



**March 8, 2022**

**Medway Planning & Economic Development Board  
Meeting**

**Phytopia (6 Industrial Park Road) Site  
Plan, Reduced Parking Special Permit  
and Groundwater Protection Special  
Permit Public Hearing**

- Notice dated 2-9-22 to continue the Phytopia public hearing to March 8, 2022
- Email dated 3-1-22 from attorney Ted Cannon requesting a continuation of the hearing for one month. That would be April 12<sup>th</sup>.

## 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  
FEB 9 '22 PM 12:55

## MEMORANDUM

February 9, 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, March 8, 2022 at 7:30 p.m.**

At its February 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, March 8, 2022 at 7:30 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 on it by March 2, 2022.**

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

## Susan Affleck-Childs

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**From:** Edward V. Cannon <evc@ddcrwlaw.com>  
**Sent:** Tuesday, March 1, 2022 2:33 PM  
**To:** Susan Affleck-Childs  
**Subject:** FW: Phytobia public hearing continuation - March 8th  
**Attachments:** 6 Industrial Park Rd-PEDBRev(2021-10-27).pdf

Hi Susy,

Phytobia respectfully requests to further continue the March 8<sup>th</sup> meeting for one month. It's not clear that we'll be ready to move forward in a month, but we would like to continue to that date in case we'll be ready.

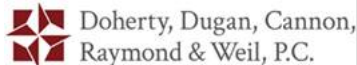
Below is a further explanation from Chris Sparages concerning the status of the design and the proceedings with Con Comm.

Please let me know if you need anything further from me for this request and please let me know what the new date will be. If Phyto needs to further extend any of the PEDB deadlines for decisions, please let me know.

Thanks.

Ted

**Edward V. Cannon, Jr., Esq.**



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**From:** Chris Sparages <csparages@wsengineers.com>  
**Sent:** Monday, February 28, 2022 2:00 PM  
**To:** Edward V. Cannon <evc@ddcrwlaw.com>;  
**Subject:** RE: Phytobia public hearing continuation - March 8th

Dear Ted,

Yes, we will need to request a continuance for the Planning Board meeting scheduled for March 8, 2022. At the last Conservation Commission meeting on February 10, 2022, we received an updated comment memo

from Tetra Tech for the new stormwater design on the east side of the building. I had a conference call with Rick Cote and Rebecca Balke on February 14<sup>th</sup> and then again on February 18<sup>th</sup> to go through the Tetra Tech comments to see how we could address questions related to 21E.

In order for Rick Cote's team to satisfy Tetra Tech and be able to say that the current proposed design approximates the existing groundwater regime (in other words...that we have approximately the same amount of stormwater entering the ground with the new design as compared to today) we will need to allow some groundwater to be infiltrated on the east side of the building...as close to Jayar Road as we can. We discussed a couple of different ways to accomplish this and we have a game plan to revise the stormwater design.

It will take us a couple days to figure out which option will work best. Once we have something that works in the model, we will run it by Rick Cote and his team and then finalize the plan and submit to the Conservation Commission along with a written response to comments. This will only leave some minor "site plan" related comments from Tetra Tech dating back to their 10/27/21 memo (see attached). There were a few minor items (as described by Steven Bouley) Tetra Tech wanted addressed. My plan was to address these Planning Board related comments as part of the revision that we will be sending back to the Conservation Commission. This will also include a written response to the "Planning Board" Tetra Tech letter dated 10/27/21.

That is the latest.

Thank you.

**Chris Sparages, P.E.**



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We invite you to follow us on Facebook [www.facebook.com/wsengineers](https://www.facebook.com/wsengineers)

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**From:** Edward V. Cannon [<mailto:evc@ddcrwlaw.com>]

**Sent:** Monday, February 28, 2022 1:14 PM

**To:** Chris Sparages <[csparages@wsengineers.com](mailto:csparages@wsengineers.com)>; Angelo <[afrangoulidis@yahoo.com](mailto:afrangoulidis@yahoo.com)>; Dale Buckman <[DrDale@GreenNurse.com](mailto:DrDale@GreenNurse.com)>; Alex Athanas <[alexathanas@gmail.com](mailto:alexathanas@gmail.com)>

**Subject:** FW: Phytopia public hearing continuation - March 8th

Hi Chris

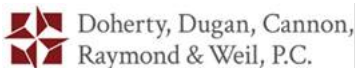
Should we seek to continue the March 8 PEDB meeting?

I need to give the town an update on where we are

Thanks.

Ted

**Edward V. Cannon, Jr., Esq.**



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**From:** Susan Affleck-Childs <[sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)>  
**Sent:** Monday, February 28, 2022 1:11 PM  
**To:** Edward V. Cannon <[evc@ddcrwlaw.com](mailto:evc@ddcrwlaw.com)>  
**Subject:** Phytopia public hearing continuation - March 8th

Hi Ted,

I have Phytopia on the agenda for a hearing at the next PEDB mtg on March 8<sup>th</sup>, but we haven't received anything new to review.

What is the status?

Susan E. Affleck-Childs  
Planning and Economic Development Coordinator  
Town of Medway  
155 Village Street  
Medway, MA 02053  
508-533-3291

