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BY: Maury Sumner
4:00pm

Planning Board
TOWN OF HEATH, MASSACHUSETTS
APPLICATION FOR SPECIAL PERMIT

This application is a request for a Special Permit under the provisions of Section 6 of the Heath Zoning By-law.

Date: June 29, 2022

Location: 92 Sadoga Rd., Heath, MA 01346 (part of 0 Bellor Rd.)

Brief description of proposed use: Cultivation and manufacturing of marijuana.

Owner: 11 Bellor, LLC Telephone: (248) 891-5265

Address: 1615 S. Telegraph Rd., Bloomfield Hills, MI 48302

Applicant (if different than owner): True Cannabis, Inc.

Nature of relief requested:
Special permit pursuant to article 7 section 7.3 of
The Heath zoning bylaw which authorizes the Planning Board

To permit: a Licensed Marijuana Establishment that involves cultivation, processing, and distribution to be located and operated within districts A and D of the Town of Heath.

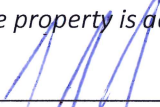
Detailed explanation of request: See attached, Item 1.

Because of the reasons set forth below, the special permit requested will be in harmony with the intent and purpose of the zoning bylaw.

See attached, Item 2.

Application must be accompanied by application fee of \$ 250.00, abutters list (obtain from assessors) and plans.

I hereby certify that the information provided in this application and the accompanying drawing of the property is accurate, true, and correct to the best of my ability.



Signature of applicant



Date



Signature of Owner if other than applicant



Date

Item 1

Detailed explanation of request:

True Cannabis, Inc., a Massachusetts corporation (the "Applicant"), was granted a Special Permit on February 10, 2022. That Special Permit is still in effect. The Applicant seeks an amendment to the Special Permit.

True Cannabis, Inc., a Massachusetts corporation (the "Applicant"), requests that an amendment to the Special Permit granted to it on February 10, 2022, be approved by the Town of Heath Planning Board (the "Planning Board"). The Applicant was granted a Special Permit by the Planning Board for the purpose of locating and operating a marijuana cultivation and manufacturing/processing facility at the mailing address of 2 Bellor Road, Heath, MA 01346, which is on the property located at 0 Bellor Rd. Since February 10, 2022, the Applicant and the owner of 0 Bellor Road, from which the Applicant leases, have decided that the Applicant would farm at 92 Sadoga Road, Heath, MA (the "Subject Property"). The Subject Property is also on the property located at 0 Bellor Rd. Other than this change of locations, there are no other requested changes to the Special Permit.

The Applicant plans to cultivate 100,000 square feet of marijuana plant canopy, manufacture marijuana products, and perform other related operations, as permitted by the laws of the Commonwealth and the regulations promulgated by the Cannabis Control Commission, on the Subject Property if the amendment to Applicant's Special Permit is granted.

Item 2

Because of the reasons set forth below, the special permit requested will be in harmony with the intent and purpose of the zoning bylaw.

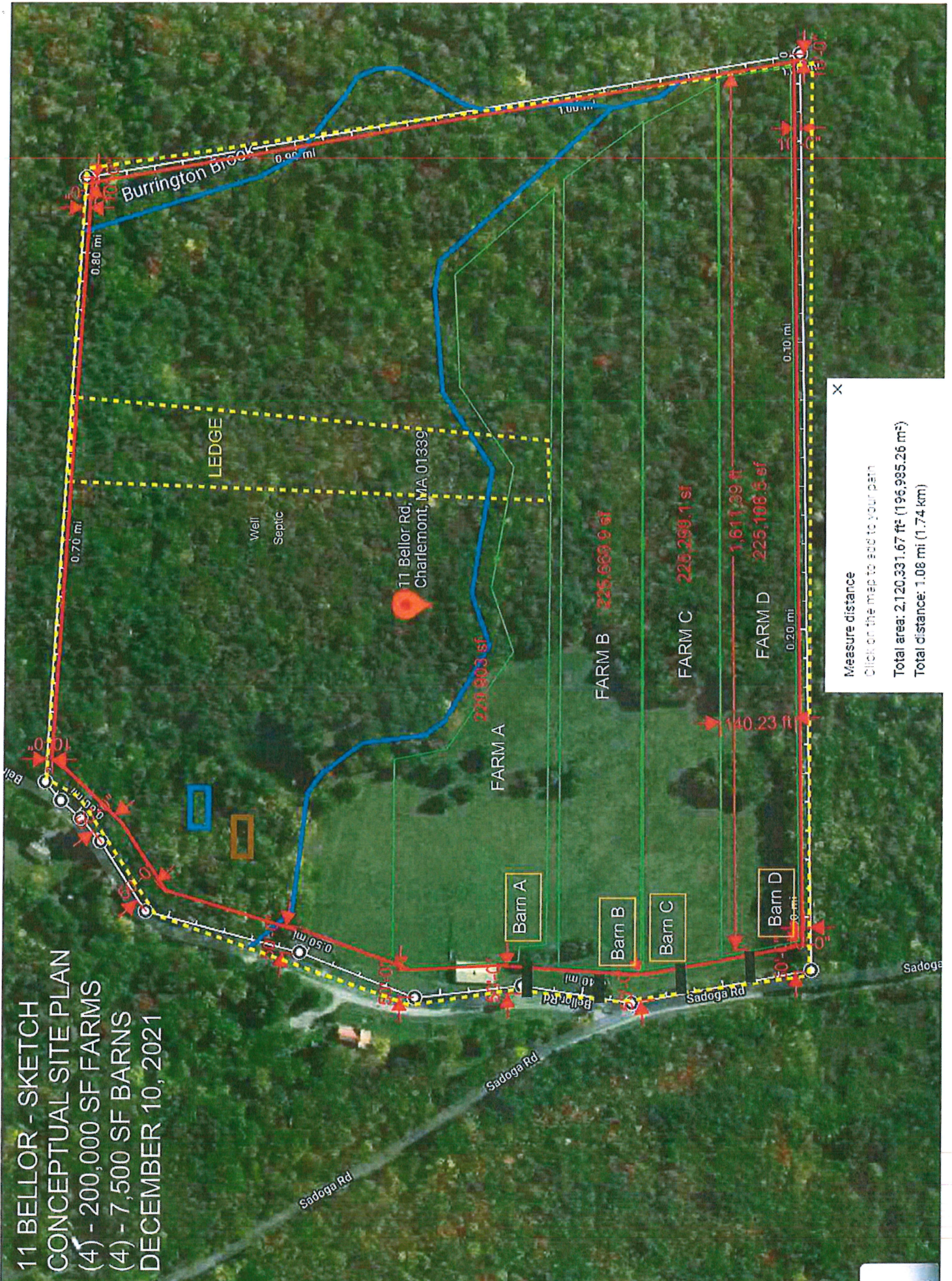
The purpose and intent of Section 7 of the Town of Heath Protective Zoning Bylaws (the "Zoning Bylaws"), as stated in subsection 7.1.1, "...is to promote public health, safety and general welfare, and to support availability of recreational marijuana in accordance with Massachusetts General laws (MGL Chapter 94G Section 3) and the regulations of the Cannabis Control Commission (935 CMR 500.000 *et seq.*)" In addition, subsection 7.2.1 provides in pertinent part, "A Licensed Marijuana Establishment that involves testing, cultivation, processing, distribution, and/or any other licensed marijuana related business or businesses shall be allowed by Special Permit and Site Plan Review only in Districts A and D."

Initially, the Applicant states that the Subject Property is situated in Districts A and D. As the Applicant will be cultivating, processing, and distributing marijuana upon the Subject Property, if permitted to do so, and the Subject Property is located within Districts A and D, the Special Permit requested will be in harmony with Subsection 7.2.1 of the Zoning Bylaws.

The Applicant will be cultivating and processing marijuana for adult, recreational use. The second proviso of subsection 7.1.1 provides, "*to support availability of recreational marijuana* in accordance with Massachusetts General laws (MGL Chapter 94G Section 3) and the regulations

of the Cannabis Control Commission (935 CMR 500.000 et seq.).” (Emphasis added.) As the Applicant’s proposed use of the Subject Property is to make available marijuana for adult, recreational use and the intent of Section 7 of the Zoning Bylaws is to “support availability of recreational marijuana”, the Special Permit requested will be in harmony with the intent and purpose of the Zoning Bylaws.

11 BELLOR - SKETCH
 CONCEPTUAL SITE PLAN
 (4) - 200,000 SF FARMS
 (4) - 7,500 SF BARN
 DECEMBER 10, 2021



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BY: *Mary Sumner 3:30 PM*

**BOARD OF ASSESSORS
TOWN OF HEATH**
PO Box 35
Heath, MA 01346

Robyn Provost-Carlson, Chairman
Anne Emmet, Assessor
Alice Wozniak, Assessor

Alice Wozniak, Assistant Assessor
Phone: (413) 337-4934 Ext. 3
Fax: (413) 337-8542

**CERTIFIED LIST OF ABUTTERS
"PARTIES IN INTEREST"**

SUBJECT PROPERTY MAP + LOT	LOCATION OF SUBJECT PROPERTY	OWNERS/REQUESTOR AND MAILING ADDRESSES
Map 207, Lot 40	Bellor Rd. Heath, MA	11 Bellor, LLC 1615 S. Telegraph Rd. Suite 300 Bloomfield Hills, MI 48302-0065 ----- True Cannabis, Inc. c/o Atty Mark James 1615 S. Telegraph Rd. Suite 300 Bloomfield Hills, MI 48302-0065

PLEASE SEE ATTACHED LIST OF ABUTTERS

Per the Assessors records I certify that the attached lists of persons are the abutters of record for the subject property within 300 feet of the site location.

To the best of our knowledge, this list represents the most current owners of the properties. The accuracy of this listing is based solely on the information currently available in our database.

Alice Wozniak

Alice Wozniak, MAA
Assistant Assessor

July 8, 2022

Date:



300 foot Abutters List Report

Heath, MA
July 08, 2022

Subject Property:

Parcel Number: 207-040-000-000
CAMA Number: 207-040-000-000
Property Address: BELLOR RD

Mailing Address: 11 BELLOR LLC
1615 S. TELEGRAPH RD SUITE 300
BLOOMFIELD HILLS, MI 48302-0065

Abutters:

Parcel Number: 206-001-000-000
CAMA Number: 206-001-000-000
Property Address: 627 ROUTE 8A

Mailing Address: SEVERANCE JON M & JANE E
627 ROUTE 8A
CHARLEMONT, MA 01339

Parcel Number: 206-002-000-000
CAMA Number: 206-002-000-000
Property Address: 655 ROUTE 8A

Mailing Address: CLARK INVESTMENT TRUST CLARK
JOHN T SR, TRUSTEE
PO BOX 2
HEATH, MA 01346

Parcel Number: 207-025-000-000
CAMA Number: 207-025-000-000
Property Address: SADOGA RD

Mailing Address: BRAND THEODORE T
34 OLD BERNARDSTON RD
NORTHFIELD, MA 01360-9582

Parcel Number: 207-026-000-000
CAMA Number: 207-026-000-000
Property Address: SADOGA RD

Mailing Address: PAGE HEATHER E
299 PARIS HILL RD
BUCKFIELD, ME 04220

Parcel Number: 207-027-000-000
CAMA Number: 207-027-000-000
Property Address: SADOGA RD

Mailing Address: WOLFE FAMILY IRREVOCABLE TRUST
WOLFE RICHARD G III, TRUSTEE
637 CONCORD RD
SUDBURY, MA 01776

Parcel Number: 207-035-000-000
CAMA Number: 207-035-000-000
Property Address: 11 BELLOR RD

Mailing Address: 11 BELLOR LLC
1615 S. TELEGRAPH RD SUITE 300
BLOOMFIELD HILLS, MI 48302-0065

Parcel Number: 207-036-000-000
CAMA Number: 207-036-000-000
Property Address: 23 BELLOR RD

Mailing Address: BROOKS DANNY H
23 BELLOR RD
CHARLEMONT, MA 01339

Parcel Number: 207-040-010-000
CAMA Number: 207-040-010-000
Property Address: BELLOR RD

Mailing Address: 11 BELLOR LLC
1615 S. TELEGRAPH RD SUITE 300
BLOOMFIELD HILLS, MI 48302-0065

Parcel Number: 207-041-000-000
CAMA Number: 207-041-000-000
Property Address: 44 SADOGA RD

Mailing Address: GRINNELL DIANNE D
44 SADOGA RD
COLRAIN, MA 01340



www.cai-tech.com

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