

**APPLICATION
FOR
MODIFICATION TO SPECIAL PERMIT AND SITE PLAN APPROVAL FOR A
MARIJUANA ESTABLISHMENT**

**FOR
DMA HOLDINGS (MA), LLC
D/B/A
GREATEST HITS CANNABIS CO
35-37 CHASE AVENUE**

IN

**DUDLEY,
MASSACHUSETTS**

PREPARED BY: DILLIS & ROY
CIVIL DESIGN GROUP, INC.
1 Main Street, Suite 1
Lunenburg, MA 01462

PREPARED FOR: DMA HOLDINGS (MA) LLC
35-37 Chase Avenue
Dudley, MA

DECEMBER 27, 2022

CDG PROJECT #6907

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1.0 Site Plan Review Checklist

Room 308 Dudley Municipal Complex
71 West Main Street
Dudley, MA 01571
Phone: 508-949-8014 Fax: 508-949-2343

Site Plan Name: <u>Site Plan Prepared for DMA Holdings</u>	Deed Date: <u>10/19/2020</u>		
Location Address: <u>35-37 Chase Avenue</u>	Book:	<u>63521</u>	
Owner / Applicant's Name (if not Owner): <u>Verde Organica, LLC</u>	Page:	<u>396</u>	
Applicants Address: <u>16 Village Street, Dudley, MA 01511</u>	Tax Map 118	Lot	37

Date of regularly scheduled meeting at which the Planning Board accepted Plan submission: _____

- 1) Properly Executed Form N is attached to the Site Plan.
- 2) Submission Fee of \$275 Filing Fee + \$1,500 Professional Review Fee made payable to the Town of Dudley.
- 3) One original Site Plan and twelve (12) copies thereof showing:
 - a) The names, addresses and telephone numbers of the owner, applicant and person(s) or firm(s) preparing the plan.
 - b) The project name, property address, assessor map & lot number, date, north arrow, names of abutters, and scale.
 - c) Vicinity sketch.
 - d) Natural features.
 - e) Existing and proposed contours at intervals of two (2) feet with spot elevations provided when needed.
 - f) Surveyed property lines including angles and bearings, distances, monument locations, and size of entire parcel.
 - g) Lines of existing abutting streets and driveway locations within 200 feet of site.
 - h) Location, elevation and layout of existing and proposed storm drainage systems.
 - i) Shape, size, height, location, and use of all existing and proposed structures.
 - j) Location of all existing and proposed easements, rights-of-way and other encumbrances.
 - k) All floodplain information.
 - l) Location, flow and timing patterns of existing and proposed traffic.
 - m) Location, width, curbing and paving of all existing and proposed streets, rights-of-way, easements, alleys, driveways, sidewalks, and other public ways.
 - n) Location, size and layout of all existing and proposed off-street parking.
 - o) Size and location of all existing and proposed public and private utilities.
 - p) Location, type and size of all existing and proposed landscaping, screening and open space areas.
 - q) Location and type of all existing and proposed on-site lighting.
 - r) Location, size and exterior design of all existing and proposed signs to be located on-site.
 - s) Type and location of all existing and proposed solid waste disposal facilities and accompanying screening.
 - t) Location of all existing and proposed on-site snow storage areas.
 - u) Project impacts and proposed mitigation.
 - v) Signature block consisting of five (5) signature lines for Planning Board approval.

Date _____

2.0 Site Plan Review Application

FORM N

APPLICATION FOR REVIEW OF A SITE PLAN

Date: November 30, 2022

To the Planning Board of the Town of Dudley, Massachusetts

Pursuant to the provision of Section 2.03.02 and Section 3.04.00 of the Zoning Bylaw, the undersigned hereby makes application for Site Plan Review for a project called:

Modification of Existing Special Permit for DMA Holdings

NAME OF APPLICANT: DMA Holdings, MA LLC
ADDRESS: 16 Village Street, Dudley, MA 01511
TELEPHONE NUMBER: _____

NAME OF PROPERTY OWNER: Verde Organica LLC
ADDRESS: 16 Village Street, Dudley, MA 01511
TELEPHONE NUMBER: _____

Property Information:

Property Address: 35-37 Chase Avenue

Assessor's Map/Block/Lot Number(s): 118/037

Zoning District(s): Industrial-43, Mill Overlay District, Flood Plain Overlay District, Aquifer Protection District

Total Land Area: _____ (square feet) 14.93 (acres)

Existing Land Use(s): Adult Use Cannabis Cultivation, Manufacturing, and Retail Sales

Proposed Land Use(s): Adult Use Cannabis Cultivation, Manufacturing, and Retail Sales

Existing Gross Floor Area: _____

Proposed Gross Floor Area: _____

Number of Parking Spaces: Existing 140* Required _____ Proposed 146*

*Inclusive of 66 spaces previously constructed

Project Information:

MINOR SITE PLAN (Circle all that apply):

- ✓ Construction or exterior expansion of any nonresidential building or structure or change of use from residential to commercial/industrial in any district where such construction will exceed a total gross floor area of three thousand (3,000) square feet, but less than five thousand (5,000) square feet, within any five (5) year period.
- ✓ The construction or exterior expansion of any residential building or structure or change of use from commercial/industrial to residential in any district where such construction will exceed two (2) apartment units, but fewer than (7) apartment units.

- ✓ The construction or renovation of parking facilities involving five (5) but fewer than ten (10) additional parking spaces, with the exception of normal maintenance.

MAJOR SITE PLAN (Circle all that apply):

- ☒ **The construction or exterior expansion of any non-residential building or structure or change of use from residential to commercial/industrial in any district where such construction will exceed a total gross floor area of five thousand (5,000) square feet per building within any ten (10) year period.**
- ✓ The construction or exterior expansion of any residential building or structure or change of use from commercial/industrial to residential in any district where such construction will exceed seven (7) apartment units.
- ✓ The construction or renovation of parking facilities involving ten (10) or more additional parking spaces, with the exception of normal maintenance.

Recording Information:

The owner's title to the land is derived under deed from Chase Mill Realty LLC, dated 10/19/2022, and recorded in Worcester District Registry of Deeds, Book 396, Page 63521, ~~or under~~ Certificate of Title No. _____, and registered in Worcester Registry District, Book _____, Page _____.

Waivers:

The following waivers are requested:

Signature of Applicant(s)

Signature of Property Owner(s)

3.0 Project Narrative

3.1. Project Type

The Applicant proposes to redevelop an existing industrial building at 35-37 Chase Avenue into an adult use cannabis cultivation, manufacturing, and retail sales establishment. The Applicant previously received an approval from the Town of Dudley Planning Board for a Special Permit and Site Plan Approval for a Marijuana Establishment on December 18, 2020 with an appeal period ending January 7, 2021.

To date, the Applicant has completed renovation of the proposed Dispensary area of the establishment along with associated parking, utility, and stormwater improvements, along with the demolition of a portion of the existing industrial building in the rear of the facility.

The Applicant seeks a modification to the previously approved Special Permit and Site Plan Approval for the construction of a 55,450 square foot greenhouse facility within the footprint of the demolished building and existing pavement at the rear of the building, along with associated parking, utility, and stormwater improvements.

3.2. Site Plan Design Standards (5.04.05)

3.2.1. Preservation of Landscape

The project is limited to areas previously disturbed by either impervious surfaces or existing buildings, since demolished. No tree removal is proposed.

3.2.2. Relation of Building to Environment

The proposed greenhouse will be constructed at the rear of the facility, within the footprint of existing impervious and demolished building. The greenhouse will be set at the same elevation as adjacent buildings.

3.2.3. Open Space

The proposed design will result in the net decrease of impervious surfaces and a net increase of green spaces on the property.

3.2.4. Surface Water Drainage

Surface Water Drainage will follow existing patterns. No surface water will obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas.

3.2.5. Groundwater Recharge and Quality Preservation

The proposed site design will result in a net increase in green space on the property. Previous permitted and constructed designs utilized pervious methodologies for additional parking areas, which will facilitate groundwater recharge.

3.2.6. Utilities

Electric, telephone, and other utility lines and equipment will be underground in conduits. Sewer services from Building 1 and Building 7 will be connected to the existing sewer running through the property. Water services will connect to the existing water main running through the property. The existing fire service will be rerouted from through the existing building to around, with replacement hydrants installed around the building.

3.2.7. Advertising

No additional signage is proposed as part of this permit modification.

3.2.8. Landscaping within the Setbacks

No additional landscaping within setbacks is proposed as part of this permit modification.

3.2.9. Circulation

Traffic circulation will follow existing patterns around the facility. There is sufficient space around the building for fire and rescue vehicles to drive completely around the facility. The existing parking lot will be restriped and accessible parking provided along Building 7.

3.2.10. Shared Parking

No shared parking is requested.

3.2.11. Parking Area Landscaping

The parking area is screened by existing landscaping along Chase Avenue.

3.2.12. Interior Walkways and Pedestrian Paths

Accessible parking is provided along Building 7. All loading docks are located remotely from parking areas.

3.2.13. Stormwater Management (Grading and Drainage)

Please refer to the submitted Stormwater Management Memorandum.

3.2.14. Outdoor Lighting

Outdoor lighting shall be as previously submitted under the original permit application.

3.2.15. Other Site Features

Existing loading docks are located away from Chase Avenue along Building 9 and the rear of Building 6, 8, and 9. Emergency egress is provided from Building 1 up to the Dispensary sidewalk, along with internal refuge areas.

3.3. Decision of the Planning Board (5.04.06)

- 3.3.1. Compliance with all applicable provisions of the Zoning Bylaw of the Town of Dudley Massachusetts and Town of Dudley Rules and Regulations Governing the Subdivision of Land.

The modification application is in compliance with all applicable provisions of the Zoning Bylaw of the Town of Dudley Massachusetts and Town of Dudley Rules and Regulations Governing the Subdivision of Land.

- 3.3.2. Traffic safety and ease of access at street and highway entrances and exits, taking into account grades, sight distances, distance between such exits and entrances, and the proximity of existing street and driveway entrances.

The project will use existing means of egress to Chase Avenue, as per the original application. The site plan modification includes the re-striping of Chase Avenue recommended in the original traffic report.

- 3.3.3. Save and adequate means of disposal of sewage, garbage, and rubbish.

The project will connect to the existing sewer running through the property. Garbage and rubbish will be disposed of at one of the proposed trash compactor/dumpsters to be constructed.

- 3.3.4. Safe and adequate water supply and distribution, including sufficient water and facilities for firefighting on the site.

The project will utilize the existing on-site water main for domestic and fire service. The fire service will also be rerouted around the existing buildings instead of through Building 1.

Fire flow testing has documented sufficient water pressure for the facility.

Irrigation shall be through a new irrigation well located in the vicinity of Building 8.

- 3.3.5. Safe and adequate storm drainage consistent with building and surface coverage, grades, slopes, soils and water table which shall result in zero increase in the rate of runoff from the site, as measured by the two (2) year (twenty four (24) hour) and ten (10) year (twenty four (24) hour) Storm Event Standards; and there will be no negative impacts to downstream property-owners in a one hundred (100) year (twenty four (24) hour) storm event.

Please refer to the submitted Stormwater Management Memorandum.

- 3.3.6. Prevention of soil erosion during and after construction; provisions for an increase in the volume of runoff of surface water from the site and the protection of adjacent areas against detrimental or offensive uses on the site by the provision of adequate buffers against light, sight, sound, dust, and vibrations.

The project work zone will have siltation barriers installed around the limits of work. A NPDES permit will be secured for the work as more than an acre of land in total is being disturbed.

- 3.3.7. Open space provisions and landscaping, including the maximum retention of on-site natural features.

The proposed project will result in a net increase in green space on the property.

- 3.3.8. Placement of underground utilities, night lighting, and signs.

Proposed utilities will be installed in underground conduits. Site lighting and signage will be as previously submitted.

3.3.9. Compatibility of soil and subsoils to type and intensity of development.

Existing soil and subsoils are compatible with the proposed development.