

Mayer, Antonellis, Jachowicz & Haranas, LLP

Attorneys at Law

288 Main Street, Milford, MA 01757
Tel. (508) 473-2203 Telecopier (508) 473-4041

William H. Mayer
Robert P. Jachowicz
Joseph M. Antonellis
Peter J. Haranas
Jill P. Dawiczuk
Erin Wright (also admitted in R.I.)

March 11, 2021

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

Re: 12 Latti Farm Road (the "Site"); Application to Modify Site Plan Approval and Special Permit: (Hand Delivered)

Dear Ms. Connors:

At the request of OCS Millbury, LLC, ("OCS") the owner of the Site, and Greencare Therapeutics, Inc. ("Greencare") the holder of the Special Permit previously issued by the Millbury Planning Board, I am herewith submitting this "cover letter" to outline the nature of the attached applications for the modification of the existing Site Plan Approval and Special Permit for the Site.

As you know, the Millbury Zoning Board of Appeals granted a use variance to the Site's owner. The variance has been duly recorded in the Worcester Registry of Deeds. The variance permits the Site to be used by a Marijuana Retailer. While the variance allows that use, the previously approved Special Permit for the cultivation, manufacturing and development of marijuana products must (by the terms of the decision) be amended to include retail sales. The proposed addition of a retail component also necessitates a modification of the existing Site Plan approval.

Additionally, OCS and Greencare are seeking to make changes to the Site to accommodate different technology than as previously planned and approved. These changes in and of themselves require approval by the Planning Board. The plans submitted herewith are intended to show the changes to the Site necessitated by proposed retail use and those resulting from the change to the equipment being used at the Site.

Prior to preparing the application for the Modification of the Special Permit, I consulted with Millbury's Town Counsel (Brian Falk). I provided him with an overview of the process I believe is required to modify the existing approvals, and to the best of my knowledge the enclosed

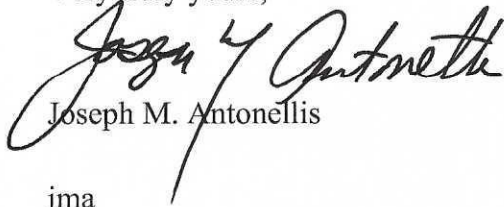
application sets forth the information needed for the Board to deliberate on the merits and make the findings required under Article 52 of the Town's Zoning Bylaws.

The documents and plans included in this submission are as follows:

- 1) Application to Modify Special Permit (with Exhibit A)
- 2) Impact Statement
- 3) Request For Waivers
- 4) Form 3 (Abutters)
- 5) Fermette Certificate
- 6) Noise Study; dated March 5, 2021
- 7) Traffic Impact Statement; dated March 3, 2021
- 8) Site Plan Set entitled "Special Permit Modification, 12 Latti Farm Road, Millbury, MA 01527, by McClure Engineering, Inc.
- 9) Architectural Elevation Plans, by BKA Associates/Modular Chiller Plant Renderings
- 10) Check #1241 \$300 (Application fee payable to Town of Millbury)
- 11) Check #1240 \$166 (Publication fee payable to Gatehouse Media)
- 12) Flash Drive with Complete Submittal

To the extent that you need to discuss any aspect of this submittal, please feel free to contact me by way of my cell phone (508-654-0503) or by email at jma@majhllp.com

Very truly yours,



Joseph M. Antonellis

jma