

Neo Organics LLC
4 Marc Road, Medway

Project Description - Minor Site Plan Review

This narrative has been prepared in conjunction with the requirements set forth in Section 204-3.6 of the Rules & Regulation for Submission and Review of Site Plans, and contains a brief description of the existing site and the proposed development at #4 Marc Road in Medway, MA. More detailed information with regards to the proposed development is included in the attached Site Plans and Stormwater Management Design and Runoff Calculation Report, and more detailed information with regards to the marijuana cultivation and manufacturing operations are included in the attached Marijuana Special Permit Application with supporting documents.

Existing Site Description

The parcel is known as Parcel ID: 32-026 in the assessor's records and is located in the I-1 zoning district within the East Industrial Underlying Zoning District. A portion of the site at the northeast and east of the site is located within the Groundwater Protection District. This district coincides with the portion of the lot located within a Zone II Wellhead Protection Area, which is a Critical Area per the Massachusetts Stormwater Regulations.

The existing site is bounded by Marc Road to the south as well as an undeveloped industrial zoned lot, an unpaved 30 foot wide private way with undeveloped agricultural / residential zoned lots to the west, undeveloped agricultural / residential zoned lots containing wetlands and a vernal pool to the north, and another industrial use building to the east.

The site is located on the north side of the cul-de-sac at the end of Marc Road. The site is currently developed with a 29,718± square foot industrial manufacturing building, with associated driveway access, parking areas, landscape improvements, utilities, and some stormwater management features. A large portion of the site remains undeveloped containing wooded areas and wetland resource areas at the northeast portion of the site. The total area of the site is 290,884± square feet (6.68± acres). Currently the existing site contains 68,012 square feet of impervious surface (23.4%).

The property lies in zone "x-unshaded" (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map number 25021C0142E Dated July 17, 2012. So the land is not within an "Area Subject to Flooding" under the Wetland Protection Act.

Proposed Site Work

The proposed site work for the project includes the following:

- Interior renovations to the existing industrial building.
- Construction of a 3,000 square foot concrete mechanical pad to house the odor pollution control equipment, as well as some HVAC equipment.
- Construction of a concrete dumpster pad with associated fencing.

- Construction of several stormwater Best Management Practices (BMPs) including a one (1) recharge (infiltration) system and three (3) proprietary stormwater treatment units (CDS Technologies – referred to as Water Quality Units (WQU) in this report). The BMP treatment trains are designed to provide water quality improvements and to provide groundwater recharge.
- Installation of oil and debris traps in all existing catch basins on-site.
- The performance of maintenance excavation in the existing manmade drainage ditch (approximately 160 linear feet), to promote drainage flow, as well as the performance of general clean up in and around the drainage ditch to restore a more natural and clean landscape in the area of proposed work. This work is to include the installation of a rip-rap plunge pool at the existing outfall from the existing site drainage infrastructure to the drainage ditch.
- Installation of construction period erosion and sedimentation controls.

The proposed construction is estimated to begin in November of 2019 and continue until August of 2020. The estimated cost of the interior modifications is \$ 5,600,000 and the estimated cost of the exterior site work is \$ 400,000 (this cost includes the maintenance and cleanup of the existing drainage ditch).

NEO Organics Business Operations Information

NEO Organics LLC is a marijuana cultivation and manufacturing company who intends to supply recreational marijuana dispensaries with marijuana products (i.e. oils and edibles). The company is expecting to operate between the hours of 7:00 A.M. to 7:00 P.M. with a maximum of twenty-five (25) employees. For more detailed information with regards to NEO Organics' business model and operations please refer to the attached information in the Marijuana Special Permit package.