



**TOWN OF GROTON
PLANNING BOARD**
173 Main Street
Groton, Massachusetts 01450
Telephone: (978) 448-1105
FAX: (978) 448-1113

PB-2023-3

**APPLICATION FOR A SPECIAL PERMIT
ZONING BY-LAW § 218-2.3**

Applicant	<u>New England Craft Cultivators, LLC d/b/a Tree House Craft Cannabis</u>	Landowner	<u>Samariki's Realty, LLC</u>
Address	<u>113 George Street Boston, MA 02119</u>	Address	<u>108 Ayer Rd HAWAHD, MA 01457</u>
Telephone	<u>508-479-8344</u>	Telephone	<u>978 456 2300</u>
E-mail	<u>wes@necraftcultivators.com</u>	E-mail	<u>Steve.Catalano @ catalanocompanies.com</u>

This application is for:

Project description: A marijuana retail establishment to be located at 1 Forge Village Road, in Groton, MA.

This use is permitted per the zoning bylaws Section 218-10.4 Marijuana Establishments and 218-5.2 Schedule of Use Regulations

Property location:

The property is located on the following public way: 1 Forge Village Road, Groton MA 01450

Zoning district: R-A R-B VCB NB
 X GB I O P

Town of Groton Assessors' Map 133, Parcels 11

Recording information:

The owner's title to the land is derived under deed from Holmes,
dated 10/1/03, recorded in Registry of Deeds, Book 41090, Page 254.

OR Land Court Certificate of Title No. _____, Book _____, Page _____.

The following information must be submitted with the application:

- Three (3) copies of signed application form
- Three (3) full-sized copies of the plan
- Three (3) reduced (11" x 17") copies of the plan for distribution to Town departments and Board members. PDF of plans may be submitted electronically or on CD.
- Written statement addressing the criteria set forth in Groton Zoning By-Law § 218-2.3C
- A list of abutters within 300 ft (certified by the Board of Assessors)
- Filing fee of \$530.00. Includes a 6% administrative fee (checks made payable to the Town of Groton)

Property Ownership Category (check one):

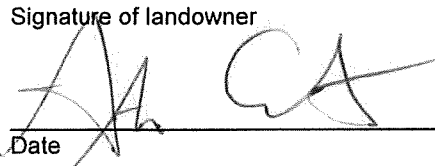
- Individual Ownership Institutional/Non-profit
- Corporate Ownership State/Municipal
- Condominium Ownership

Other Ownership Type (specify) _____

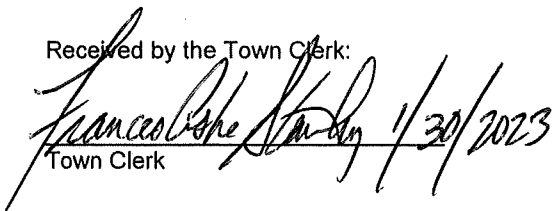

Signature of applicant¹

January 10, 2023

Date

Signature of landowner


Date

Received by the Town Clerk:

Town Clerk

1/13/23

Date

¹ Where the owner is a corporation, institution, non-profit organization, or condominium association (whether residential or non-residential) the attached "Certificate of Authority" must be submitted indicating who has authority to sign this application on behalf of the owner.

Town of Groton
173 Main Street
Groton, MA 01450

New England Craft Cultivators
d/b/a Tree House Craft Cannabis
113 George Street
Boston, MA 02119

To: Town of Groton Planning Board
From: New England Craft Cultivators, LLC
d.b.a Tree House Craft Cannabis

Date: January 24, 2023

Re: Application for Special Permit open a cannabis retail dispensary at 1 Forge Village Road in Groton, MA.

Dear Honorable Members of the Groton Planning Board:

We are the co-founders of New England Craft Cultivators, LLC that is seeking to open a marijuana retail establishment (MRE) at 1 Forge Village Rd. in Groton. We are excited and humbled by the opportunity we have to be a partner with the Town of Groton as a new business in this still-emerging cannabis market. We hope to earn your support for this special permit application.

New England Craft Cultivators, LLC was granted a Host Community Agreement (HCA) by the Groton Board of Selectmen on January 24, 2022 and the address of the HCA was modified to include 1 Forge Village Road on July 11, 2022. It is our plan to be a partner with the Town of Groton and local businesses to serve as a driver of economic development and revitalization in the 4 Corners area of Groton. We are entering a unit in Groton that has been long-vacant and underutilized, and we are eager to help lead the way to making this property a vibrant part of the neighborhood.

New England Craft Cultivators operates our retail dispensaries under the d/b/a “Tree House Craft Cannabis” and opened our first retail location in Dracut in November of 2021. Our second location is opening in Pepperell in February of 2023. It is our expectation that this location in Groton will open in late 2023. We’re proud of the company that we have created – over 50% of our team are women and over 50% of the company identify as members of the LGBTQ community.

Our proposed hours of operation are consistent with other businesses in the 4 Corners area of Groton, and are Monday through Sunday, 8am through 10pm. The location meets all the requirements outlined in the Groton Zoning Bylaws.

The project will feature:

- (1) ample parking of a previously approved and underutilized property at 1 Forge Village Road.
- (2) a secured entrance to our retail establishment where customers will be greeted by a security officer who will verify that they have the appropriate credentials to enter the dispensary.
- (3) a secure waiting area that will prevent lines from forming outside of the building.
- (4) enough retail space to prioritize education of consumers, and staff that will be able to spend time with customers to educate them about how the product works and make recommendations about purchases that meet the needs of all customers.
- (5) a secured vault area.
- (6) detailed security features that include the safe and unobtrusive delivery of products from product manufacturers.

Benefits to the Groton Community:

New England Craft Cultivators, LLC is a company that listens to the community. We engaged in a community outreach meeting in 2022 that had robust community participation, attendance and discussion. As a result of the community outreach meeting, we significantly altered our plans for entering the Groton community. Originally planned for 777 Boston Road, neighbors from the area implored us to consider a new location. We did not need to do so, but we wanted to be responsive to this feedback and designed our plans to be unobtrusive to our abutters and the wider community and have created direct lines of communication with members of the community.

Financial and Economic Benefits to Groton:

Every Marijuana Retail Establishment in Groton is committed to paying to Pepperell a total of 3% of sales in local excise taxes that are remitted by the state to Groton as well as an additional 1.5% that is part of our Host Community Agreement signed with the Groton Select Board. We also have committed to giving priority hiring and employment to Groton-area contractors and vendors.

New England Craft Cultivators also plans to engage in direct partnerships and charity that exceed the requirements of the HCA. These commitments are more than just talk for us – to date in Dracut, we have donated more than \$15,000 to local community organizations that exceed our obligations under local and state agreements.

NECC's founders have served on local boards like the Framingham Coalition to Prevent Alcohol and Drug Abuse, Planned Parenthood Advocacy Fund, The Crockett Agricultural Scholarship Fund, the State Commission on LGBTQ Youth, and others. We don't just talk about charity and service; we have a history of performing those acts of charity and we have a record of engaging in community service.

We see ourselves as a hub of revitalization to the 4 Corners area of Groton. The Forge Village property has clearly been struggling for several years. Our presence in Pepperell has served to

revitalize a long struggling “Pepperell Mall” property and we hope to provide that same driver of economic activity to this property.

We will be creating jobs in Groton. In Dracut, we have created over 25 jobs that did not exist before we arrived. In Groton, we expect to create between 15-20 good paying jobs, with a minimum of \$20/hour of pay that all offer excellent benefits. We always make a good faith effort to hire as many 21+ Groton residents as possible for our stores. We will be a growing company that grows in Groton.

Additional Benefits for Groton Seniors:

While folks tend to think about MRE’s as places where adults can simply come to buy products for recreational use, we see the product lines we carry as much more expansive. At our Dracut location, we offer educational services at the Dracut Council on Aging featuring professionals who help seniors understand how CBD and THC topical and other products could help with some of the health issues specific to seniors. We hope to partner with Groton seniors in similar ways. We are committed to helping to educate people about the wellness benefits of marijuana. We plan to be in touch with the Groton Council on Aging and, if they are interested, to offer free educational information, and as permitted by state regulation, free items (non-psychoactive, like CBD products) that are able to help Groton seniors.

Additional Benefits for Veterans:

NECC has already created partnerships with companies like Freshly Baked Co. out of Taunton, MA, to carry their products. The company is owned by a military veteran who founded the company out of a desire to create “the perfect edible” to help with PTSD effects of veterans. One of New England Craft Cultivators’ cofounders has been involved through his government service with Lawrence’s New England Veteran’s Liberty House and will be doing similar intentional outreach to veterans’ groups in the region as with seniors.

Corporate Commitment to Outreach and Service:

New England Craft Cultivators has made a commitment to have a corporate officer with the responsibility to oversee community partnerships and outreach as a part of their job. We do not consider our community partnership an afterthought, it is something we will be responsive to and proactive about, and is woven into the fabric of our company.

Timeline For Licensing Process:

- We have applied to the Cannabis Control Commission and expect to receive our Groton “provisional license” between March-May 2023.
- After receiving our Special Permit and Building Permit from the Town of Groton, we can apply for our “Architectural Review” from the Cannabis Control Commission, in May-June 2023.
- After construction we apply for our “Post-Provisional License Inspection” in August-2023.

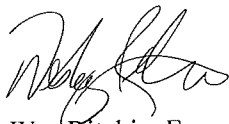
- Receive our “Final License” at or around September 2023 from the Cannabis Control Commission.
- We apply for our “Post-Final License Inspection” around September 2023.
- We are granted “Commence Operations” around October 2023.

Additional Application Details:

- We expect traffic impact to be minimal, with 10-15 trips at peak times in this facility, which has ample parking of 100+ spaces.
- There are ample utilities and other public services in the area.
- The marijuana establishment is properly zoned and meets all restriction requirements.
- This use will fit into the neighborhood and character of the area.
- This use will have no impact to the environment.
- Because we sell pre-packaged products, there will be no odor effects to the surrounding area and a person with a normal sense of smell would not be able to smell marijuana at the exterior of the cannabis dispensary.

New England Craft Cultivators has provided detailed additional plans as part of this application. We are always open and available to discuss any part of this proposal with any members of the Board or Town of Groton staff. You can reach any of us on our cell phones: Wes Ritchie is at 508-479-8344 and Ture Turnbull is at 617-602-7868.

Sincerely,



Wes Ritchie, Esq.
Co-Founder



Ture Turnbull
Co-Founder

Town of Groton
173 Main Street
Groton, MA 01450

New England Craft Cultivators
d/b/a Tree House Craft Cannabis
113 George Street
Boston, MA 02119

To: Town of Groton Planning Board
From: New England Craft Cultivators, LLC
d.b.a Tree House Craft Cannabis

Date: January 24, 2023

**Re: Application for Major Site Plan Review & Accompanying Special Permit
Application to open a cannabis retail dispensary at 1 Forge Village Road in Groton,
MA.**

Dear Groton Planning Board:

Consistent with sections 218-10.4(D)(2) and 218-2.5 of the Town of Groton Zoning Bylaws, New England Craft Cultivators is seeking Major Site Plan approval to open a cannabis dispensary at 1 Forge Village Road in Groton.

New England Craft Cultivators has worked with Ci Designs Inc. to prepare a comprehensive existing conditions plan [Addendum 1]. We have also prepared here an internal demolition plan and construction plan that represents all the changes we plan to make to the existing space [Addendum 2].

New England Craft Cultivators is seeking to use an existing commercial space that is currently vacant and is not seeking to make any alterations to the parking, gross floor area, structure, topography, landscaping, traffic patterns or other external areas that are typically considered in major site plan review applications. Accordingly, we are seeking to include two sets of previously approved plans (see description below and attached plans) to satisfy some of the requirements under sections 218-2.5(C) and (G). We are requesting waivers for all of the additional requirements under said sections due to our unusually simple circumstances.

We have included copies of the plans that were approved by the Groton Planning Board in 2005 [Addendum 3] and as modified by the Board in 2007 [Addendum 4] as they were prepared by GPR Engineering Solutions for the property (previously known as 785 Boston Road). New England Craft Cultivators is leasing the unit identified in these drawings identified as "First Floor Lease Area." These plans accurately represent the parking spaces available to us (18) directly in the lot by our entrance plus (64) additionally available on the property.

We are incredibly excited to bring this application as well as our accompanying Special Permit application before you and look forward to becoming part of the fabric of the community in Groton.

Sincerely,

A handwritten signature in black ink, appearing to read "Wes Ritchie & Ture Turnbull". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Wes Ritchie & Ture Turnbull
New England Craft Cultivators, LLC
d.b.a Tree House Craft Cannabis