

April 8, 2021

Laurie Connors, Director of Planning & Development
Town of Millbury
127 Elm Street
Millbury, MA 01527

**RE: McClure Response to Planning Director Comments Date 4/7/21
GreenCare Therapeutics, Inc. - Modification of Special Permit Application
12 Latti Farm Road, Millbury, MA**

Dear Planning Board:

GreenCare Therapeutics, Inc./OCS Millbury, LLC (Applicant) is in receipt of the following comments from Laurie Connors, Planning Director date April 7, 2021 relating to the "Special Permit Modification, 12 Latti Farm Road, Millbury, MA 01527", dated 3/10/21. McClure Engineering Inc. (McClure) has been contracted to provide technical representation as part of the Special Permit Modification. Below in **bold** please find McClure/Applicant response to comments:

Issues & Recommendations:

1. I recommend installing signage that directs retail patrons to the appropriate entrance. Please submit proposed signage, including location, for Planning Board review and approval.

McClure/Applicant Response:

See revised plans.

2. The Applicant should explain if they propose to make any changes to the entrance to the building to accommodate the retail component. If so, an elevation plan should be submitted for Planning Board review and approval.

McClure/Applicant Response:

See attached Retail Floor Plan and narrative below from BKA Architects:

To accommodate the new retail component, the only changes proposed to the main entrance include new door hardware, new signage, and new window film. The new main entrance door #141/1 is in the same location as the existing entrance doors and will be provided with new secure door hardware. The main entrance windows will remain clear and new vinyl applied GreenCare signage will be added, where the previous Cameron sign was located. The new exterior window applied signage will not obstruct views into or out of the Secure Entrance area #141. The existing windows in the Dispensary area will remain and be provided with a translucent white privacy film on the interior surface. Although this film will allow natural light into the building, it will not allow any views from the exterior into the retail space.

The retail component will be separated from the remainder of the operation by use of separate, dedicated doors and secure door hardware. Door #144/3 is solely for retail entrance and door #144/1 is for exit only from the retail space. The retail entrance door #144/3 can only be

opened when remote access is granted by the security staff from Security Office #140 after verifying proper identification. All of the doors located along Corridor #151 will be provided with secure door hardware restricting public access. In relation to the retail space, interior doors #151/1, #154-1, and exterior door #2-1/1 are intended for emergency egress only. Once in the retail space, the public will only exit through door #144/1. From the Elevator Lobby #142, the only door that will be accessible without an issued security card, is the door #141/2 leading to the exit. The operation of the elevator will be restricted to approved visitors provided with security issued access.

3. Will the floor plan prepared by BKA Architects dated July 19, 2019 be modified in any way to accommodate the proposed 2,000 square foot retail use? If so, please provide an updated floor plan. Also, please explain how the retail component will be separated from the rest of the operation.

McClure/Applicant Response:

See answer above from BKA Architect.

4. The proposed hours of operation for the retail component are 9 am to 6 pm Monday through Saturday and 9 am to 6 pm on Sunday. Given that the facility is isolated from residential abutters and located within the Latti Farm Industrial Park, I think that the proposed hours of operation are appropriate.

McClure/Applicant Response:

Proposed hours are 9 am to 8 pm Monday through Saturday and 9 am to 6 pm on Sunday.

5. The Police Chief submitted a letter dated April 1, 2021 granting preliminary approval to the new security measures proposed to deal with the retail component.

McClure/Applicant Response:

No response required.

6. The Applicant proposes to use privacy fence along the property frontage to obscure the equipment located along the north side of the building and black chain link fencing facing east. I do not have issue with using chain link fence where the equipment faces the MassPike, but recommend denial of the fence substitution where it abuts the property N/F owned by Tonuse, Inc. The updated noise study dated March 5, 2021 demonstrates that the cumulative noise from the proposed equipment will be 7dBA higher than ambient at nighttime- a noticeable difference. For this reason, I recommend maintaining the privacy fencing in this location for its sound attenuation capabilities.

McClure/Applicant Response:

For further discussion with Planning Board. See response below from J&A Enterprises:

The updated noise levels raised the calculated levels at the Global Direct building by 1dBA, which is 7dBA above the ambient noise. The Global Direct building is not a residential area. The residential area at

Primrose is still below the ambient noise during the quiet hours. The Massachusetts noise ordinance allows for up to 10dBA above the ambient noise levels, so the levels are within the allowable limits.

7. Please revise Sheet C-1 of the site plan to specify the purpose of the rectangular structure located southeast of the equipment enclosure. Prior versions of the site plan identified this structure as “proposed diesel storage tank on concrete pad”.

McClure/Applicant Response:

See revised plans. The concrete pad is existing, there are no plans to utilize the pad at this time.

8. In accordance with traffic study recommendations, please revise the plan to depict a stop sign at the intersection of the private driveway and Latti Farm Road.

McClure/Applicant Response:

See revised plans.

9. Please provide details of the traffic and parking management plan proposed for the marijuana dispensary. The traffic study anticipates that operation of the recreational marijuana dispensary will yield 562 additional vehicle trips on an average weekday and 594 additional vehicle trips on a Saturday. Has the WRTA been contacted regarding potential service to this facility?

McClure/Applicant Response:

Per recommendations of the Traffic Impact Assessment, the Applicant will work with the Millbury Police Department to develop a traffic and parking management plan to accommodate increased customer demand that may occur during the initial opening period. The Applicant will have additional staff on board to manage traffic and direct customers to auxiliary parking to the west side of the building.

Signage will direct customers to retail parking on the east side of the building, which will have 22 spaces including 4 ADA-accessible spaces. Employees will have 14 spaces on the east side of the building and 52 spaces on the west side. The Applicant will also utilize the parking lot on the west side of the building to accommodate overflow parking during peak periods. This “overflow parking area” will ensure that there is no traffic queuing in Latti Farm Road. The Applicant will coordinate deliveries to occur during off peak hours to ensure adequate traffic flow on the west side of the building.

The Applicant has reached out to the WRTA and discuss current routes in the area. A representative from WRTA, Jose Rivas, stated they currently do not have a route that stops in the industrial park but discussion can continue if the need for the service arises.

10. Has the host agreement been modified to accommodate the retail use?

McClure/Applicant Response:

The Host Community Agreement does not need to be modified.

A copy of the revised "Special Permit Modification, 12 Latti Farm Road, Millbury, MA 01527", revise date 4/9/21, is enclosed for your review. Please call me with any questions or comments at (508) 248-2005. Thank you.

Sincerely,

Christopher P. McClure, P.E.
President

Enc.

cc: Mr. John Dunne, Co Grow Massachusetts, LLC, 12 Latti Farm Road, Millbury, MA 01527

Attorney Joseph M. Antonellis, Mayer, Antonellis, Jachowicz & Haranas, LLP, 288 Main Street, Milford, MA 01757