



**April 12, 2022**  
**Medway Planning & Economic Development Board**  
**Meeting**

**Phytopia, 6 Industrial Park Road**  
**Public Hearing**

- 3-14-22 notice to continue the public hearing to the 4-12-22 PEDB meeting
- 4-7-22 letter from attorney Ted Cannon requesting a continuation of the hearing to the 4-26-22 PEDB meeting

## Board Members

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



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# TOWN OF MEDWAY

## COMMONWEALTH OF MASSACHUSETTS

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

RECEIVED TOWN CLERK  
MAR 14 '22 PM 1:18

## MEMORANDUM

March 14, 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, April 12, 2022**

At its March 8, 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, April 12, 2022 at 8:00 p.m. at Medway Town Hall, 155 Village Street.

On November 30, 2021, the Board approved special use 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.

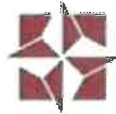
The planned scope of work for site plan approval and for the groundwater protection and reduced parking special permits includes interior renovations to the existing building, construction of the addition, improvements to the access/egress driveways, installation of curbing, parking area improvements, 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 – The applicant reports it 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 on it by April 7<sup>th</sup>.**

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



Doherty, Dugan, Cannon,  
Raymond & Weil, P.C.

Edward V. Cannon, Jr.  
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April 7, 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 April 12, 2022 to April 26, 2022. The applicant's engineer is still working on finalizing the revised plans and Tetra Tech will need time to review those prior to the applicant appearing before the Board.

As for the Con Comm process, the LSP is making great progress with the cleanup. We hope to have a more detailed update on April 26<sup>th</sup>.

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,

A handwritten signature in blue ink, appearing to read 'E. Cannon, Jr.', with a large, stylized flourish extending to the right.

Edward V. Cannon, Jr.

Enclosures

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

F19-039