

FORM SPR

RECEIVED  
TOWN OF SOUTH HADLEY

SOUTH HADLEY PLANNING BOARD

JAN 06 2014

APPLICATION FOR SITE PLAN REVIEW

CLERK - TREASURER

Date: January 6, 2014

File one completed application form together with ten (10) copies of the site plan with the Planning Board. One (1) copy of Form SPR shall be concurrently filed with the Town Clerk.

To the Planning Board:

The undersigned herewith submits the accompanying Site Plan for review as required by Section 12 of the Zoning By-Laws.

- 1. Applicant: Patriot Care Corp. (Robert Mayerson – Chief Executive Officer)

Address: 139 Stow Road

Harvard, MA 01451

Telephone: (978) 771-1434

- 2. Owner (if not applicant): U.S. Industrial Gaylord, L.P.

Address: 40 Airport Road, Lakewood, NJ 08701

- 3. Site Plan Preparer: Bruce Hampton, AIA, LEED AP

Title or License: MA Architect #5989

Address: 63 Burroughs Street, Jamaica Plain, MA 02130

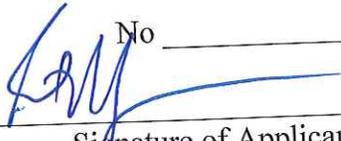
- 4. Deed of property recorded in the Hampshire County Registry of Deeds,  
Book: 09220 Page: 226

- 5. Location and description of property (street and number if any): 26-28 Gaylord Street, South Hadley, MA

Assessors Map #: 18

Parcel #: 71 & 79

- 6. Fee Paid: Yes  No

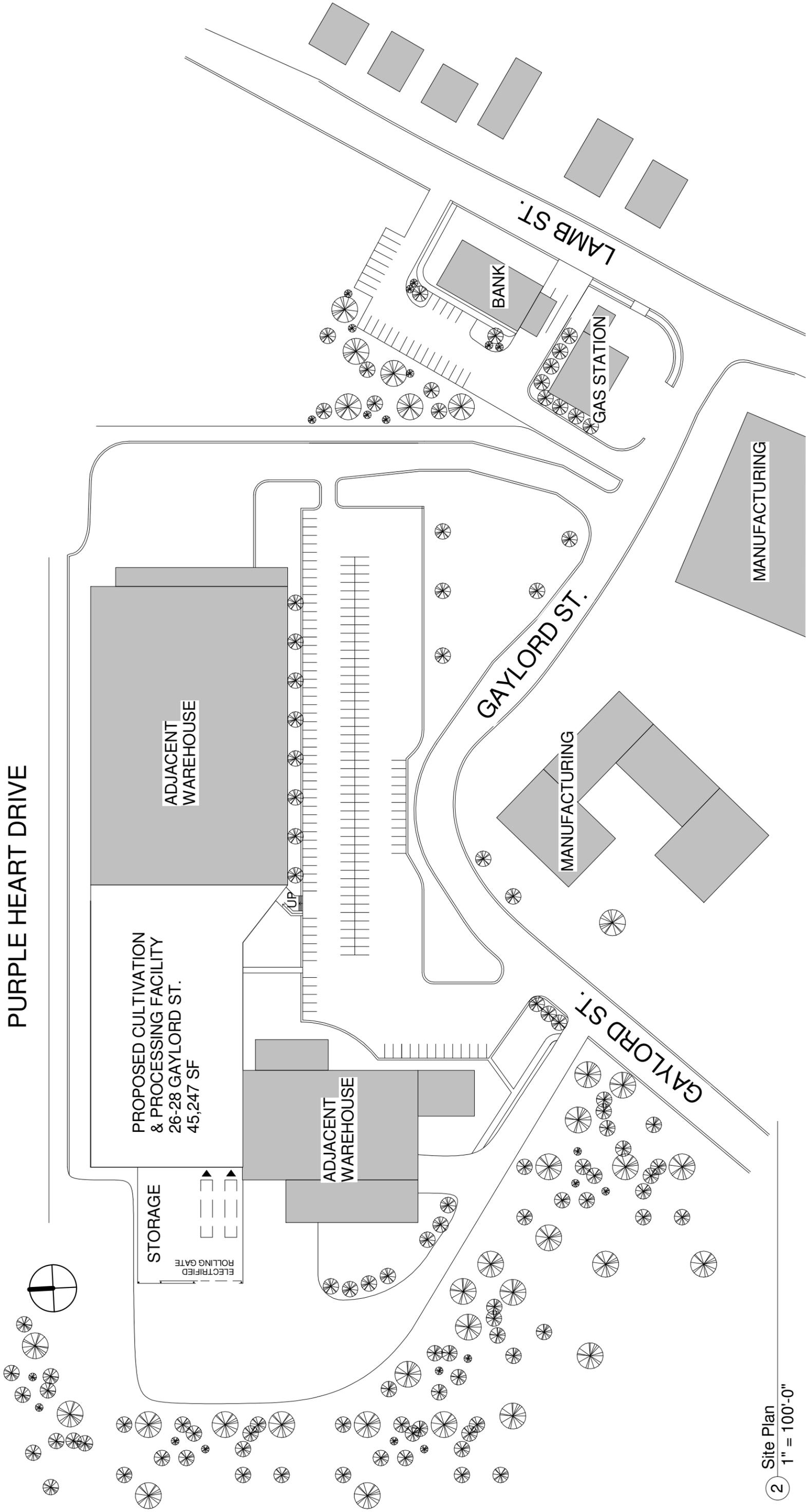
  
Signature of Applicant

Town Clerk:

Date of Submission \_\_\_\_\_

Signature \_\_\_\_\_

PURPLE HEART DRIVE



2 Site Plan  
1" = 100'-0"

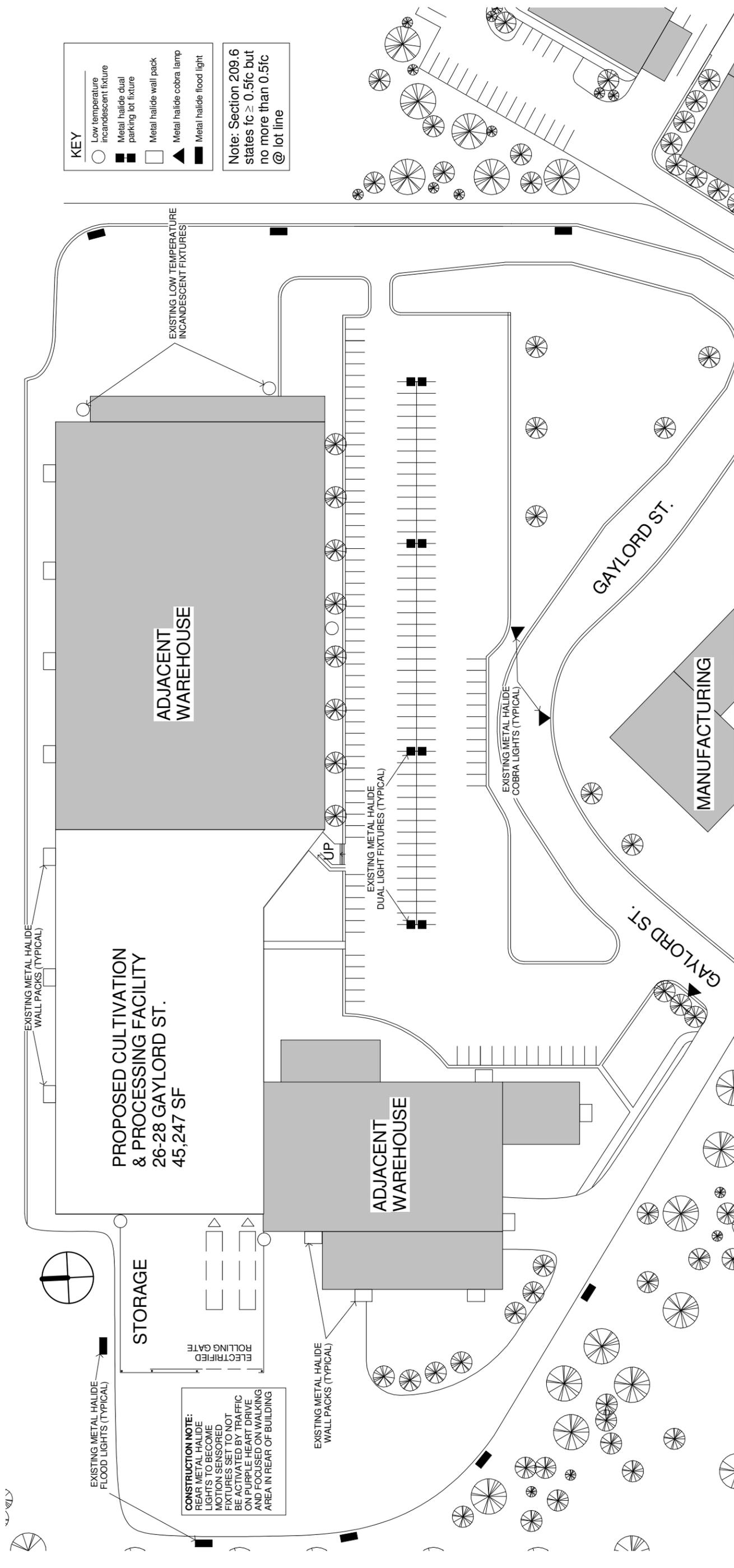
**Elton + Hampton Architects**  
103 Terrace Street,  
Roxbury, MA 02120  
(617) 708-1071

**Patriot Care**  
26-28 Gaylord Street  
South Hadley, MA 01075

No.	Description	Date
	DRAFT	

<b>Site Plan</b>	
Project number	S Hadley
Date	1.15.14
Drawn by	VeRasko
Checked by	Bruce Hampton
<b>SH-00</b>	
Scale 1" = 100'-0"	

**CONSTRUCTION NOTE:** REAR METAL HALIDE LIGHTS TO BECOME MOTION SENSORED TO DETECT ACTIVITY IN THE REAR WALKING AREA BUT NOT ACTIVATED BY TRAFFIC ON PURPLE HEART DRIVE



**KEY**

- Low temperature incandescent fixture
- ◼ Metal halide dual parking lot fixture
- ◻ Metal halide wall pack
- ▲ Metal halide cobra lamp
- Metal halide flood light

**Note:** Section 209.6 states fc ≥ 0.5fc but no more than 0.5fc @ lot line

EXISTING LOW TEMPERATURE INCANDESCENT FIXTURES

ADJACENT WAREHOUSE

PROPOSED CULTIVATION & PROCESSING FACILITY  
26-28 GAYLORD ST.  
45,247 SF

STORAGE

**CONSTRUCTION NOTE:** REAR METAL HALIDE LIGHTS TO BECOME MOTION SENSORED FIXTURES SET TO NOT BE ACTIVATED BY TRAFFIC ON PURPLE HEART DRIVE AND FOCUSED ON WALKING AREA IN REAR OF BUILDING

EXISTING METAL HALIDE WALL PACKS (TYPICAL)

ADJACENT WAREHOUSE

EXISTING METAL HALIDE DUAL LIGHT FIXTURES (TYPICAL)

EXISTING METAL HALIDE COBRA LIGHTS (TYPICAL)

GAYLORD ST.

MANUFACTURING

GAYLORD ST.

1 Enlarged Site Plan  
1" = 80'-0"

**Elton + Hampton Architects**  
103 Terrace Street,  
Roxbury, MA 02120  
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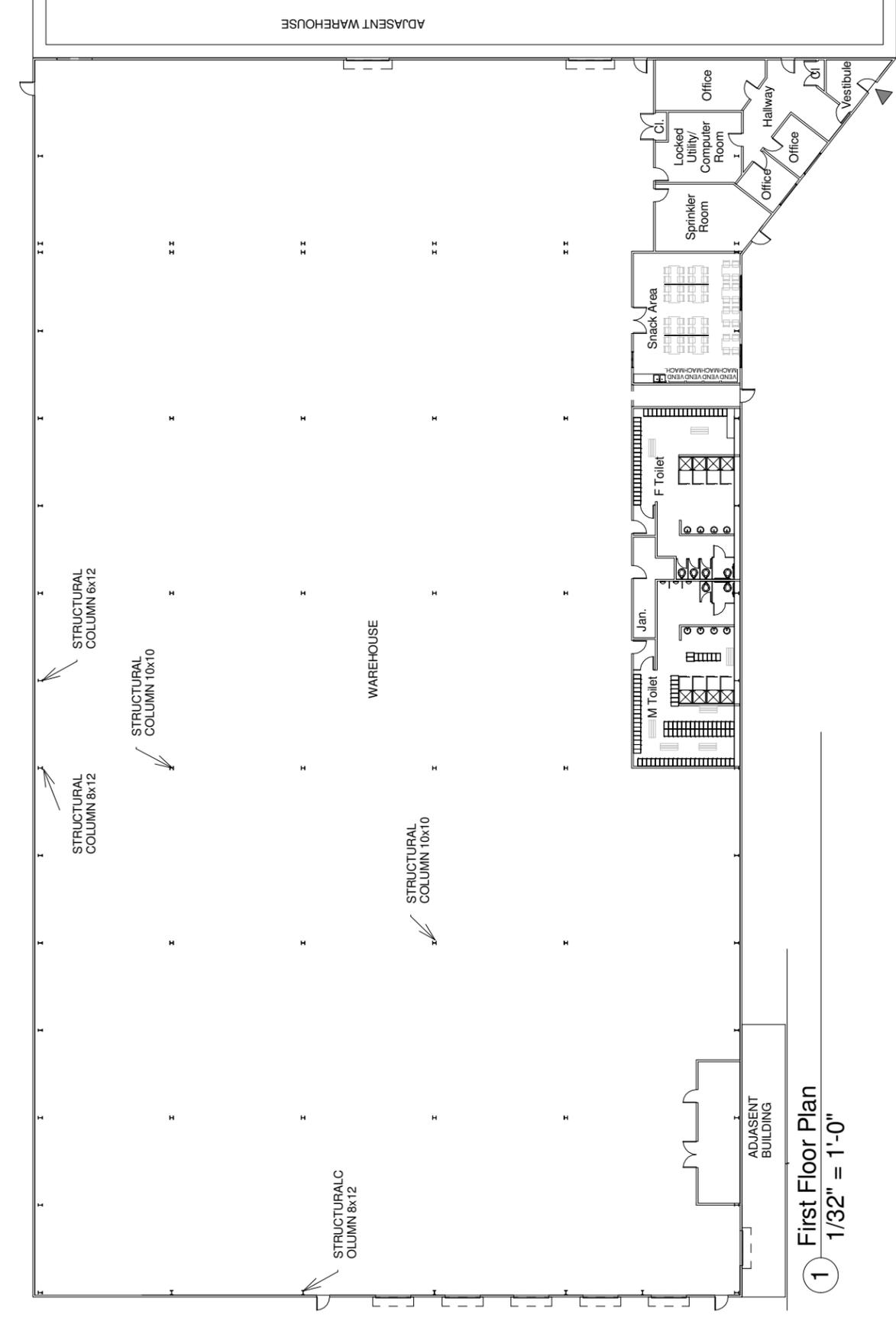
**Patriot Care**  
26-28 Gaylord Street  
South Hadley, MA 01075

No.	Description	Date
	DRAFT	

**Enlarged Site Lighting Plan**

Project number	S Hadley
Date	1.15.14
Drawn by	Melissa Piper
Checked by	Bruce Hampton

**SH-01**  
Scale 1" = 80'-0"




**Elton + Hampton Architects**  
 103 Terrace Street,  
 Roxbury, MA 02120  
 (617) 708-1071

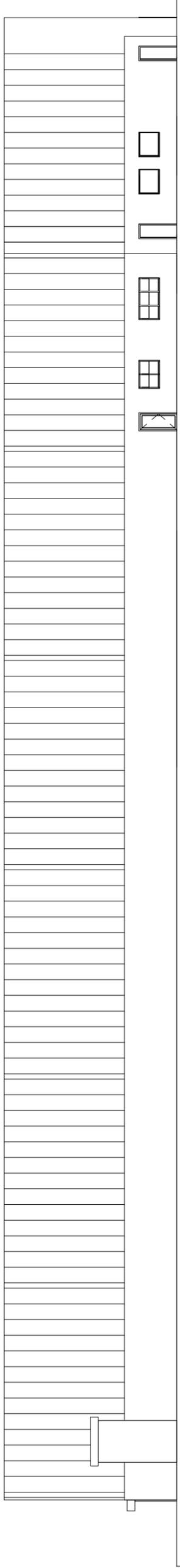
**Patriot Care**  
 26-28 Gaylord Street  
 South Hadley , MA 01075

No.	Description	Date
	DRAFT	

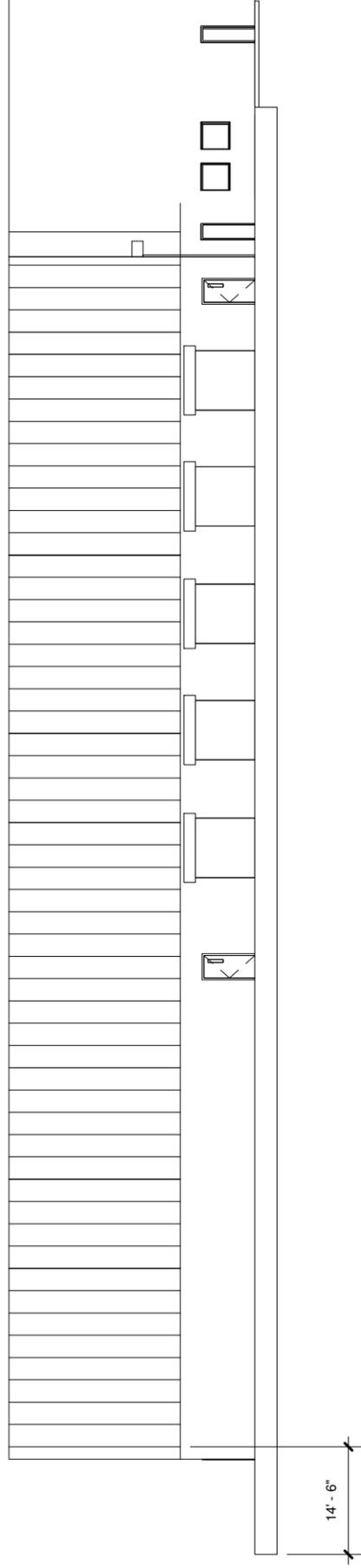
Existing First Floor Plans	
Project number	S Hadley
Date	11.12.13
Drawn by	VeRasko
Checked by	Bruce Hampton
	Scale 1/32" = 1'-0"

**SH-02**

These elevations depict all of the existing loading dock doors, however, most of the loading dock doors will be blocked up based on the final interior and security plan.



1 Front Elevation  
3/64" = 1'-0"



2 Left Elevation  
3/64" = 1'-0"



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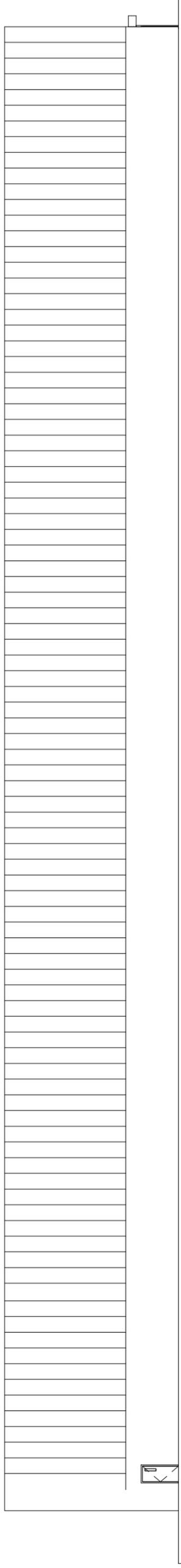
No.	Description	Date
	<b>ISSUED</b>	

**Existing Building Elevations**

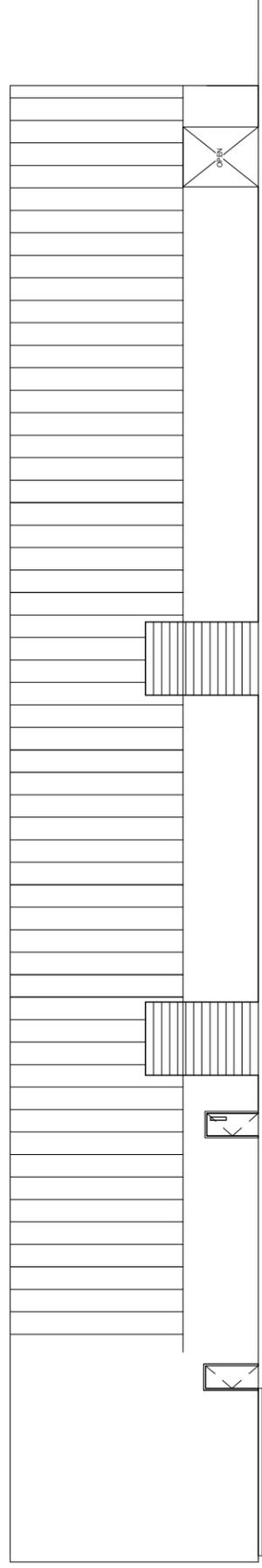
Project number	S Hadley
Date	11.12.13
Drawn by	VeRasko
Checked by	Bruce Hampton

**SH-03**  
Scale 3/64" = 1'-0"

These elevations depict all of the existing loading dock doors, however, most of the loading dock doors will be blocked up based on the final interior and security plan.



1 Rear Elevation  
3/64" = 1'-0"



2 Right Elevation  
3/64" = 1'-0"



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**Patriot Care**  
26-28 Gaylord Street  
South Hadley , MA 01075

No.	Description	Date
	<b>ISSUED</b>	

**Existing Building Elevations**

Project number	S Hadley
Date	11.12.13
Drawn by	VeRasko
Checked by	Bruce Hampton

**SH-04**  
Scale 3/64" = 1'-0"



## **Exhibit C**

### **Patriot Care Corp Operational Management Plan**

26-28 Gaylord Street  
South Hadley, MA

#### **COMPANY OVERVIEW**

At Patriot Care Corp., our mission is to be the premier provider of pharmaceutical-grade Medical Marijuana products in the Commonwealth of Massachusetts. Our products are manufactured and developed to ensure that our dispensary facilities can offer all qualifying patients a better, natural way to eliminate their suffering and improve their lives. We are committed to being the industry leader in quality, compliance, innovation, research, social responsibility and education, and to consistently exceed patients', facilities', research partners' and regulators' expectations. In every jurisdiction in which we operate, we offer financial and philanthropic support and work in partnership with local leaders, law enforcement, medical/healthcare providers and patient and neighborhood advocacy groups to ensure all stakeholders benefit directly from our involvement in their communities.

Our team is comprised of experts from every related discipline including clinical, genetic and agricultural research, medicine, security, horticultural science, organic farming, mechanical engineering, community outreach, technology, finance, legal/compliance, government and education. As one of the first approved cultivation facility operators and the only integrated 'seed to sale' platform in our national's Capital, and as one of the largest growers and wholesalers of organic, pharmaceutical-grade Medical Marijuana products in the highly regulated, medically-focused Arizona and Washington, D.C. markets, our team, substantial capital base and national platform offers the Commonwealth of Massachusetts and the Town of South Hadley unparalleled, proven execution experience and resources to ensure successful and compliant implementation of the State's Medical Marijuana program.

## **CULTIVATION AND PROCESSING OPERATIONS OVERVIEW**

Patriot Care Corp will operate in full compliance with 105 CMR 725.000 and has adopted a comprehensive set of operations manuals to guide virtually every aspect of daily operations for each department. These operating manuals are the most complete set of training and operational procedures in the Medical Marijuana industry, developed with the assistance of our internal team, our consultants and our advisors. The manuals provide an excellent basis for training and address a wide variety of topics including:

- Cultivation – How pharmaceutical-grade marijuana will be cultivated using organic growing methods;
- Manufacturing – Documents the activities of harvested products including inventory control, food safety, concentrate production, production of edibles and other alternative Medical Marijuana products, laboratory test results, procedures, packaging and delivery;
- Facilities – Procedures for the overall administration of building operations, infrastructure, maintenance and housekeeping; and,
- Security – How the cultivation facility will maintain a safe environment to protect its employees, community and counterparties both inside the facility and in adjacent areas (e.g. parking lot).

## **CULTIVATION AND PROCESSING FACILITY LOCATION**

Designing an efficient, secure and compliant facility is essential to the success of any cultivation and processing operation. However, there are additional considerations that apply to a Medical Marijuana production facility given the nature of its products. We have purposely chosen the building at 26-28 Gaylord Street because it is largely out of the direct view of the general population and adaptable to secure and configure to requisite standards. Because of the sensitive nature of our operations, we will not feature any signage on the exterior of our facility. This site was also chosen because of its location, size and layout. The management and consulting team of Patriot Care Corp feels strongly that locating the cultivation and processing facility in this area of the State is conducive for increased security and privacy as this is an excellent site away from high-traffic residential areas. In addition, we will have access to a proficient and well-suited labor pool for staffing our facility for site development, maintenance, cultivation and agricultural genetic research.

The building itself will not need major interior construction to bring the premises to operational condition. It has existing loading docks, concrete floors and ample water and electric service. The site was chosen because it provides adequate space and large ceilings to support both a cultivation facility and other aspects of Medical Marijuana propagation, production and processing. If licensed by the State, this facility will produce Medical Marijuana, products containing Medical Marijuana and Medical Marijuana extracts, related supplies and educational materials for Patriot

Care Corp's dispensaries located in other parts of the State. In addition, a limited portion of the facility's production can be sold to other non-affiliated dispensaries in Massachusetts.

With ample square footage and ceiling height to work with, our architects have the ability to design the facility intelligently and economically, supporting cultivation and production operations while considering all legitimate security concerns. With such high ceilings, the premises allow Patriot Care Corp to implement a bi-level operation, which in turn allows us to scale to a much higher level of production capacity than if we were in a similar footprint with lower, standard warehouse ceiling heights. In addition, given the ceiling height, the premises allow Patriot Care Corp to maximize the space for special HVAC, air filtration, security and irrigation needs without cannibalizing floor space to accommodate the requirements for cultivation. At the same time, the facility design allows Patriot Care Corp to build larger than average hallways between limited access areas that will allow security equipment a comprehensive 360-degree unobstructed view monitoring staff at the facility.

The shape of the building is conducive to creating independent, secure centers for our cultivation, packaging and labeling, drying and curing, trimming, commercial kitchen, and production and manufacturing areas as self contained units, each with separate, locked, restricted-access areas only accessible by codes corresponding to production facility employee job classification. This allows for continuous monitoring and controlled access to each limited access area rather than an open floor model and further facilitates our company's mission to prevent diversion, theft and/or loss of Medical Marijuana.

## **FACILITY HOURS AND STAFFING**

The cultivation and processing facility is planned to operate 24 hours a day, 7 days a week, although staff will not be on duty at the location at all times. Staffing needs will vary based on overall volume, however we expect to initially have 20-30 full time employees at the facility.

## **CULTIVATION AND PROCESSING FACILITY PRODUCTS**

The Medical Marijuana program in Massachusetts is being implemented to provide relief to patients who suffer from a handful of qualifying conditions. Each condition has several debilitating symptoms, many of which may be alleviated by using Medical Marijuana or derivative products. Aside from the chronic nature of these conditions, there is a broad array of related illnesses and symptoms that require unique delivery systems and pathways based on the conditions and impairments endured by patients.

For example, lung cancer patients may benefit from Medical Marijuana's pain relief, anti-tumor/anti-inflammatory attributes and reduction in nausea caused by

chemotherapy as well as an increase in appetite to address Cachexia, but such patients cannot vaporize or smoke raw products due to the limitations of their respiratory system. Instead, these patients generally prefer ingesting Medical Marijuana extracts or eating Medical Marijuana infused edibles. By the same token, PTSD patients may suffer from sleeplessness and acute anxiety and find that vaporizing raw Medical Marijuana products is the most effective way to relieve their symptoms, whereas MS or ALS patients may require the use of topical balms with high doses of CBD to reduce muscle spasticity, pain and inflammation since their central nervous system and muscular systems are so weakened that they cannot physically ingest or inhale the medicine.

Patriot Care Corp. is committed to offering and manufacturing the diversity of products required to address the breadth of symptoms associated with the qualifying conditions:

- Medical Marijuana Flower: Raw Medical Marijuana Flower can be smoked or vaporized with vaporizer products (reportedly the safest and healthiest means of inhalation).;
- Extracts: Extracts can be smoked or vaporized with vaporizer products and are manufactured by separating the trichomes (oil glands of the plant that contain high concentration of medicinally beneficial cannabinoids) from the Medical Marijuana flowers to create a concentrated dose of Medical Marijuana;
- Preparations: Preparations generally facilitate the administration of the medicine for patients and include, but are not limited to, pre-rolls, oral sprays, oils, topical ointments, pre-packed vaporizer cartridges and capsules;
- Medical Marijuana infused Edibles: Edibles (i.e. baked goods and the like) are prepared with butter or oil that have been infused with Medical Marijuana. Edible forms of Medical Marijuana usually take longer to take effect (20 minutes to over an hour) and the effects generally last longer than smoking or vaporizing the same amount of medicine.; and
- Non-Medical Marijuana Products: Non-Medical Marijuana products (i.e. permissible paraphernalia products) intended to be offered include vaporizers, educational and research literature, grinders and organic rolling papers to assist in the administration and understanding of the medicine.

## **SECURITY OVERVIEW**

The Patriot Care Corp. Security Plan is a combination of next-generation technologies, talented security professionals, and a company-wide commitment to security and safety as paramount objectives. Patriot Care Corp.'s core security principles guide the inner workings of the Patriot Care Security Plan and its features. Our core security principles are as follows:

- Safeguarding the production, storage, transfer and dispensation of the marijuana;

- Providing a safe and secure environment for Patriot Care Corp cultivation and processing facility staff and the neighboring community;
- Managing authorized ingress and egress to the cultivation and processing facility and to the restricted access areas within the facility; and
- Ensuring strict compliance with Massachusetts law, municipal requirements/guidelines and Medical Marijuana program guidelines.

**Facility Access:**

All areas of our cultivation and processing facility will be appropriately compartmentalized based on function. All cultivation work will take place in self-contained, internal access areas, completely restricted from outside view with no window or direct door access points from the exterior of the building – only internal access points which only specifically authorized staff members may use. Furthermore, all limited-access areas containing growing plant or Medical Marijuana products will have restricted access between those compartments and will be secured 24 hours a day by state-of-the-art technologies.

The primary security system will be comprised of a variety of technologies including door sensors, perimeter alarms, motion detectors, video cameras, 24-hour recordings, duress alarms, panic alarms, etc. All equipment will be installed with back-up power and the entire security system will be inspected and tested on a frequent, periodic basis. Any issues will be immediately addressed and remediated.

We will store all Medical Marijuana in a private, secured vault that is climate-controlled (i.e. ventilation, temperature and humidity controlled) and monitored by an external service, 24-hours a day, for both security and environment changes (temperature and humidity).

**Medical Marijuana Deliveries to Dispensary Facilities:**

Patriot Care Corp. will take every precaution to ensure the safe and secure transportation and delivery of Medical Marijuana products to registered dispensary facilities. Company protocols have been established to avoid any diversion, theft or loss of Medical Marijuana during the transportation and delivery process. Patriot Care Corp. will update and change its transportation and delivery protocols from time to time as is becomes necessary due to unforeseen business circumstances or changes to relevant Massachusetts law.

**EMPLOYEE TRAINING**

Patriot Care Corp will conduct background checks supplemental to those conducted by the State on all candidates pursuant to methods and procedures determined by our Chief Security Advisor. Employees will participate in a rigorous training process and will be evaluated for long-term suitability in the restricted access medical

environment. Operational training will be given to each new cultivation and processing facility employee and must be completed before any staff is permitted to begin working in the facility.

## EXHIBIT D

### Zoning Bylaw Section 7(Y) Compliance Narrative

#### Section 7(Y):

1. Purposes: Patriot Care Corp is a Massachusetts non-for-profit entity that has applied to the Commonwealth of Massachusetts for a license to operate a registered marijuana dispensary ("RMD") in accordance with 105 CMR 725.000 at 26-28 Gaylord Street in South Hadley, MA. If approved by the State, this facility will meet the definition of a Medical Marijuana Cultivation and Processing Facility ("MMCPF"), as defined by the Town of South Hadley in its recently adopted Zoning Bylaw 7(Y). In particular, this facility will acquire, cultivate, possess, process (including development of related products such as food, tinctures, aerosols, oils or ointments), transfer, transport or sell marijuana, products containing marijuana, related supplies, or educational materials to Medical Marijuana Off-site Dispensaries ("MMOSD", as defined in the Town of South Hadley Zoning Bylaw 7(Y)).
2. The location of the proposed facility at 26-28 Gaylord Street meets the criteria to be allowed by Site Plan Review since the facility housing the MMCPF is located more than 300' from any residence (see proximity map in Exhibit B).
3. Prohibited Locations: Not Applicable
4. Patriot Care will operate in accordance with all State laws and regulations and will be in compliance with paragraphs 4(a), 4(b) and 4(c) of the Town of South Hadley Zoning Bylaw 7(Y).
5. a. Patriot Care will be in compliance with the requirements of 7(Y)(5)(a). The only activities visible from the exterior of the building will occur when deliveries of supplies are made to the facility and when finished product is transported from the facility to MMOSDs. As noted in Exhibit B, we propose enclosing the shipping/receiving area of the facility with additional security fencing to allow for more secure loading/unloading. In addition, this entire area of the building is buffered from surrounding areas by a perimeter fence and wooded area.
  - b. Patriot Care will not use outside storage
  - c. Not Applicable
  - d. Not Applicable
  - e. Patriot Care will be in compliance with the requirements of this section with respect to ventilation and odor control.
  - f. Any signage utilized by Patriot Care will conform to Section 8(F) of the South Hadley Zoning Bylaw and requirements of State laws and regulations governing such facilities.
6. a(1) Property Owner: U.S. Industrial Gaylord, L.P. c/o Lakestar Properties LLC, 40 Airport Road, Lakewood, NJ 08701  
a(2) License Applicant: Patriot Care Corp., 139 Stow Road, Harvard, MA 01451, attn.: Robert Mayerson, Chief Executive Officer
  - b. No registrations or licenses have been granted by the Commonwealth of Massachusetts as of the date of this submission on January 6, 2014

- c. See response in Exhibit A
  - d. Attached
  - e. See summary of security measures in Exhibit C. More detailed security plan will be reviewed with Chief David LaBrie prior to the site plan review on 1/27/14.
  - f. See summary of operations in Exhibit C.
  - g. See summary of operations in Exhibit C. Security plan will be reviewed with Chief David LaBrie prior to the site plan review on 1/27/14
  - h. See response in Exhibit E
7. Following licensure, Patriot Care Corp will comply with all reporting requirements of section 7
  8. Following licensure, Patriot Care Corp will comply with all requirements of section 8
  9. Patriot Care Corp is not operating a dispensary in the proposed facility.
  10. Patriot Care Corp will comply with all requirements of section 10
  11. Patriot Care Corp will seek Selectboard approval following its Site Plan Review approval

## EXHIBIT E

### Utility Operations and Demands and Waste Disposal

**Electrical Requirements:** Initially Patriot Care Corp. expects to require 1500-2000 amps of power service to run its facility, which could grow to 3000 amps in the future depending on product demand. The property owner has indicated that these requirements can be met by the existing electrical service to the space Patriot Care Corp is leasing.

**Water Supply:** Water supply needs are expected to be modest with minimal impact on the Town's waste disposal system. We will utilize roughly 10,000 gallons of water per month initially, which is roughly equivalent (actually less) to the use of an average household of four people. Roughly 80-85% of the water introduced into our facility will be reclaimed and reused for irrigation purposes.

**Sewage Discharge:** Out of the total initial monthly water intake, roughly 1,000 gallons of drain will be created since most of our water intake is either absorbed by the plants or recycled. The only addition to waste water on top of normal water content would be the NPK (Nitrogen, Phosphorous and Potassium) value of our plant food. Less than 1 ml per gallon of the NPK elements will be present in the discarded water.

**Solid Waste Disposal:** Safety and security are top priorities and waste management and disposal are no exception. Patriot Care Corp will be fully compliant with the guidelines set forth in 105 CMR 725.105(J). Our protocols call for the grinding and incorporation of the Medical Marijuana waste with solid wastes such that the resulting mixture renders the product unusable. Once rendered so, the facility will maintain the waste in a secure area until a scheduled waste pick-up has been arranged with a solid waste management facility holding a valid permit issued by the State. Such pick-up will be witnessed by two staff members. When disposing of any waste containing Marijuana or by-products of Marijuana, authorized staff will adhere to all State regulations and create and maintain a signed written record of the date, type and quantity disposed as well as the manner of disposal in accordance with state regulations. Patriot Care can and will modify its waste disposal plan to the extent required by local guidelines or regulations provided the state requirements are still met.

**Natural Gas:** The facility currently uses natural gas-supplied rooftop units for heat.