 0  
88 Huntoon Memorial Highway

Dear Ms. Eden:

The intent of this letter is to verify that the above listed property is located in and serviced by the Cherry Valley and Rochdale Water District and is available for hook-up to the public water system.

Should you have any further questions, please feel free to contact me at (508) 892-9616.

Respectfully,

Cherry Valley and Rochdale Water District  
Board of Water Commissioners

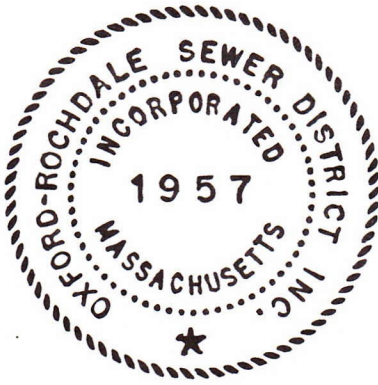


Benjamin J. Morris,  
Superintendent

Cc: Building Inspector  
Town of Leicester  
3 Washburn Square  
Leicester, MA 01524

Board of Health  
Town of Leicester  
3 Washburn Square  
Leicester, MA 01524

Planning Board  
Town of Leicester  
3 Washburn Square  
Leicester, MA 01524



**OXFORD-ROCHDALE SEWER DISTRICT**

**P.O. BOX 246**

**ROCHDALE, MASS. 01542**

May 18, 2018

Jane Eden, Manager  
East Coast Organics, LLC  
238 Shrewsbury Street  
Worcester, MA 01604

Re: Sewer availability 88 Huntoon Highway

Dear Ms. Eden,

The current building on the property located at 88 Huntoon Memorial Highway is connected to the Sanitary Sewer System of the Oxford-Rochdale Sewer District.

There is available capacity in the system for this property as per the proposed use change.

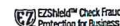
If you require any further information please feel free to contact me anytime at 508-892-9549 Ext 101 or via E-mail at [ORSD@AOL.COM](mailto:ORSD@AOL.COM).

Sincerely,

Robert F. Wilson  
District Superintendent  
Oxford-Rochdale Sewer District

CC: Leicester Planning Board

1005

**ECO Holdings LLC**238 Shrewsbury Street  
Worcester, MA 01604America's Most Convenient Bank®  
53-7054/2113

8/20/2018

PAY TO THE  
ORDER OF Town of Leicester

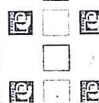
\$ \*\*525.00

Five Hundred Twenty-Five and 00/100\*\*\*\*\*

DOLLARS

Town of Leicester

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

MEMO

Application fee

⑈001005⑈

1006

**ECO Holdings LLC**238 Shrewsbury Street  
Worcester, MA 01604America's Most Convenient Bank®  
53-7054/2113

8/20/2018

PAY TO THE  
ORDER OF Town of Leicester

\$ \*\*2,100.00

Two Thousand One Hundred and 00/100\*\*\*\*\*

DOLLARS

Town of Leicester

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

MEMO Site Plan Review

⑈001006⑈