



**Planning & Economic Development Board  
Town of Medway, MA**

**MARIJUANA SPECIAL PERMIT APPLICATION**

**INSTRUCTIONS TO APPLICANT/OWNER**

This Application is made pursuant to Section 8.9 or 8.10 of the *Medway Zoning Bylaw*.  
The provisions of Section 3.5 Site Plan Review may also apply.

The Town's planning and engineering consultants will review the Application and  
provide review letters to the Planning and Economic Development Board.

A copy of those review letters will be provided to you in advance of the public hearing.

You and/or your duly authorized Agent/Official Representative are expected to attend the  
Board meetings at which your Application will be considered to answer any questions and/or  
submit such additional information as the Board may request.

Your absence at hearings may result in a delay in the Board's review of the special permit application.

August 6, 2019

**APPLICANT INFORMATION**

Applicant's Name: Neo Organics LLC  
Mailing Address: 365 Boston Post Road, #184  
Sudbury, MA 01776  
Name of Primary Contact: Chad Blair  
Telephone: Office: (617) 571-6068 Cell: (617) 571-6068  
Email address: cblair@neoalts.com

☐ Please check here if the Applicant is the equitable owner (*purchaser on a purchase and sales agreement.*)

**PROJECT INFORMATION**

Development Name: Neo Organics LLC  
Project Address: 4 Marc Road, Medway, MA 02053  
Plan Title: Neo Cultivation & Manufacturing  
Plan Date: August 6, 2019  
Plan prepared by:  
Name: DGT Associates  
Firm: DGT Associates

Type of Facility:

- ☐ Retail Registered Medical Marijuana Facility (*allowed only in the Business Industrial Zoning District*)
- ☐ Non-Retail Registered Medical Marijuana Facility (*allowed only in the East and West Industrial Zoning Districts*)
- ☒ Recreational (Adult Use) Marijuana Establishment (*allowed only in the East and West Industrial Zoning Districts*)

Type of Project:

- ☐ Construction of a New Building(s)  
How many buildings? \_\_\_\_\_  
Dimensions of New Building(s) \_\_\_\_\_  
Gross Square Footage of New Building(s) \_\_\_\_\_
- ☒ Renovation of Existing Structure(s)  
How many buildings? 1  
Building Dimensions 147.53 ft x 201.44 ft  
Gross Square Footage of Existing Structure(s) 29,718 +/- SF
- ☐ Construction of an addition to an Existing Structure  
Addition Dimensions \_\_\_\_\_  
Gross Square Footage of Addition \_\_\_\_\_
- ☐ Demolition of any structures on the site? If yes, please explain. \_\_\_\_\_  
\_\_\_\_\_
- ☐ Use of an existing building without renovation or site changes

How many parking spaces presently exist? 69

How many new parking spaces are proposed? 0

What is the existing amount of impervious surface (buildings and paved area) on the property?  
68,012 +/- SF

How much additional impervious surface is planned? 3,000 SF

*Please note that a Stormwater Management and Land Disturbance Permit pursuant to Medway General Bylaws Section 26 may also be needed depending on the scope of the proposed project and the amount of planned land disturbance.*

### PROPERTY INFORMATION

The subject property is shown on the plan as Medway Assessor's Map # 32, Parcel # 026

Total Acreage of Land Area: 6.68 +/-

General Description of Property: The site is located on the north side of the cul-de-sac at the end of Marc Road. The site is currently developed with a 29,718+/- square foot industrial manufacturing building, with associated driveway access, parking areas, landscape improvements, utilities, and some stormwater management features. A large portion of the site remains undeveloped containing wooded areas and wetland resource areas at the northeast portion of the site.

Current Use of Property: Industrial Manufacturing

Medway Zoning District Classification: I-1 w/ Underlying Zoning District EI and Groundwater Protection District



## CONSULTANT INFORMATION

**ENGINEER:** DGT Associates

Mailing Address: 1071 Worcester Road  
Framingham, MA 01701

Primary Contact: Bert E. Corey P.E.

Telephone: Office: (508) 879-0030 Cell: \_\_\_\_\_

Email address: bcorey@dgtassociates.com

Registered P.E. License #: 48423

**SURVEYOR:** DGT Associates

Mailing Address: 1071 Worcester Road  
Framingham, MA 01701

Primary Contact: Peter A. Lothian, P.L.S.

Telephone: Office: (508) 879-0030 Cell: \_\_\_\_\_

Email Address: plothian@dgtassociates.com

Registered P.L.S. License #: 40978

**ARCHITECT:** Anderson Porter Design

Mailing Address: 875 Main Street  
Cambridge, MA 02139

Primary Contact: Brain Anderson

Telephone: Office: (617) 354-2501 Cell: (617) 515-2648

Email address: brain@andersonporter.com

Registered Architect License #: 20234

**LANDSCAPE ARCHITECT/DESIGNER:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Primary Contact: \_\_\_\_\_

Telephone: Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

Registered Landscape Architect License #: \_\_\_\_\_

**ATTORNEY:** Prince Lobel  
Mailing Address: One International Place, Suite 3700  
Boston, Massachusetts 02110  
Primary Contact: Dan Glissman  
Telephone: Office: (617) 456-8181 Cell: (617) 456-8181  
Email address: dglissman@princelobel.com

**DESIGNATED REPRESENTATIVE INFORMATION (if applicable)**

Name: DGT Associates  
Address: 1071 Worcester Road  
Framingham, MA 01701  
Telephone: Office: (508) 879-0030 Cell: \_\_\_\_\_  
Email address: mail@dgtassociates.com

**SIGNATURES**

The undersigned, being the Applicant for approval of a Marijuana Special Permit submits this application and Plan to the Medway Planning and Economic Development Board for review and approval. I hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.


(If applicable, I hereby authorize \_\_\_\_\_ to serve as my Agent/Designated Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

I have reviewed Section 8.9 or 8.10 of the *Medway Zoning Bylaw* and understand and agree to the requirements and responsibilities specified therein.

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee to access the site during the review process.

I understand that pursuant to M.G.L. 53G, the Medway Planning and Economic Development Board may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that the Planning and Economic Development Board, its agents, staff, consultants, and other Town staff and committees may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

Signature of Property Owner  
  
Signature of Applicant (if other than Property Owner)

Date  
07/24/19  
Date

Signature of Agent/Official Representative

Date

## **MARIJUANA SPECIAL PERMIT FEES**

### **Application/Filing Fee - \$500**

(Not required if also applying for site plan review)

### **Advance on Review Fee - \$500**

**Please submit 2 separate checks each made payable to: Town of Medway**

## **MARIJUANA SPECIAL PERMIT APPLICATION CHECKLIST**

*To be Completed by Applicant*

- ☒ Special Permit Application (2 signed originals) – one for Town Clerk and one for Planning and Economic Development Board
- ☒ Two (2) copies of a *Project Description* – one for the Town Clerk and one for the Planning and Economic Development Board. This description should provide a complete and thorough explanation of what is proposed and must address how the proposed project meets the requirements of Section 8.9 or 8.10 of the *Medway Zoning Bylaw*.
- ☒ Three (3) full size copies of a Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations* – one for Town Clerk and two for Planning and Economic Development Board
- ☒ One (1) ledger size (11" x 17") copy of the Site Plan
- ☒ Electronic Version of the Site Plan and all associated application documents. Provide disk or flash drive or email the plan and documents to: [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org).
- ☒ Certified Abutters List and mailing labels from the **Medway Assessor's** office for all property located within 300 feet of the subject property
- ☒ Request(s) for waivers from the *Site Plan Rules and Regulations*. Check with the Planning and Economic Development office for the proper form.
- ☐ One (1) copy of previous variance or special permit decisions for the subject property.
- ☒ Depending on the size and scope of the project, two (2) copies of a *Stormwater Drainage Calculations/Report* prepared in conformance with Section 204 – 3, 3) of the *Site Plan Rules and Regulations* or two (2) copies of a stormwater drainage analysis report. *Check with Planning and Economic Development office.*
- ☐ Depending on the size and scope of the project, two (2) copies of a traffic study or analysis. *Check with Planning and Economic Development office.*
- ☐ One (1) copy of all relevant approvals received to date from other Town boards/committees/departments
- ☒ Proof of present or pending ownership of all land within the development site.
- ☐ *Marijuana Special Permit Filing Fee* – Payable to Town of Medway. Not required if also applying for site plan review.
- ☐ *Advance of Special Permit Review Fee* – Payable to Town of Medway, Not required if also applying for site plan review.