

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>Jordan Grossman</i> | | |
| Address: | | | |
| Phone: | | Email: | |
| Applicant Information | | | |
| Name: | | Company Name: | |
| Signature: | <i>Jordan Grossman</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 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: | | | |



Nor'easter Remedies

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

Nor'easter Remedies, LLC

October 22, 2018

PROJECT NARRATIVE

Nor'easter Remedies, LLC ("N'R" or "Nor'easter Remedies") 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. N'R will be seeking a license with the State to operate as a fully licensed Marijuana Cultivator and Marijuana Product Manufacturer at the Property (Non-Retail).

In April of 2018, the 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. Nor'easter Remedies is applying for a Microbusiness license with the CCC which is meant to facilitate small, locally-owned businesses entering the industry. This license will permit N'R to operate as both a small-scale Marijuana Cultivator and Marijuana Product Manufacturer with no retail operations.

Nor'easter Remedies plans to operate in an existing 15,162 sq ft, standalone warehouse (the "Building") tucked into the back of the 3.17 acre lot on 424 Main Street. N'R has secured a 10 year lease on the Building from the landlord, Joseph Loader, who operates a wooden case/exhibit factory on the lot and was previously using the Building for excess storage. Nor'easter Remedies plans to fit the interior of the Building for N'R's two primary operations as defined by the CCC in 935 CMR 500 and the Town of Leicester in Article 22 as: 1) Marijuana Cultivator and 2) Marijuana Product Manufacturer. The landlord is fully compliant with this intended use and the property is zoned Business (B), which allows for non-retail marijuana establishments subject only to site plan review. Nor'easter Remedies will manage the operations and remain in compliance with all state and local regulations.



Nor'easter Remedies

1) General Description

- a) **Proposed Uses:** N'R proposes to operate as a Marijuana Establishment, Non-Retail as defined in Article 22 of the Town of Leicester Zoning Bylaw. Specifically, N'R will operate as a licensed Microbusiness with the CCC which effectively licenses N'R as both a Marijuana Cultivator and Marijuana Product Manufacturer. N'R will file with the Cannabis Control Commission for all applicable licenses following negotiation of a Host Community Agreement with the Town of Leicester. N'R is not applying as a Marijuana Social Consumption Facility or Operator, Marijuana Retailer or Marijuana Testing Facility and will not sell directly to consumers. N'R has no intentions of applying for any of these other licenses in the future: the proposed site will always be non-retail and non-social consumption.
- b) **Hours of Operation:** N'R will initially plan to operate from 7 AM to 11 PM Monday through Sunday.
- c) **Number of Employees:** N'R plans on employing approximately 10 full and part-time employees.
- d) **Proposed Structure:** N'R 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 15,162 s.f. footprint. The existing Building's foot print, as shown on the HST Group survey attached hereto was constructed in 2000. The Building is approximately 30 feet high in the middle sloping to 25 feet high on the sides. The Property is zoned Business (B) which allows the proposed use subject to site plan approval by the Planning Board. N'R will occupy the entire 15,162 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 1,000 s.f. gross floor area for Manufacturing/Industrial Uses and 1 space per 2,500 s.f. gross floor area for Warehouse Use. N'R is requesting approval for 10 spaces allotted to its operations as N'R will be employing no more than 10 employees with no retail customers and the proposed use for the building generally falls under the aforementioned uses of Manufacturing/Industrial and Warehousing which when averaged would require a range of 6-15 spaces.
- g) **Parking Space Requirements:**
 - i) There will be no on street parking permitted.
 - ii) N'R is requesting 10 spaces allotted to its operations as to meet all minimums in Section III Table of Parking Space Requirements.
 - iii) N'R has demonstrated that the minimum parking requirements will be met for the proposed use.
- h) **Parking Facility Design:**
 - i) **Parking Space Size.** All 10 parking spaces to be added will be 10 x 20 feet.
 - ii) **Width of Drive Aisles.** All drive aisles are at least 24 feet.
 - iii) **Driveway Width.** Main driveway width is at least 25 feet.
 - iv) **Handicapped Parking Spaces.** Adequate/compliant handicapped parking spaces will be provided as needed.
 - v) **Layout.** N'R meets all Town's requirements for the parking layout.



Nor'easter Remedies

- vi) Pedestrian Access. Current parking plans and all future parking plans will ensure safe and convenient pedestrian access is incorporated.
- vii) Lighting. The parking lot will be illuminated by 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. N'R 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. N'R will professionally maintain the existing landscaping. No new landscaping is being proposed, at this time.
- x) Parking Location/Shared Parking. N'R parking is contained completely on the existing lot and there is no shared parking.
- i) Water and Sewer. The property is currently on Cherry Valley & Rochdale Water District and Cherry Valley Sewer District but the Building will need new, dedicated water and sewage link-ups installed. The project was sized at full capacity and the proposed new use will not have a significant impact on these facilities. N'R has received letters from both entities for this application.

2) Site Plan Approval

- a) N'R meets the Standards for Site Plan Approval as described in Section 5.2.05, specifically:
 - i) The use complies with all the provisions of the Leicester Zoning Bylaw.
 - ii) The use will not materially endanger or constitute a hazard to the public health and safety.
 - iii) The use will not create undue traffic congestion or unduly impair pedestrian safety as N'R's non-retail operations will not generate significant traffic.
 - iv) Sufficient off-street parking exists.
 - v) The use is served by water, sewer, and all other necessary utilities and N'R has made plans to connect the Building to these facilities following Town and State approvals.
 - vi) 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.
 - vii) 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) N'R meets all standards as defined in the Zoning Bylaws Section 5.15.02, specifically:

- a) 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.
- b) Buffer Requirements. N'R meets all buffer requirements. Specifically, the proposed site is greater than 200 feet from the following: residential zoning districts (SA, R1, and R2), and preexisting 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



Nor'easter Remedies

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.

- c) Signage. N'R will not utilize any exterior signage on other than a street number on the Building in order to comply with local and state laws and regulations. No new signage is being proposed at this time.
- d) Ventilation/Odor. N'R will have a very robust and comprehensive ventilation and odor control program that prevents odor and any contaminants from escaping the perimeter.
- e) Security. N'R 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.
- f) Permitting. N'R 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.
- g) Private Clubs. N'R will not operate any clubs, lodges, or other private grounds (nonprofit and private) allowing on-site consumption of marijuana or marijuana products.
- h) Conversion. N'R is not converting from a Medical Marijuana Treatment Center.
- i) Limitations - Marijuana Retailers, Consumer Sales Only. N'R is not seeking approval as a Marijuana Retailer.

4) Permits/Approvals

- a) N'R is seeking licensing with the CCC as a Microbusiness which will give N'R permission to operate as a small-scale Marijuana Cultivator and Marijuana Product Manufacturer. N'R's application will be filed with the Commonwealth on following negotiation of a Host Community Agreement with the Town of Leicester.

5) Proposed Development Schedule

- a) Construction for the proposed use consists of interior work, connection to sewer and water, and exterior security fence. N'R has attached its operational timeline for the planned development as a later exhibit in this packet.

6) Waiver Requests

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



Nor'easter Remedies

Project Development Timeline

[illegible]

Cherry Valley Sewer District

P.O. BOX 138
ROCHDALE, MASSACHUSETTS 01542

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

COMMISSIONERS
Donald G. Manseau, Chairman
Victor M. Taylor, Commissioner
Michael L. DellaCava, Commissioner

JENNIFER M. WOOD
Treasurer

BENJAMIN MORRIS
Superintendent

October 12, 2018

Jordan Grossman
Nor' Easter Remedies LLC
29 Briarcliff Dr.
Westfield Ma. 01085

RE: Availability of Public Sewers:
424 Main St (rear)
Cherry Valley, MA 01611

Dear Mr. Grossman:

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

The following must be addressed before any construction may begin:

- A completed Sewer Connection Application must be submitted to the Cherry Valley Sewer District
- Payment of the following:
 - Connection Fee (\$8,000.00)
 - Application Fee (\$250.00)
 - Inspection Fee (\$50.00)

(All made payable to the Cherry Valley Sewer District)

Please note that all construction must comply with Federal, State and Local laws and regulations.

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

Respectfully,

Cherry Valley Sewer District
Board of Sewer Commissioners


Benjamin Morris
Superintendent

Cc: Town of Leicester ☐ Planning Board, ☐ Board of Health, ☐ Building Inspector

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

October 12, 2018

Jordan Grossman
Nor'easter Remedies LLC.
29 Briarcliff Dr
Westfield Ma. 01085

RE: Availability of Public Water:
424 Main St. (rear)
Cherry Valley, MA 01611

Dear Mr. Grossman:

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.

The following must be addressed before any construction may begin:

- Request for Service Application must be completed and submitted to the Cherry Valley and Rochdale Water District
- Payment of the following:
 - Connection Fee (\$3,000.00)
 - Application Fee (\$500.00)
 - Inspection Fee (\$100.00)
- Cost of radio frequency water meter (\$358.80)
(All made payable to the Cherry Valley and Rochdale Water District)

Please note that all construction must comply with Federal, State and Local laws and regulations. Upon completion of the work, a Cross Connection Survey (\$100.00) will need to be conducted in order to comply with District regulation.

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 Morris
Superintendent

Cc: Town of Leicester ☐ Planning Board, ☐ Board of Health, ☐ Building Inspector
"This institution is an equal opportunity provider and employer"

NOR'EASTER HOLDINGS LLC

29 BRIARCLIFF DR
WESTFIELD, 01085

53-7160/2118

1016

10/22/2018
date

Pay to the order of Town of Leicester

\$ 525.00

Five hundred twenty five and -00/100 dollars



Security Features
Included.
Details on Back.



WESTFIELD BANK
WESTFIELD, MA 01086

for Site Plan Application

[Signature]

MP

⑆211871604⑆ 1001773769⑈ 1016

NOR'EASTER HOLDINGS LLC

29 BRIARCLIFF DR
WESTFIELD, 01085

53-7160/2118

1015

10/22/2018
date

Pay to the order of Town of Leicester

\$ 2,100.00

Two thousand one hundred and -00/100 dollars



Security Features
Included.
Details on Back.



WESTFIELD BANK
WESTFIELD, MA 01086

for Site Plan Project Review

[Signature]

MP

⑆211871604⑆ 1001773769⑈ 1015