



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

**Application to Modify a Previously Approved Marijuana
Special Permit Decision and/or Site Plan**

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Zoning Bylaw.

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

Your absence may result in a delay the Board's review of the application.

October 22, 2026

APPLICANT INFORMATION

Applicant's Name: Stoney Trees LLC

Mailing Address: 4 Marc Road, Medway, MA 02053

Name of Primary Contact: Dan Warsowick

Telephone:
Office: _____

Cell: [REDACTED]

Email address: [REDACTED]

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

Was the current applicant also the applicant when the original Marijuana special permit was issued?

☐ Yes ☒ No. If no, who was the recipient of the original Marijuana special permit?

Neo Organics, LLC and NEK, LLC

PREVIOUS MARIJUANA SPECIAL PERMIT INFORMATION

Location Address: 4 Marc Road, Medway, MA 02053

Development Name: Neo Organics, LLC - 4 Marc Road

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

Date of Marijuana Special Permit Decision: January 28, 2020

Date of Plan Endorsement: March 5, 2020

Type of Permit:

- ☐ Retail Registered Medical Marijuana Facility
☐ Non-Retail Registered Medical Marijuana Facility
☒ Recreational (Adult Use) Marijuana Establishment

Recording Information:

Marijuana Special Permit Book: 37679 Page: 449 Date: March 16, 2020
Site Plan Plan #: n/a Book: 699 Page: 25 Date: February 4, 2021

SCOPE of PROPOSED MODIFICATION

This is a petition to: (check all that apply)

1. ☐ **Modify the previously approved Marijuana Site Plan.**

What modifications are proposed? Why does the Plan need to be modified? **Attach a complete description of the proposed modified scope of work.**

Plan Modification Title: _____

Plan Date: _____

Prepared by:

Name: _____

Firm: _____

Phone #: _____ Email: _____

2. ☒ **Modify a previously approved Marijuana Special Permit or any conditions.**

How and why does the Decision need to be modified? **Attach a thorough description/ explanation. Specify which condition needs to be changed.**

3. ☐ **Request Additional Waivers from the Site Plan Rules and Regulations**

Provide a completed Waiver Request form for each additional waiver request you seek.

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Torrey Marc Road, LLC

Mailing Address: 3 Mill Street, Attleboro, MA 02703

Primary Contact: David R. Costa

Telephone:
Office: _____ Cell: [REDACTED]

Email address: [REDACTED]

CONSULTANT INFORMATION

ENGINEER: N/A - no site plan modification proposed

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____
Cell: _____

Email address: _____

Registered P.E. License #: _____

SURVEYOR: N/A - no site plan modification proposed

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____
Cell: _____

Email Address: _____

Registered P.L.S. License #: _____

ARCHITECT: N/A - no site plan modification proposed

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____
Cell: _____

Email address: _____

Registered Architect License #: _____

DESIGNATED REPRESENTATIVE INFORMATION

Name: Ben Duke, Tenax Strategies, Inc.

Address: 100 Franklin St, Suite 404, Boston, MA 02110

Telephone:
Office: [REDACTED] _____
Cell: _____

Email address: [REDACTED] _____

Relationship to Applicant: Consultant _____

SIGNATURES

The undersigned, being the Applicant, herewith submits this application to modify a previously approved Marijuana Special Permit and/or associated site plan to the Medway Planning and Economic Development Board for review and action.

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 under consideration.

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

In submitting this application, I authorize the Board, its consultants and agents, Town staff, to access the site during the plan review process.

<u>David R Costa</u>	<u>10-23-2026</u>
Signature of Property Owner	Date
<u>Dan Warsawick - Manager</u>	<u>10-22-2026</u>
Signature of Applicant (if other than Property Owner)	Date
<u></u>	<u>10-23-2026</u>
Signature of Agent/Designated Representative	Date

MARIJUANA SPECIAL PERMIT and/or PLAN MODIFICATION FEES

Filing Fee (modification to decision) - \$250

Filing Fee (modification to plan) - \$250

Advance on Plan Review Fee - \$500 (payable only if the application includes a proposed modification to the originally approved site plan)

Submit separate checks for filing fee and Plan Review Fee each made payable to: Town of Medway

MARIJUANA SPECIAL PERMIT MODIFICATION APPLICATION CHECKLIST



Two original Marijuana modification applications with signatures.



IF APPLICABLE, three full size copies and one 11" x 17" version of the proposed Site Plan Modification prepared in accordance with Sections 204-4 and 204-5 of the Medway Site Plan Rules and Regulations plus an electronic version.



Explanation as to how and why the plan and/or decision need to be modified.



Certified Abutters List from the Medway Assessor's office – for 300 feet around the subject property



IF APPLICABLE, Request(s) for Waivers from the Medway Site Plan Rules and Regulations. Check with PEDB office for waiver request form.



IF APPLICABLE, two copies of revised Stormwater Drainage Calculations prepared in conformance with Section 204 – 3, G of the Site Plan Rules and Regulations



Marijuana Permit and/or Plan Modification Filing Fee – Payable to Town of Medway



Advance of Plan Review Fee – Payable to Town of Medway

Description of Proposed Modification

Application to Modify a Previously Approved Marijuana Special Permit Decision
4 Marc Road, Medway, Massachusetts (Assessors' Map 32, Parcel 026)

Applicant: Stoney Trees LLC

Original Permittee: Neo Organics, LLC

Decision: Medway Planning and Economic Development Board Decision dated January 28, 2020 (the "Decision")

Requested Modifications to Decision

Stoney Trees LLC requests that the Board modify the Decision to name Stoney Trees LLC in place of Neo Organics, LLC as the permitted operator of the existing marijuana cultivation and manufacturing facility, and to allow a future transfer of the special permit subject to a thirty (30) day written notice to the Town. This modification would replace Neo Organics, LLC to Stoney Trees LLC wherever it appears in the Decision and amend Specific Condition A.3. No changes are proposed to the building, the site, or the operation.

Explanation of Requested Modifications

The facility is operating today under the Decision. Neo Organics, LLC at 4 Marc Road is in a court-supervised receivership, and Stoney Trees LLC is the court-approved entity that is acquiring the operation through that process. Stoney Trees LLC respectfully requests that the Decision name it in place of Neo Organics, LLC throughout. Specific Condition A.3 also makes the special permit non-transferable and exclusive to Neo Organics, LLC. The proposed amendment to that condition would name Stoney Trees LLC as the holder of the special permit and allow a future transfer subject to thirty (30) days' prior written notice to the Town.

Conditions to Be Changed

General Application

Replace Neo Organics, LLC with Stoney Trees LLC wherever it appears throughout the Decision.

Specific Condition A.3 — Transfer of Permit

In the proposed text below, deleted words are struck through, and new words are in bold.

Current: "This special permit is not transferrable to another party. It shall remain exclusively with the Applicant, Neo Organics, LLC, as the operator of an adult recreational marijuana establishment on the premises."

Proposed: "This special permit is ~~not~~ transferrable to another party **subject to a thirty (30) day written notice to the Town.** ~~It Unless and until so transferred,~~ it shall remain

exclusively with the Applicant, ~~Neo Organics, LLC~~, **Stoney Trees LLC**, as the operator of an adult recreational marijuana establishment on the premises.”



TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
**PLANNING & ECONOMIC
DEVELOPMENT BOARD**

Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 321-4890

Email:
planningboard@medwayma.gov
[Planning & Economic Development
Board | Town of Medway](#)

Legal Notice Billing Agreement Form

Board Members

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

The Planning & Economic Development Board will prepare and submit a legal notice to be published in the *Milford Daily News*. This legal notice will appear in two consecutive issues of the newspaper, at least 14 days prior to the date of your hearing. The cost varies based upon the applicant request and information required for the notice. The Planning & Economic Development Board will forward the ad proof with the total to be paid by the applicant.

Stoney Trees LLC

4 Marc Road, Medway MA 02053

Applicant Name

Property Address

[REDACTED]

32-026

Telephone Number

Parcel ID

[REDACTED]

East Industrial (EI)

Email Address

Zoning District

I hereby agree to provide a check in the sum of the ad proof total provided by the Planning & Economic Development Board for the required legal notice for a public hearing before the Planning & Economic Development Board.

Dan Warsowick - Manager

Applicant Signature

10-22-2026

Date

Please Note: This form must be returned to the Planning & Economic Development Board when submitting your application.

CERTIFICATE *of* SIGNATURE

REF. NUMBER
TYJQ3-CAB4T-G89XB-ENCFF

DOCUMENT COMPLETED BY ALL PARTIES ON
22 OCT 2026 14:59:56
AMERICA/NEW YORK

SIGNER

DAN WARSOWICK

EMAIL

TIMESTAMP

SENT
22 OCT 2026 14:56:00

VIEWED
22 OCT 2026 14:59:34

SIGNED
22 OCT 2026 14:59:56

SIGNATURE

Dan Warsowick - Manager

LOCATION
HYDE PARK, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
22 OCT 2026 14:59:34



CERTIFICATE *of* SIGNATURE

REF. NUMBER
YTHNJ-AB8RC-MG8WD-IZ7AT

DOCUMENT COMPLETED BY ALL PARTIES ON
23 OCT 2026 16:38:00
AMERICA/NEW YORK

SIGNER

DAN WARSOWICK

EMAIL

TIMESTAMP

SENT
22 OCT 2026 14:59:28

VIEWED
22 OCT 2026 15:00:14

SIGNED
22 OCT 2026 15:00:34

SIGNATURE

Dan Warsowick - Manager

LOCATION
HYDE PARK, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
22 OCT 2026 15:00:14

DAVID COSTA

SHARED VIA
LINK

SENT
22 OCT 2026 14:59:28

VIEWED
23 OCT 2026 09:25:03

SIGNED
23 OCT 2026 16:38:00

David R Costa

LOCATION
NORTH SCITUATE, UNITED STATES

