

February 8, 2022
Medway Planning & Economic Development Board
Meeting

Phytopia Public Hearing Continuation

**Major Site Plan, Groundwater Protection Special Permit and
Reduced Parking Special Permit**

- Notice dated January 12, 2022 to continue the public hearing to February 8, 2022
- Email dated February 2, 2022 from attorney Ted Cannon, on behalf of the applicant, requesting a continuation of the hearing to March 8, 2022

Board Members

Matthew J. Hayes, P.E., Chair
Robert Tucker, Vice Chair
Richard Di Iulio, Clerk
Jessica Chabot, Member
Thomas Gay, Associate Member



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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS


PLANNING AND ECONOMIC DEVELOPMENT BOARD

RECEIVED TOWN CLERK
JAN 12 '22 PM4:11

MEMORANDUM

January 12, 2022

TO: Stefany Ohannesian, Town Clerk
Town of Medway Departments, Boards and Committees

FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator 

RE: **Public Hearing Continuation for Phytopia, Inc**
Major Site Plan, Groundwater Protection Special Permit, and Reduced Parking
Special Permit
Continuation Date – Tuesday, February 8, 2022 at 8:00 p.m.

At its January 12, 2022 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of Phytopia, Inc. of Peabody, MA for approval of a major site plan, a groundwater protection district special permit, and a reduced parking special permit for its proposed development at 6 Industrial Park Road to the Board's meeting on Tuesday, February 8, 2022 at 8:00 p.m. at Medway Town Hall, 155 Village Street.

On November 30, 2021, the Board approved special permits to use the existing 53,128 sq. ft. industrial manufacturing building at 6 Industrial Park Road and construct a 66,238 sq. ft., 2-story addition to the existing building for the cultivation, manufacturing, processing, and packaging of marijuana for medical use and adult recreational use and the delivery of such products off site to retail marijuana establishments in other communities.

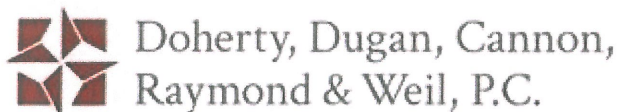
The planned scope of work for site plan approval and for the groundwater protection and reduced parking special permits includes interior renovations to the existing building, construction of the addition, improvements to the access/egress driveways, installation of curbing, parking area improvements, landscaping, lighting, and installation of and improvements to stormwater drainage facilities. The planned work is shown on a plan titled *Industrial Park Road*, dated April 1, 2021, last revised October 12, 2021 prepared by Williams & Sparages Engineers, Planners and Surveyors of Middleton, MA. The architectural drawings dated April 6, 2021, last revised June 2, 2021 were prepared by Anderson Porter Design of Cambridge, MA. Noise and odor mitigation plans have also been provided. The project is also before the Conservation Commission for an order of conditions and a land disturbance permit.

The application, site plan and supporting documentation were filed with the Town on May 12, 2021 and are on file with the Medway Town Clerk and the Community and Economic Development Department at Medway Town Hall, 155 Village Street, Medway, MA. Project

information including the revised site plan has been posted to the Planning and Economic Development Board's page at the Town's web site at: <https://www.townofmedway.org/planning-economic-development-board/pages/phytopia-inc-6-industrial-park-road-marijuana-facility>.

NOTE -- We expect the applicant will submit a revised site plan shortly. Upon receipt, it will be posted to the Board's web page and we welcome your review and comments by February 3, 2022.

Please do not hesitate to contact me if you have any questions.



Edward V. Cannon, Jr.
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February 2, 2022

Planning & Economic Development Board
Town of Medway
155 Village Street
Medway, MA 02053

RE: 6 Industrial Park Road, Medway, MA
Medway Flower LLC
Site Plan & Special Permit Applications

Dear Susy:

The applicant respectfully requests that the Board continue the meeting currently scheduled for February 8, 2022 to March 8, 2022. This will enable the applicant to submit the necessary materials to the Board and the Board's consultant well in advance of the March 8th meeting date.

As for the Con Comm process, Tetra Tech is reviewing the Phase II portion of the 21E work. We just received the LSP Review fee for the scope of work, that is in the process of being paid and we hope we'll have the Town's LSP's comments by the March Con Comm meeting date.

Thank you for your time and attention to this matter, and please contact me with any questions or if you need any additional information.

Respectfully,



Edward V. Cannon, Jr.

Enclosures

cc: Angelo Frangoulidis
Dale Buckman, MD
Alex Athanas
Peter D'Agostino
Chris Sparages
Brian Anderson

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