

TOWN OF WINCHENDON



UPDATED AGENDA & NOTICE OF MEETING

Pursuant to the provisions of Chapter 30A, Sections 18-25 of the General Laws, as amended, notice is hereby given that a meeting of the following board, committee, or commission will be held on the date and time specified below. Said meeting will be open to the public and press and will be recorded.

BOARD/COMMITTEE: Planning Board – Meeting

DATE: July 7, 2020

TIME: 6:30 p.m.

LOCATION: Virtual meeting via Zoom

Meeting Attendance Directions (via Zoom):

Meeting ID: 943 8766 5474

Password: 7428889

To join via computer (option for video and/or audio)

<https://winchendonk12.zoom.us/j/94387665474?pwd=ZjVCek5MOC9yd2RpM0dUZjFzUGdoUT09>

or

go to www.zoom.com and click 'join meeting' then follow prompts using info above

To join via phone

One tap mobile +13017158592,,94387665474#,,,0#,,7428889# US (Germantown)

or

Dial in at +1 929 436 2866 and enter the meeting info above as prompted

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of Winchendon Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the town's website, at www.townofwinchendon.com. For this meeting, members of the public who wish to observe the meeting may do so via zoom using the information provided above. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Notice- The above topics do not prohibit additional last-minute or unforeseen matters.

The meeting room is handicapped accessible. With advance notice the Planning Board can arrange reasonable accommodation for persons with other disabilities. To request assistance; contact the Department of Planning & Development at 978-297-3537.

TOWN OF WINCHENDON



UPDATED AGENDA & NOTICE OF MEETING

Pursuant to the provisions of Chapter 30A, Sections 18-25 of the General Laws, as amended, notice is hereby given that a meeting of the following board, committee, or commission will be held on the date and time specified below. Said meeting will be open to the public and press and will be recorded.

BOARD/COMMITTEE: Planning Board – Meeting

DATE: July 7, 2020

TIME: 6:30 p.m.

LOCATION: Virtual meeting via Zoom

Meeting Agenda:

1. Call to Order
2. Announcements
3. Public Comment
4. Business:

6:35pm - Public Hearing for Site Plan Review and Special Permit Application for retail marijuana facility by 202 Trading Inc. at 682 Spring Street

Town Counsel suggested statement to be made by the Chair at the start of any public hearing conducted “virtually”:

Note that for public hearings, the applicant and the public must be provided a means to participate in the virtual meeting in real time. Thus, the statement made at the start of public hearings would be slightly different than for public meetings: Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this public hearing of the Town of Winchendon Conservation Commission is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but the public can observe and participate in this meeting while in progress using the zoom information provided above. Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by requesting to speak during the zoom based public hearing or using the chat function in zoom during the public hearing.

Discussion of Master Plan Committee – While this was envisioned to be a 7 member committee, only 5 slots are currently filled. This makes meetings difficult to hold due to quorum issues. The Board is asked to consider reducing the committee to 5 members to ensure this work can continue.

Reorganization of Board Positions – Chair & Vice-Chair

Appointment of MRPC representative from Board

5. Minutes – none
6. Correspondence Update – none
7. Adjourn

[Notice- The above topics do not prohibit additional last-minute or unforeseen matters.](#)

The meeting room is handicapped accessible. With advance notice the Planning Board can arrange reasonable accommodation for persons with other disabilities. To request assistance; contact the Department of Planning & Development at 978-297-3537.

TOWN OF WINCHENDON

Planning Board



Telephone (978) 297-5410

109 Front Street
Winchendon, Massachusetts 01475-1758

*Notice is hereby given that the Winchendon Planning Board will consider the site plan and special permit applications for a Retail Marijuana Facility submitted by 202 Trading Inc. of 25 Palmer Road in Framingham, MA 01702 on property located at 682 Spring Street, Winchendon, MA 01475 identified as Winchendon Assessors Map 9 Parcel 157 owned by Walter and Maria LaGrassa of 682 Spring Street, Winchendon, MA 01475 at their regularly scheduled meeting on **Tuesday, July 7, 2020 at 6:35pm**. If conditions allow the meeting will be held in the Town Hall Aud., 2nd Fl., 109 Front St., Winchendon, MA 01475; otherwise it will be conducted by remote participation, with participation details posted online in the meeting agenda. Said property is located in the 'C1 – Large Scale Commercial. A copy of the application information is posted online with the meeting agenda. All interested persons should plan to attend.*

*BY: Guy C. Corbosiero, Chair
Winchendon Planning Board*

Why am I getting this notice?

We send this notice to comply with Massachusetts law and/or local regulations that require notice to applicants, abutters and other parties in interest of a pending land issue, which may impact your property or neighborhood.

If this is a notice of public hearing or project application you have the right to attend the hearing and participate.

If this is a notice of decision you may have the right to appeal the decision within a limited time period.

If you have questions please email Alison Manugian at amanugian@townofwinchendon.com

TOWN OF WINCHENDON

RECEIVED

JUN 29 2020

WINCHENDON TOWN CLERK

Planning Board



Telephone (978) 297-0085
Facsimile (978) 297-1616

109 Front Street
Winchendon, Massachusetts 01475-1758

Application for Site Plan Approval

Fee paid: Town of Winchendon \$ _____ Winchendon Courier \$ _____

Pursuant to the provisions of Massachusetts General Law Chapter 40, Section 57, the Town Bylaw, Licenses and Permits of Delinquent Taxpayers, Section 2 L 1: 'Any Board ... shall deny the application ... for any person, corporation, or business enterprise who has neglected or refused to pay any local taxes, fees, assessments, betterments, or any other municipal charge.' Certification must be obtained from the Town Treasurer on this form before it is submitted to the Planning Board. The Town Treasurer has up to ten (10) days to complete certification.

I hereby certify that no debt is owed to the Town by the applicant or the owner of record for a period of time greater than twelve (12) months.

Kelly Wood / Clerk _____ Date 6-29-2020
Town Treasurer _____ Date

PB # 2020-0617 Rec'd by Planning Board 6-22-2020

APPLICANT name 202 Trading Inc.

Address 25 Palmer Road Framingham MA 01702 Tel. # 978-660-4328

LANDOWNER name Walter and Marla LaGrassa

Address 682 Spring Street Tel. # 978-660-4328

LOCATION OF LAND 682 Spring Street Winchendon MA

TITLE OF PLAN _____

Property is to be used for Cannabis Dispensary

under Article 3.2 of the Schedule of Use Regulations of the Town of Winchendon

Deed to the property, as recorded in the Worcester District Registry of Deeds

Book 61812 Page 260 and is shown on

Assessors Map _____ Parcel 9-0-157 Zoning C1

Lot size 2.09 acres

The undersigned hereby request approval of a site plan under Section 5.2 of the Winchendon Zoning Bylaws and further certify that all information provided in this application and site plan is true.

OWNER signature Marla E. LaGrassa

APPLICANT signature Marla E. LaGrassa

Original of this application must be submitted to the Town Clerk.

ZONING BOARD OF APPEALS
WINCHENDON, MASSACHUSETTS



RECEIVED

JUN 29 2020

WINCHENDON TOWN CLERK

**Application for
SPECIAL PERMIT**

Two checks: Town of Winchendon \$ _____ Winchendon Courier \$ _____

Tax Certification

Pursuant to the provisions of Massachusetts General Law, Chapter 40, Section 57, the Town Bylaw, Licenses and Permits of Delinquent Taxpayer, Section 1: "Any Board... shall deny application... for any person, corporation, or business enterprise who has neglected to pay any local taxes, fees, assessments, betterments, or any municipal charge." **Certification must be obtained from the Town Treasurer on this form before it is submitted to the Zoning Board of Appeals. The Treasurer has up to ten (10) days to complete this certification process.**

I hereby certify that the applicant or the owner of record owes no debt to the Town of Winchendon for a period of time greater than twelve (12) months.

Kelley Wood Kellogg
(Town Treasurer)

10-29-2020
(Date)

Date June 9th 2020

Book 61812 Page 260

Location 682 Spring Street

Map _____ Parcel 9-0-157

Owner's name Walter and Marla LaGrassa

Lot size 2.09 acres

Address (if different) _____

Zone C-1

Applicant's name 202 Trading Inc.
(if different than owner)

Proposed bldg. % of lot 2.3% 2,116/91,040
(see Building Inspector)

Address 25 Palmer Road Framingham MA 01702

Applicant's tel. # 978-660-4328

Special Permit Request

This application is a request to the Zoning Board of Appeals of Winchendon for a Special Permit under the provisions of Article 6 Section 12 of the Winchendon Zoning Bylaws.

Brief description of proposed use: Cannabis Dispensary

Eight (8) copies of this application must be accompanied by 8 copies of the following:

- (a) Sketch plan (see attached instructions)
- (b) Any supporting information and data the applicant feels will support their application.
- (c) Letter of denial/explanation from the Building Inspector.

The application must also be accompanied by the appropriate application fee and Winchendon Courier advertising fee.

Application certification and signature

I hereby certify that the information provided in this application and the accompanying drawing(s) of the property as well as any supporting data are accurate, true, and correct to the best of my knowledge and belief.

Marla LaGrassa
Signature of Applicant (or their representative)

06 / 09 / 2020
Date

The original of this form is to be filed with the Town Clerk.

This application will not be considered complete until all of the above information is provided.

Rev. 10/17/01

SITE PLAN REVIEW

PROJECT IMPACT STATEMENT

682 SPRING STREET MARIJUANA DISPENSARY

WINCHENDON, MASSACHUSETTS

The proposed project is located at 682 Spring Street (Route 12), east of the intersection of Routes 12 & 140, which is a signalized intersection. The site is adjacent to Little Anthony's Restaurant and was formerly a gift shop. The project site is zoned commercial and the proposed use, a Marijuana Dispensary, is an allowed use with a Special Permit. The existing conditions plan outlines the site property with relation to the roadway and the wetlands located on the site. The proposed plan indicates the site modifications to the grading, parking and associated use.

Existing Conditions:

The project site is a 2.09 acre parcel (Assessor's Map 9, Parcel 11) with an existing structure on the site, which is currently being used as a residence. The site has permitted access to Route 12 from the Mass DOT. The site is served by Town water and Utility Gas. The site has a septic system for sewage disposal purposes.

The project site appears to be a "Kame Terrace." Based on a review of the soil testing conducted for the sewage disposal system, the soils are granular, sandy soils well suited for infiltration of sewage effluent and stormwater. These soils are known for the lack of runoff from disturbed areas.

The site has limited wetland areas on the property, as shown on the plans, associated with a larger wetland area to the east of the Bike Path. The developed portion of the property is relatively level, with steep slopes in the rear that drop to natural grade at the back of the site.

In addition to the existing structure on the site, there is a large amount of material associated with prior uses that is stockpiled on the site. There is also a large volume of wood product associated with former use that has been disposed of on the rear slope area.

PROPOSED USE:

The proposed project requires approvals from the Town with regard to Site Plan Approval, Issuance of a Special Permit and Conservation approval for work in the buffer zone. The project will also require a modification to the site entrance from Mass DOT. The upgrade / modification of the structure will require building permits.

The proposed site plans outline the various areas of the project site that are to be disturbed for the proposed use. Overall, the currently disturbed areas will be reduced by restoration of a large area of crushed asphalt paving in the rear of the site.

Transportation:

As noted previously, the site has access to both Routes 12 & 140 via a signalized intersection. The proposed use will generate more traffic than the prior use, but it is not anticipated to be a problematic use as the frequency of arrivals & departures is relatively constant throughout the day, as opposed to other uses that peaks & lulls. It is anticipated that the majority of the traffic will be from the Route 140 roadway via the signalized intersection. These assumptions are based on experience at other locations both in Massachusetts & New Hampshire.

Construction

The proposed project is estimated to start work around August 1, 2020, with site work being the major component of activity. Interior modifications will also commence at the same time, but with a much lower intensity. It is anticipated that the project will be completed by the end of November, 2020.

Work hours at the site will be from 7AM to 6 PM, depending on the contractors on-site and the proposed activity. There will be minimal clearing on the site which is mostly open. Any clearing would be associated with the grading operations along the property line with Little Anthony's Restaurant.

The cost of the project is still under development with the various contractors. An estimate of these costs will be presented at the meeting.

As the site is relatively level, with minimal grading required, it is anticipated that less than 500 yards of material will required to be imported, mostly for the construction of the detention basin. This material will be sourced locally.

Erosion control at the site will be provided via an erosion control barrier, as shown on the plan, that encompasses the full length of the proposed work. A construction entrance will be provided with a stone pad for minimizing transport of soil offsite. Street sweeping will also be used as needed to maintain a clean street in front of the property. The detention basin & swale will be constructed initially to be used to transport & store runoff during the initial disturbance of the site. After completion, runoff from the parking area and the majority of the disturbed area will drain to the detention basin. Other areas of the site will have runoff dissipate in the level grassed areas around the site. Overall, the site runoff will be substantially reduced as the current site has no stormwater controls and a larger impervious area than post-development.

June 9th, 2020

Alison Manugian
Planning Agent
Town of Winchendon
109 Front Street
Winchendon, MA 01475

Note - all appendices are attached and conform to what we need. If you would like a copy to review please let me know.

Re: 202 Trading Inc. Special Permit Application

Dear Alison:

In pursuant to the special permit application completed by 202 Trading Inc, please find included in this communication the completed application requirements as outlined in sections 6.12.6, 6.2, 6.2.3, 6.2.4, 6.2.5 and 6.2.7.

6.2

a)

- i) CRJ Group Inc. 25 Palmer Road Framingham MA, 01702
Walter and Marla LaGrassa 682 Spring Street Winchendon MA 01475
Evergreen Advisory Services LLC 52 Whispering Way Stow MA 01775
AC3 LLC 14 Ferry Lots Lane Salisbury MA 01952
TCE Invest Co LLC 14781 Memorial #572 Houston TX 77079

ii) At this point in time with the opening anticipated in the next 120 days, the precise source of marijuana that will be sold is yet to be determined. We do have supply agreements in place with Curaleaf, Green Gold and Revolutionary Clinics but will receive product from additional suppliers once the supply imbalance improves in the coming weeks post Covid-19.

iv) Our estimate for the amount of product to be sold is approximately 150 pounds a month across all form factors.

The applicant has made its security plan available to the Town of Winchendon Police Department for review.

b) Please see exhibit A for Articles of Organization and Exhibit B for The Certificate of Legal Existence from the MA Secretary of State.

c) Please see exhibit C for the materials submitted to the MA CCC.

d) Please see exhibit D for the floor plan of the planned facility.

e) The principals of 202 Trading Company include Walter and Marla LaGrassa, lifelong residents of Winchendon and who own and operate a seafood restaurant which has been an anchor establishment in the community for over 30 years. Their experience in operating a regulated and retail facing business provides tremendous insight into managing an adult use dispensary which will be located adjacent to their restaurant.

Attorney John Daly another principal, will also play a role in managing the business providing

on-going legal advice and guidance with regard to vendor contracts, business law and employment law.

The principals of 202 Trading have developed an extensive network within the Massachusetts cannabis industry and have recruited an experienced General Manager with five years' experience operating under the medical and adult-use regulatory framework who will be assisting the team with start-up responsibilities and hiring and training the initial retail team.

6.2.3

a) The proposed dispensary at 682 Spring Street contains a gross square footage of less than 2500 square feet that is accessible to patients or customers.

b) The proposed location is in the C1 Large Scale Commercial zone and MFROD overlay district C and not R80.

6.2.4

Not applicable as this is not a cultivation facility. That said, the proposed Licensed Marijuana Establishment (LME) will not be detrimental to adjacent uses or the established or future character of the neighborhood. The LME will provide for the discreet retail sale of cannabis to those 21 years of age or older. Furthermore, many of the procedures and safeguards set forth in the Regulations, which are enforced and implemented by the Cannabis Control Commission (CCC), are specifically designed to ensure the safe and discreet dispensing of cannabis so as to minimize and mitigate any impact the LME use may have on the surrounding neighborhood and community.

The applicant respectfully submits that proposed use would not cause degradation of the zoning district in which it will be located. The proposed retail use is consistent of the immediate surrounding businesses and community is a permitted use per the Winchendon Zoning by-laws. Moreover, the Regulations are designed to ensure that the LME's will not create a nuisance or hazard to the detriment of the health, safety or welfare of surrounding citizens. The applicant is committed to operating a dispensary that is fully compliant with all state and local regulations.

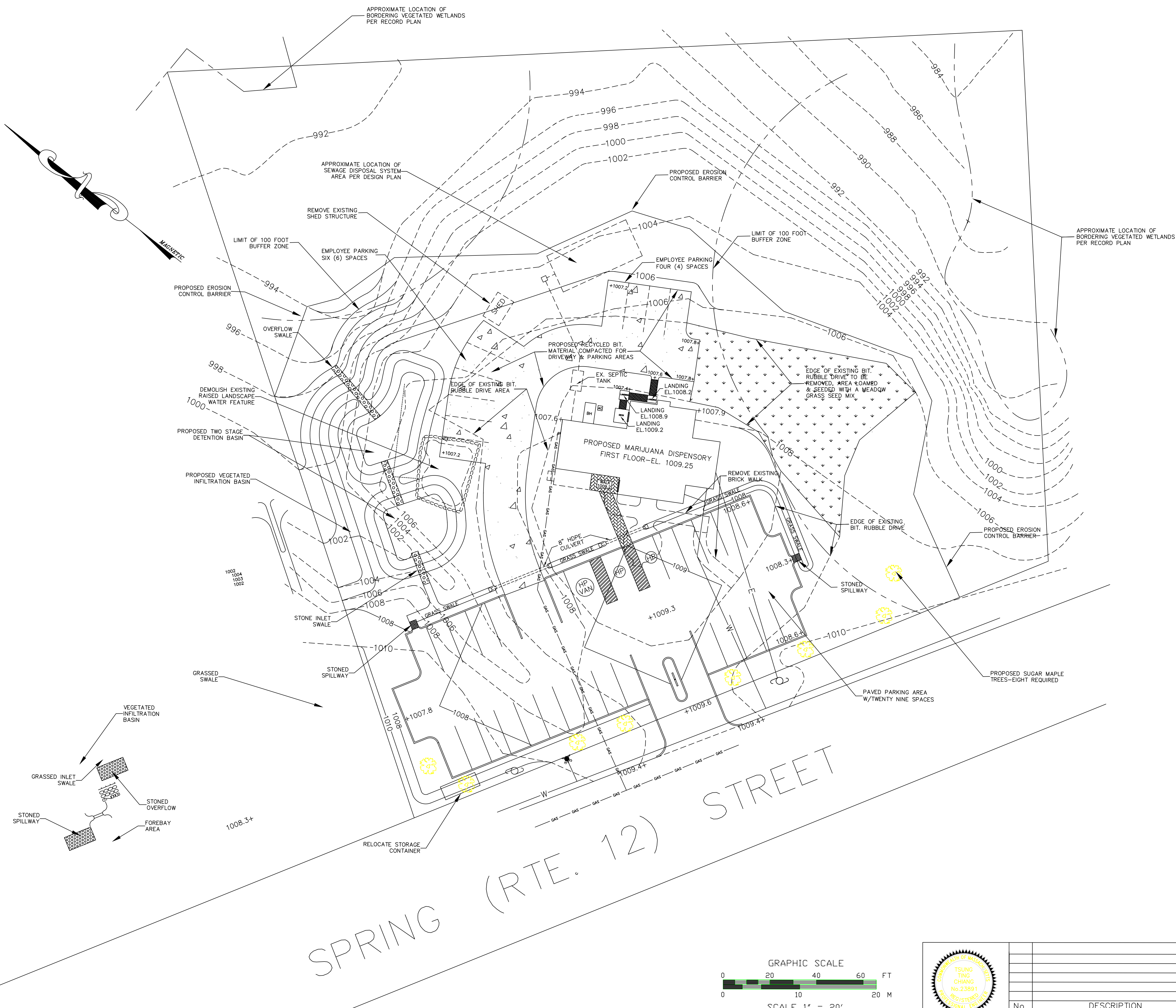
As outlined herein and further described throughout the applicant's special permit application and submitted materials, the applicant respectfully submits it has satisfied the requirements set forth in section 6.12 of the Winchendon Zoning By-law and that with the granting of a Special Permit by the Board, the proposed project will satisfy all of the requirements of the by-law and application.

6.2.5 The proposed location is 500 feet from any pre-existing uses defined in the zoning by-law.

6.2.7 The proposed marijuana facility is not located inside a building containing residential units, motels or dormitories.

Respectfully,

Walter and Marla Lagrassa
682 Spring Street



APPROVED BY:
WINCHENDON PLANNING BOARD

DATE: _____

SITE CHARACTERISTICS

TOTAL LAND AREA=91,045± S.F OR 2.09± AC. = 100%

EXISTING CONDITIONS

WETLAND AREA = 4,849 S.F.= 5.3%
MEADOW/BRUSH/WOODED AREA = 63,448 S.F.= 69.7%
GRASSED AREA = 5,736 S.F. = 6.3%
ASPHALT/GRAVEL AREA = 14,106 S.F. = 15.5%
BUILDING & WALKS = 2,906 S.F. = 3.2%
TOTAL OPEN SPACE = 74,033 S.F. = 81.3%

PROPOSED CONDITIONS

WETLAND AREA = 4,849 S.F.= 5.3%
MEADOW/BRUSH/WOODED AREA = 46,416 S.F.= 51.0%
GRASSED/LANDSCAPED AREA = 17,805 S.F. = 19.6%
RECYCLED ASPHALT AREA = 6,094 S.F. = 6.7%
BUILDING, WALK & PARKING = 15,881 S.F. = 17.4%
TOTAL OPEN SPACE = 69,070 S.F. = 75.9%

SITE USE DATA

ZONING DISTRICT-C-1 (HIGHWAY/COMMERCIAL)
ASSESSOR'S MAP 9, PARCEL 11
DESIGN USE - COMMERCIAL
PROPOSED USE - COMMERCIAL / MARIJUANA DISPENSARY

PARKING DATA

REQUIRED PARKING
DESIGN/COMMERCIAL USE @ 1 SPACE / 300 SF
2,034 SF/300 SF = 7 SPACES
PROVIDED PARKING
STANDARD CUSTOMER PARKING SPACES = 26
HANDICAP PARKING SPACES = 3
EMPLOYEE PARKING SPACES = 10
TOTAL PARKING SPACES = 39

APPLICANT: 202 TRADING COMPANY, INC.
DBA THE BUD BARN
682 SPRING STREET
WINCHENDON, MASSACHUSETTS

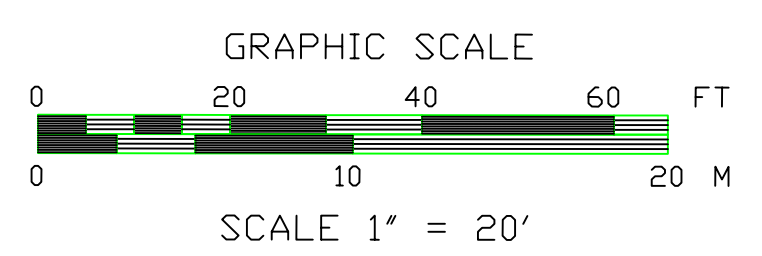
OWNER: WALTER & MARIA LAGRASSA
682 SPRING STREET
WINCHENDON, MASSACHUSETTS

PRELIMINARY SITE PLAN
682 SPRING STREET
WINCHENDON, MASSACHUSETTS

SCALE: 1" = 20' DATE: JUNE 28, 2020

LAKEVIEW ENGINEERING ASSOCIATES

CIVIL & ENVIRONMENTAL ENGINEERING
P.O. BOX 787, HUDSON, MA 01749
PH:(508) 232-8302 / FAX: (978) 562-5183



No.	DESCRIPTION	DATE

682 Spring St. v.4.6

Ground Floor Design Concept v.4.6
R. Nichols 6/1/2020
Estimated interior square footage: <= 1,900'



Approximately 1100-1200 sq. ft.

Walkway to parking area

Walkway to parking area

Build/install new 'bank-teller style' window

Knock out a hole and Install a new Main-entry Door here.

Build a new roof overhang to cover this new patio area. Roof should match the existing one on opposite side.

Type/Model and dimensions of dumb-waiter t.b.d.

Existing Porch. Currently has an overhanging roof.

Day Vault (Currently a bathroom, gut and renovate.)

Second Floor Loft Room to be completed demo'ed and removed, opening up the space.

Remove Staircase that is currently here and open up space in order to place doorway here. Ask contractors if this is feasible

New Cabinets and Countertops to be built. Design TBD

Point of Sale register stations (At least 5)

Construct New Walls and doors

"Dog House"
Product Load-in
Access to Stairs down to Product Storage and Processing.
Dimensions T.B.D.
This will be a newly built addition.

ADA compliant Egress Ramp

Delivery Area
Small overhang roof here

Security Door w/card-reader & contact alarm

Security Peep-Hole

Security Door w/card-reader & contact alarm

Renovate Doorway and make into Fire Door Exit/Secure Door w/ ADA ramp (Construct ramp out of wood).

'Half Door

Customer Consultation Area

Line que

Built-in glass display cabinet

Security Door w/contact alarm & Card Reader

Stairs Down To Basement

Hall

Security Office

Security Door w/contact alarm

Security Door w/contact alarm & wired remote unlock

Entry & Exit Vestibule/Man-Trap Check-Point Area

Security Door w/contact alarm

New Porch

Camera

Camera

20'

Grass

6'

28'

13' 6"

7' 4 7/8"

27'

9' 5 1/2"

13' 7 1/8"

Product Prep Stations

Product Storage

Key-Lock

Janitor Closet w/slop sink

Unisex Rest Room (ADA Compliant)

In-fill Window 7' 4 7/8"

10' 1/8"

13' 10 1/4"

7' 3"

13' 6"

7' 3"

8' 7 3/4"

4' 5"

5' 7"

7' 8"

4' 6 7/8"

4' 1/4"

5' 4 5/8"

13'

19' 1 7/8"

Storage shelving and racks TBD

General Product Storage and Staging

Storage shelving and racks TBD

Security Door w/card-reader & Pin Pad, and contact alarm

Key-Lock

Dumb-Waiter (Elevator)

In-fill Window

Security Door w/contact alarm & contact alarm

In-fill/Block up this door

7' 4 7/8"

8' 7 3/4"

8' 7 3/4"

8' 7 3/4"

8' 7 3/4"

6' 4 7/8"

6' 4 7/8"

6' 4 7/8"

12'

12'

4' 3 1/2"

4' 11 1/2"

6' 2 3/4"

11' 9 7/8"

7' 1/2"

11' 9 7/8"

6' 5 7/8"

12' 5 3/4"

7'

Construct new walls and doors

4'

Walkway to parking area

20'

Build/install new 'bank-teller style' window

Knock out a hole and Install a new Main-entry Door here.

Build a new roof overhang to cover this new patio area. Roof should match the existing one on opposite side.

Walkway to parking area

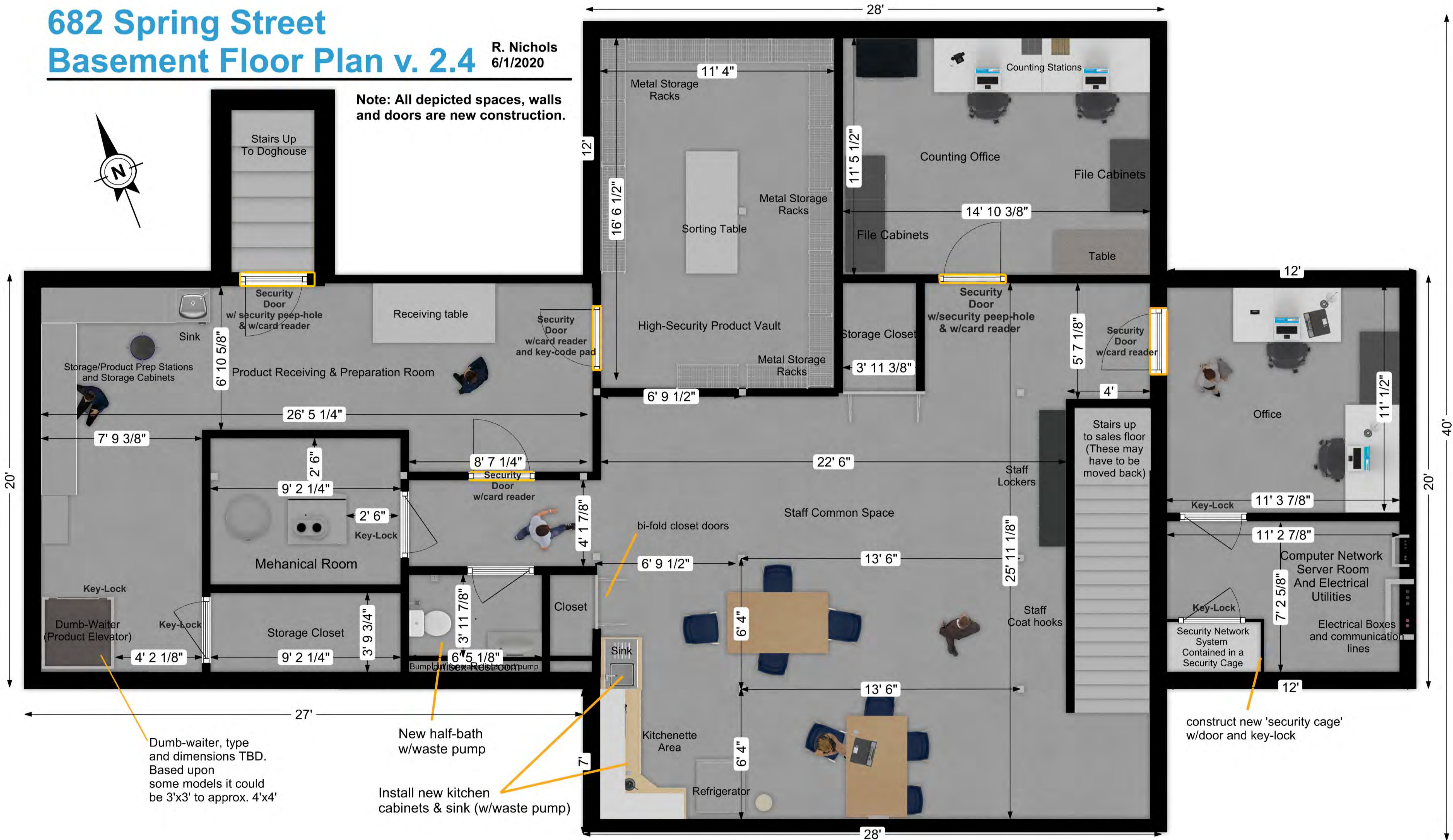
Walkway to parking area

4'

682 Spring Street Basement Floor Plan v. 2.4

R. Nichols
6/1/2020

Note: All depicted spaces, walls and doors are new construction.



Dumb-waiter, type and dimensions TBD. Based upon some models it could be 3'x3' to approx. 4'x4'

New half-bath w/waste pump

Install new kitchen cabinets & sink (w/waste pump)

construct new 'security cage' w/door and key-lock