

## **Development Impact Statement: Application to Modify Existing Special Permit and Site Plan Approval**

Applicant: OCS Millbury, LLC & Greencare Therapeutics, Inc.

Site: 12 Latti Farm Road

The Applicant is seeking to modify the previously approved Special Permit for the use of the Site as a Marijuana Establishment for the cultivation, manufacturing and processing of marijuana products. The Modification requests the right to add a retail sales component to the existing structure. Additionally, the Applicant is requesting minor modifications to the approved Site Plan to accommodate the retail use (parking layout) and more specifically to incorporate changes to the Site by way of altering the layout and configuration of the on-site cogeneration plant.

As part of the original Special Permit hearing, the Applicant submitted a detailed Developmental Impact Statement (“DIS”) and represents that except for the addition of the retail component and the change of equipment for the cogeneration plant the previously submitted DIS incorporates the information required in the Special Permit /Site Plan approval process.

**NATURAL ENVIRONMENT:** The proposed additional retail use and change to the on-site cogeneration plant will not impact the natural environment at the Site. The revised layout will not increase the amount of impervious surfaces.

**NOISE:** An updated Noise Study is submitted as an exhibit to the Application.

**WETLANDS:** The requested modifications will not have any impact on wetland resources.

**STORMWATER:** The requested modifications will not create any additional runoff or otherwise impact the previously submitted stormwater analysis.

**AIR QUALITY/ODOR CONTROL:** The requested modifications will not result in any change to the overall air quality. The internal odor control measures previously approved are not impacted by the addition of the retail component, as the retail component area is isolated from the manufacturing area.

**CONSERVATION MEASURES FOR UTILITIES:** The Applicant will be using on-site cogeneration plant to offset its demand for energy. The cogeneration plant will now utilize gas powered “chillers” in lieu of electricity. The waste heat from this system is recovered and utilized in the dehumidification process that is an essential in the cultivation of cannabis plants. The Tecogen Chillers provide a 50% reduction in greenhouse gas (GHG) emissions normally associated with electricity and hot water production and a 50% reduction in utility-

related operating costs. As the “new” cogeneration equipment will be located outside of the building, the Applicant commissioned a noise survey to demonstrate the fact that the cogeneration plant, as modified will not create an offensive or excessive noise in the Industrial Park. The noise study is attached to this filing as Exhibit D

**WATER USE:** The modifications will not result in increased demand for water.

**SOLID WASTE:** The modifications will not increase the presence of solid waste at the Site.

**BUILDING AND SITE SECURITY:** The previously approved security plans will be modified to specifications for the retail component in accord with regulations promulgated by the Cannabis Control Commission subject to the final approval of the Millbury Police Department.

**TRAFFIC AND CIRCULATION:** An updated traffic report with specific reference to the retail component is submitted for review and consideration.

**COMMUNITY SERVICES:** The additional retail component will not create the need for any additional community services. In fact, retail sales pursuant to an in accord with the previously executed Host Community Agreement (discussed below) will provide a benefit to the Town.

**FISCAL IMPACTS:** In addition to the positive fiscal impacts enumerated in the original filing, the Applicant projects that the retail component of the Marijuana Establishment will result in TEN MILLION DOLLARS in annual sales. The statutorily required “local sales tax” on retail Marijuana products is 3.00%. If the projected figures are accurate (and industry standards indicate they are) the Town of Millbury will receive \$300,000.00 in revenue. This will be over and above the amounts previously agreed to by way of the executed Host Community Agreement.

**HISTORIC IMPACTS:** The addition of the retail sales component will not result in any change to the previously submitted statement.