

## Board Members

Andy Rodenhiser, Chair  
Sarah Raposa, A.I.C.P., Vice-Chair  
Timothy Harris, Clerk  
John Parlee, Member  
Janine Clifford, Member



Medway Town Hall  
155 Village Street  
Medway, MA 02053  
Phone (508) 533-3291  
Email:

[planningboard@townofmedway.org](mailto:planningboard@townofmedway.org)  
[www.townofmedway.org](http://www.townofmedway.org)

## TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

20 Day Appeal:  
3/18/25

### Modification of Marijuana Special Permit, 23 Jayar Road

RECEIVED TOWN CLERK  
FEB 26 '25 AM 8:53

**Decision Date:** February 25, 2025

**Applicant:** Jason Reposa  
Good Feels, Inc.  
1 Shady Lane  
Medway, MA 02053

**Property Owner:** William F. Reardon Revocable Trust  
89 Main Street, Suite 105  
Medway, MA 02053

**Location:** 23 Jayar Road

**Assessors' Reference:** Map 24, Parcel 014

**Zoning District:** East Industrial

This is a decision of the Medway Planning and Economic Development Board (hereinafter "Board" or "PEDB") on the applicant's request to modify the previously issued recreational marijuana special permit.

**I. BACKGROUND** – The marijuana establishment special permit decision approved by the Board on January 12, 2021 authorized the use of 1,896 square feet of the existing commercial/industrial building at 23 Jayar Road in the East Industrial zoning district to operate a registered marijuana establishment (Good Feels, Inc.) to manufacture, process and package marijuana infused products for adult recreational use. The permit did not address cultivation or retail sale on the premises. The special permit was recorded at the Norfolk County Registry of deeds on April 13, 2021 in Book 39267, page 295. On June 20, 2021, the Board granted a modification to the special permit to allow for the outdoor installation of an enclosed back-up emergency generator and chiller with sound insulation along the back wall of the building.

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**II. DESCRIPTION OF PROPOSED MODIFICATION** – The proposed change is to modify the previously issued decision to allow for an increased operational scope to allow for the receipt and

storage of bulk marijuana materials, including marijuana flowers, distillate, and other cannabis-derived materials for manufacturing marijuana-infused products on site.

### **III. PROCEDURAL HISTORY**

A. Application to modify marijuana special permit filed with the Medway Town Clerk and PEDB on December 10, 2024.

B. The Public hearing notice was posted at the Town Hall and on the Town of Medway web site and mailed to parties of interest as required by chapter 40A, and published in the Milford Daily News on 12/31/24 and 1/7/25.

C. The Board notified Town departments, boards and committees of this application and requested review and comment.

D. The public hearing commenced on January 14, 2025 and was continued to February 11, 2025, and February 25, 2025, when the hearing was closed and a decision rendered.

### **IV. INDEX OF DOCUMENTS**

A. The following documents were provided at the time the special permit modification application was filed with the Board:

- Project narrative
- Application

B. During the course of the review, the following additional materials were submitted to the Board:

- Email from Conservation Agent Bridget Graziano dated 1.8.25
- Email from Health Agent Derek Kwok dated 1.3.25
- Email from Building Commissioner Jon Ackley dated 1.2.25
- Report from Straughan Forensics, LLC dated 2.10.25
- Andy Rodenhiser Certification under G.L. c. 39, §23D for meeting of February 11, 2025

V. **TESTIMONY** – During the course of the public hearing, the Board heard and received verbal testimony from Jason Reposa, applicant.

### **VI. FINDINGS**

The Board incorporates its findings from its decision of January 12, 2021. It further found that the proposed modification, as conditioned, meets the criteria of the zoning bylaw. Concerns regarding potential odors emanating from the property when sealed cannabis flower bags are opened have been addressed by the applicant's proposed odor controls, which have been reviewed by the Board's odor consultant. There are no exterior changes being made to the premises, and the odor control mechanism is interior to the premises, so there will be no noise impacts.

**VII. CONDITIONS** – These conditions are binding on the Applicant, Owner, and subsequent owners. If there is a conflict between the Plan and the Conditions, the Decision shall rule. If there is a conflict between this Decision and the Zoning Bylaw, the Bylaw shall apply

1. All conditions included in the previously issued decision of January 12, 2021 are incorporated herein and continue in full force and effect except as modified by this decision.
2. The odor control equipment shall be maintained in good working order and in accordance with manufacturer's specifications.
3. As recommended by the Board's odor consultant, the fan speed on the odor control unit shall be controlled with manual settings during business operating hours to provide maximum odor control as needed.
4. The applicant shall promptly make adjustments to the odor control equipment, or add or replace odor control equipment, in the event that, after the modified operations commence, the odor control equipment does not effectively prevent release of odors from the premises.

**Medway Planning and Economic Development Board  
Special Permit Modification Decision  
23 Jayar Road**

**Date of Action by the Planning and Economic Development Board: \_\_\_\_\_**

\_\_\_\_\_  
Andy Rodenhiser, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Sarah Raposa, AICP, Vice-Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Timothy Harris, Clerk

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Date

\_\_\_\_\_  
John Parlee, Member

\_\_\_\_\_  
Date

\_\_\_\_\_  
Janine Clifford, Member

\_\_\_\_\_  
Date

The Board and the Applicant have complied with all statutory requirements for the issuance of this Decision on the terms set forth herein. A copy of this Decision will be filed with the Medway Town Clerk and mailed to the Permittee, and notice will be mailed to all parties in interest as provided in G.L. c. 40A §15.

Any person aggrieved by the Special Permit Modification Decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws, Chapter 40A, §17, which shall be filed within twenty days after the filing of this decision in the office of the Medway Town Clerk.

In accordance with G.L. c. 40A, §11, no special permit shall take effect until a copy of the Decision is recorded in the Norfolk County 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, bearing the certification of the Town Clerk that twenty days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed within said twenty day period, or that an appeal has been filed. The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. The fee for recording or registering shall be paid by the Permittee. A copy of the recorded Decision, and notification by the Permittee of the recording, shall be furnished to the Board.

**Medway Planning and Economic Development Board  
Special Permit Modification Decision  
23 Jayar Road**

**Date of Action by the Planning and Economic Development Board:** 2/25/25



Andy Rodenhiser, Chair

2/25/25

Date

Sarah Raposa, AICP, Vice-Chair

Date



Timothy Harris, Clerk

2/25/25

Date



John Parlee, Member

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