



# COPY

Natalia Alward <alwardn@grafton-ma.gov>

## 130 & 134 Worcester St. - Discern'd Cannabis Purveyors, Inc. - Marijuana Dispensary

**jhallsam@verizon.net via Town of Grafton MA** <cmsmailer@civicplus.com>  
Reply-To: "jhallsam@verizon.net" <cmsmailer@civicplus.com>  
To: Planning Department <planningdept@grafton-ma.gov>

Sun, Feb 7, 2021 at 2:54 PM

**RECEIVED**

**February 8, 2021**

Planning Board Public Comment Form  
Submitted from the Town of Grafton website on Sunday, February 7, 2021 - 2:54pm

**Planning Board**  
Grafton, MA

Submitted on Sunday, February 7, 2021 - 2:54pm  
Submitted by user: Anonymous  
Submitted values are:

# Exhibit 11

Select a Project: [130 & 134 Worcester St. - Discern'd Cannabis Purveyors, Inc. - Marijuana Dispensary](#)

First Name: John  
Last Name: Hall  
Email Address: [jhallsam@verizon.net](mailto:jhallsam@verizon.net)  
Street Address: [125 Worcester St.](#)  
City: North Grafton  
State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment Disclaimer.

Comments:

I feel the public has not been sufficiently notified of the occurrence of this public hearing regarding the siting of a retail marijuana facility on Worcester Street. While the publication of an obscure legal ad in the Worcester Telegram likely meets the letter of the law, it does not meet the intent of the law to inform residents. Legal ads for the community outreach meetings were all posted in the Grafton news. Due to the corona virus, access to the town bulletin board has been inaccessible. There has been no information or discussion in the Grafton News, and as of 9:00 am, Friday, Feb 05, 2021, I had not received an abutters notice. I only learned of it on Thursday, Feb. 04, 2021, when someone sent me a text. As such, I would request that the meeting be opened but immediately continued to allow for more effective notice.

If the meeting should go forward, I ask that you take into consideration these points:

- 1) This project, in essence, was soundly rejected at the spring 2020 town meeting. Article 39, while not specifically about this project, was made about this project when the moderator allowed the proponent to stand up and attempt to sell this project to the voters. Article 39 failed.
- 2) It would be shortsighted to allow retail to expand to yet another section of Worcester St. It is hard enough now to make a left turn in or out of any driveway on this road now. The area of 130 Worcester St. is one section where traffic can spread out a bit. Constant stopped and turning traffic here will make the situation on the road worse.
- 3) Sight lines from this site are impeded to the south by the crest of a hill less than 300 feet from the property. To the north bridge abutments limit sight as the road curves to the right. These conditions are further degraded in the winter when snow piles at the ends of other driveways and along the road are added. This is true particularly to the south. At 40 MPH it takes a car 5 seconds to travel 300 feet.
- 4) It will further increase the amount of traffic on the town's side roads, as more and more people attempt to avoid the congestion of Worcester Street. North, Carrol, Wesson, Institute, East, Snow, Brigham Hill and others will be negatively impacted. Traffic issues will affect all residents of Grafton.  
The board should take into consideration that a retail marijuana facility is an adult use. The nature of the product and the fact that one must be 21 years of age to enter makes it so.
- 5) The zoning bylaw states that an adult use may not be located within 500 feet of a residence. I realize that a marijuana facility is not currently listed as an adult use in the zoning bylaw but that does not preclude the board from considering it when using their discretion in deciding whether to issue a special permit.
- 6) I believe one of the reasons stated by the committee that drafted the marijuana bylaw when asked why they did not allow it in the community business zones (on Worcester St.), was that they did not believe them to be appropriate areas. While many people were attracted by the revenue allowing marijuana sales might bring, they did not wish it to be front and center and the face of our town.





**NOTE:**

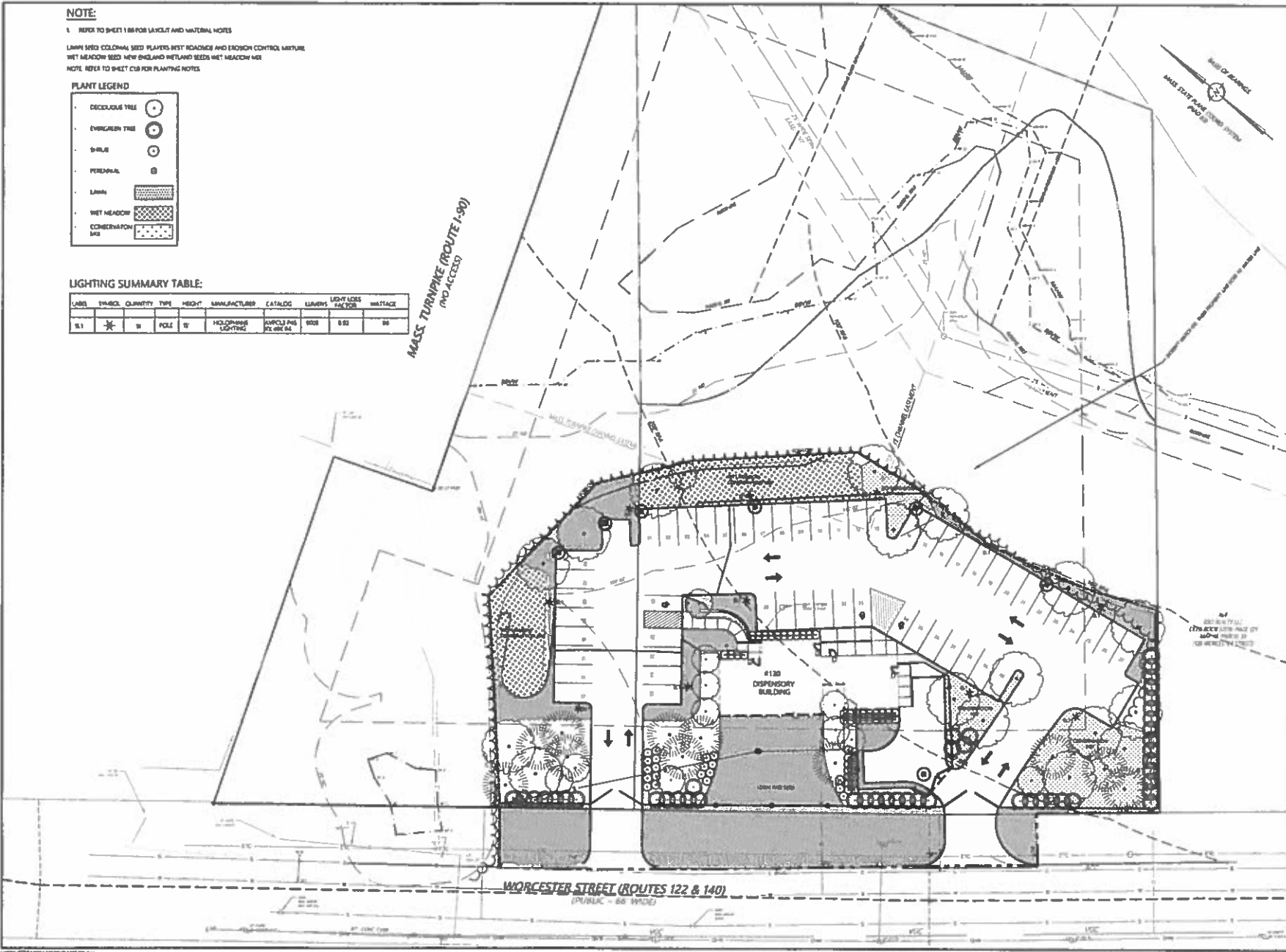
- 1. REFER TO SHEET 1.00 FOR LAYOUT AND MATERIAL NOTES
- LAWN SEED: COLONIAL SEED PLANTERS BEST ROADSIDE AND EROSION CONTROL MIXTURE
- WET MEADOW SEED: NEW ENGLAND WETLAND SEEDS BEST WET MEADOW MIX
- NOTE: REFER TO SHEET C.00 FOR PLANTING NOTES

**PLANT LEGEND**

DECIDUOUS TREE	(Symbol: Circle with a dot)
EVERGREEN TREE	(Symbol: Circle with a vertical line)
SHRUB	(Symbol: Circle with a horizontal line)
PERENNIAL	(Symbol: Circle with a cross)
LAWN	(Symbol: Stippled pattern)
WET MEADOW	(Symbol: Dotted pattern)
CONCRETE/PAVEMENT	(Symbol: Grid pattern)

**LIGHTING SUMMARY TABLE:**

LINE	SYMBOL	QUANTITY	TYPE	HEIGHT	MANUFACTURER	CATALOG	LUMENS	LIGHT LOSS FACTOR	MOUNTAGE
SL1	(Symbol: Star)	11	POLE	17'	HOLOPHANE LIGHTING	APOLLO PHS 2X 40W 84	8000	0.80	00



**LOCUS MAP**  
S.12

PREPARED BY:  
**WDA DESIGN GROUP**  
21 EAST BARK STREET • WESTBOROUGH, MA 01581  
508.265.4343  
508-906.0200

OWNER:  
**ZAWAF REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701  
**WORCESTER STREET REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701

PREPARED FOR:  
**DISCERN'D CANNABIS PURVEYORS, INC.**  
130 Worcester St. Grafton, MA 01536

FILE:  
**PLANTING & LIGHTING PLAN**  
**SITE**  
130 & 134 Worcester Street (Routes 122 & 140) Grafton, MA (Worcester County)  
LOCAL PERMITTING

SCALE: 1" = 10'

DATE:	1/10/2024	DATE:	1/10/2024	LIBERTY
DRAWN BY:	AW	CHECKED BY:	AW	
DATE:	1/10/2024	DATE:	1/10/2024	
LIBERTY		LIBERTY		

**C4.00**

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS A CONTRACTOR'S DRAWING BY WDA DESIGN GROUP