

Exhibit A to Application for Modification of Special Permit

Greencare Therapeutics, Inc. (“Applicant”) is the holder of a Special Permit, granted by the Millbury Planning Board and filed with the Millbury Town Clerk on September 24, 2019. The Special Permit was granted pursuant to and in accord with the terms and provisions of the Millbury Zoning Bylaws Article 5 Section 52. The Special Permit authorized the use of the land and buildings located at 12 Latti Farm Road (“Site”) as a “Recreational and Medical Marijuana Establishment (a.k.a Marijuana Cultivator)”. The Special Permit was recorded in the Worcester Registry of Deeds in Book 67183 Page 44. As part of the approval process the Planning Board also granted Site Plan Approval pursuant to Article 1 Section 12.4 of the Millbury Zoning Bylaws.

This Application for the Modification of the Special Permit is submitted for the purpose of (i) complying with Condition 8 (a) of the Special Permit, “Any alteration, expansion or change in use shall require modification of this decision”; and (ii) requesting a finding that the retail sales area be allowed to remain open between the hours of 9:00AM until 8:00 PM Monday thru Saturday and 9:00 AM until 6:00 PM on Sunday.

In December of 2020, the Millbury Zoning Board of Appeal granted a Use Variance authorizing the retail sale of Marijuana Products at the 12 Latti Farm Road site. This decision has been recorded in the Worcester Registry of Deeds in Book 64551 Page 249. It is the projected sale of retail products at the Site (“expansion or change in use”) that necessitates the filing of this Amendment. The Applicant intends to create a retail sales area within the previously permitted building. The retail sales will be confined to 2,000 square feet in the front portion of the building. All issues related to the building and the Site are addressed as part of the Amended Site Plan application submitted herewith.

The Applicant intends to offer retail sales to both the general public and at the same time have a limited area within the aforementioned 2,000 square feet set aside as a Registered Marijuana Dispensary. The Applicant holds a Provisional Certificate of Registration to operate a Registered Marijuana Dispensary.

As part of the Amendment to the Special Permit, the Applicant is requesting the Planning Board make the findings required by Section 52 of the Bylaws. Specifically, the Applicant requests that the Board make findings to be incorporated in and made a part of the Special Permit that:

- 1) The Placement of the Marijuana Retail Component and the Registered Marijuana Dispensary at 12 Latti Farm Road is consistent with the intend of Massachusetts General Laws Chapter 94 G
- 2) That the Site and the improvements located thereon have been designed in a manner to protect the safety and health of the citizens seeking to purchase recreational marijuana and medical marijuana products.
- 3) That the Site is properly situated so that the sale of retail marijuana and medical. marijuana products will not have any negative impact on the surrounding properties.
- 4) That the unique aspects of the Site providing for a combination of manufacturing of marijuana products and the sale thereof minimizes the possibility of any issues related to the transportation of marijuana products.
- 5) That the Site is properly situated and is not within 500 feet of any school or place of assembly.
- 6) That all of the essential activity related to the sale of marijuana products takes place within an enclosed structure with proper security.
- 7) That no portion of the Site is used for residential purposes.