



**TOWN OF GRAFTON**  
 GRAFTON MEMORIAL MUNICIPAL CENTER  
 30 PROVIDENCE ROAD  
 GRAFTON, MASSACHUSETTS 01519  
 (508) 839-5335 ext 1120 • FAX (508) 839-4602  
 planningdept@grafton-ma.gov  
 www.grafton-ma.gov

RECORDED  
 2021 JUL 22 AM 10:45

PLANNING DEPARTMENT

**APPLICATION FOR MODIFICATION OF  
 A SPECIAL PERMIT & SITE PLAN APPROVAL**

Application No. SP 2017-5 Modification # 4

**APPLICANT & PROPERTY OWNER INFORMATION**

NAME Nature's Remedy of Massachusetts, Inc. and Jushi MA, Inc.  
 STREET 69 Milk Street, Suite 110 CITY/TOWN Westborough  
 STATE MA ZIP 01581 TELEPHONE (508) 926-3464  
 NAME OF PROPERTY OWNER (if different from Applicant) Valliant Enterprises, LLC  
 Deed recorded in the Worcester District Registry of Deeds Book 57943 Page 270 and 275

**SITE INFORMATION:**

STREET AND NUMBER 8 Millennium Drive  
 ZONING DISTRICT O/LI ASSESSOR'S MAP 5 LOT #(S) 1J  
 LOT SIZE 10.63 Acres FRONTAGE \_\_\_\_\_  
 CURRENT USE Undeveloped Land

**RECEIVED**

**PROJECT/PLAN INFORMATION:**

PLAN TITLE 8 Millennium Drive Site Plan JUL 21 2021  
 PREPARED BY (name/address of PE/Architect) Heritage Design Co., LLC  
 DATES 5/8/2017

**Planning Board  
 Grafton, MA**

**Briefly state requested modification:**

Request to modify the special permit and site plan approval to reflect the change of ownership and control from Nature's Remedy of Massachusetts, Inc. to Jushi MA, Inc. and extend the construction commencement date for an additional 1-year period.

**Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:**

Sections 1.3.3 and 5.10

**TO THE GRAFTON PLANNING BOARD:**

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Nature's Remedy of Massachusetts, Inc. Jushi MA, Inc.  
 Applicant's Signature Robert C. Carr, Jr., President Louis J. Barack, President Date: July 20, 2021  
 Property Owner's Signature (if not Applicant) Valliant Enterprises, LLC Date: July 20, 2021

Robert C. Carr., Jr. Authorized Signatory



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Nature's Remedy of Massachusetts, Inc.	Jushi MA, Inc.	
Applicant's Signature <u>[Signature]</u>	<u>[Signature]</u>	Date: <u>July 20, 2021</u>
Robert C. Carr, Jr., President	Louis J. Barack, President	
Property Owner's Signature (if not Applicant) <u>[Signature]</u>	<u>[Signature]</u>	Date: <u>July 20, 2021</u>
	Robert C. Carr, Jr. Authorized Signatory	



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TREASURER / COLLECTOR

## Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

**Please note: it can take up to three (3) business days to process each request.**

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	X	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

Nature's Remedy of Massachusetts, Inc.

Petitioner Name

69 Milk Street, Suite 110

Petitioner Address

Westborough, MA 01581

City, State, Zip

508-926-3464

Phone

Valiant Enterprises, LLC

Property Owner / Applicant

8 Millennium Drive

Property Address

Grafton, MA

City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property	✓		
Motor Vehicle Excise	✓		
Disposal	✓		
General Billing	✓		

*[Signature]*  
 Treasurer / Collector Signature

7/20/21  
 Date

Form Revised: 10/15/2012

7/20/2021

8 Millenium Drive  
Map 5, Lot 1J

  
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
005 0-0000-0001 0	4 MILLENNIUM DRIVE	WORCESTER BUSINESS DEVELOPMENT CORP		89 SHREWSBURY STREET SUITE 300	WORCESTER	MA	01604	17040	268
005 0-0000-0001 A	15 CENTENNIAL DRIVE	CENTECH ASSOCIATES LLC	C/O THE CASLE CORPORATION	200 FISHER DRIVE	AVON	CT	06001	24483	329
005 0-0000-0001 G	13 CENTENNIAL DRIVE	GRAFTON REALTY LLC		355 PROVIDENCE HIGHWAY	WESTWOOD	MA	02090	63171	153
005 0-0000-0001 H	5 MILLENNIUM DRIVE	LEP CENTECH, LLC		183 WASHINGTON STREET	AUBURN	MA	01501	65445	300
005 0-0000-0001 I	9 MILLENNIUM DRIVE	MICKELSON JUDY D TRUSTEE		9 MILLENNIUM DRIVE	N GRAFTON	MA	01536	28966	173
005 0-0000-0001 J	8 MILLENNIUM DRIVE	VALLIANT ENTERPRISES LLC	JDM MILLENNIUM REALTY TRUST	69 MILK ST, SUITE 110	WESTBOROUGH	MA	01581	57943	270
012 0-0000-0015 0	105 WESTBORO ROAD	BT-NEWYO, LLC		55 GLENLAKE PARKWAY, NE	ATLANTA	GA	30328	59694	226
012 0-0000-0017 0	131 WESTBORO ROAD	POINT HOUSE PROPERTIES LLC		23 EDGEMERE BOULEVARD	SHREWSBURY	MA	01545	60081	355
013 0-0000-0001 0	139 WESTBORO ROAD	WINDOW LOGIC GENERAL CONTRACTORS INC		31 WHEELER ROAD	N GRAFTON	MA	01536	53227	103
013 0-0000-0002 0	135 WESTBORO ROAD	JKRP HOLDINGS LLC		135 WESTBORO ROAD	N GRAFTON	MA	01536	81567	342
013 0-0000-0003 0	137 WESTBORO ROAD	RENZI ANNE		183 SUTTON AVENUE	OXFORD	MA	01540	47902	209
013 0-0000-0004 0	141 WESTBORO ROAD	WINDOW LOGIC GENERAL CONTRACTORS INC		31 WHEELER ROAD	N GRAFTON	MA	01536	53227	103
013 0-0000-0010 0	136 WESTBORO ROAD	MASS COMMONWEALTH OF	DEPT OF CAPITAL ASSET MANAGEMENT	1 ASHBURTON PLACE RM 1610	BOSTON	MA	02108	0	0
021 0-0000-0001 A	200 WESTBORO ROAD	TUFTS UNIVERSITY TRUSTEES		BALLOU HALL	MEDFORD	MA	02155	6578	79

July 21, 2021

**BY HAND DELIVERY AND E-MAIL – ([mcgoldrickc@grafton-ma.gov](mailto:mcgoldrickc@grafton-ma.gov))**

Town of Grafton  
Planning Department  
30 Providence Road  
Grafton, MA 01519  
Attention: Christopher McGoldrick, Town Planner

**Re: *Nature's Remedy of Massachusetts, Inc. to Jushi MA, Inc. – Request for Minor Modification and Extension of Special Permit and Site Plan Approval with Respect to Previously Approved Medical and Adult Use Marijuana Cultivation and Processing Facility at 8 Millennium Drive, Grafton, Massachusetts***

Dear Mr. McGoldrick:

I. Background and Permitting History.

This firm represents Nature's Remedy of Massachusetts, Inc. ("Nature's Remedy") in connection with its application for a minor modification and extension of a special permit and site plan review approval that were previously approved by the Grafton Planning Board (the "Board") for the use and development of a medical and adult use marijuana cultivation and processing facility to be located at 8 Millennium Drive, Grafton, Massachusetts (the "Property").

On August 28, 2017, the Grafton Planning Board (the "Board") voted to grant a special permit and site plan review approval (Special Permit 2017-5) for Nature's Remedy's proposed use and development of a medical marijuana cultivation, processing and dispensing facility. On January 14, 2019, the Board voted to modify the special permit to extend the time for completion of construction to September 27, 2019 (Special Permit 2017-5.1). On January 27, 2020, the Board voted to further modify the special permit to extend the time for commencement of construction to September 27, 2020, add adult use cultivation and processing and remove the previously approved dispensing component (Special Permit 2017-5.2). On October 5, 2020, the Board voted to modify the special permit to extend the time for commencement of construction to September 27, 2021 (Special Permit 2017-5.3).

II. Merger with Jushi MA, Inc. and Change in Holder of Special Permit and Site Plan Approval; Company Profile.

Nature's Remedy and Jushi MA, Inc. ("Jushi MA") recently entered into an agreement under which Nature's Remedy will merge with and into Jushi MA, with Jushi MA as the entity surviving the merger. Consequently, Jushi MA will hold all the licenses and permits currently held by Nature's Remedy upon completion of the merger. Nature's Remedy and Jushi MA submitted a Change of Ownership and Control Application to the Massachusetts Cannabis Control Commission on May 6, 2021. As a result, Nature's Remedy is also concurrently seeking approval by the Board to modify the special permit and site plan approval to reflect the change of ownership and control from Nature's Remedy to Jushi MA. There are no proposed changes with respect to the previously approved plans, including, but not limited to, the footprint of the building, parking or driveway layout, loading, stormwater management or other site features. Moreover, there are no proposed changes with respect to the management plan (i.e., security, inventory, testing, waste, etc.) as previously submitted to the Board. See copy of previously submitted management plan.

Jushi MA is a subsidiary of Jushi Holdings Inc. ("Jushi"), which is a well-established, publicly-traded cannabis company with medical and adult use retail, cultivation and manufacturing operations across the U.S., including in California, Illinois, Virginia, Nevada and Pennsylvania. Across all of its locations, Jushi generated approximately \$42 million in revenues in the first quarter of 2021 and estimates full year 2021 revenues to be between \$205-\$255 million. Jushi has a diverse workforce and has been recognized as one of the "Best Cannabis Companies to Work For" by *Cannabis Dispensary Magazine* in 2020 and 2021. Jushi's senior leadership, comprised of highly experienced individuals from many industries prior to joining Jushi, including, but not limited to, the cannabis sector, has made a concerted effort from inception to ensure that its facilities offer an exciting and enjoyable place to work, while also instilling a culture of compliance.

Additionally, Jushi actively engages in charitable endeavors in the states in which it operates. For example, Jushi has recently sponsored numerous projects organized by "The Laundry Project", which provides direct assistance to lower-income families by providing free laundry services at their local laundromat. These projects are led by a 501(c)(3) organization ([www.laundryproject.com](http://www.laundryproject.com)) and Jushi's employees provide volunteer services at the events. Initially focusing these events within Pennsylvania, Jushi will be soon sponsoring projects in its other markets it operates. Specifically, following approvals and the closing of the contemplated transaction with Nature's Remedy, it expects to sponsor similar events within the Town. Jushi MA looks forward to bringing similar charitable efforts to Massachusetts in its plan to make a positive impact in the community. Please see the enclosed company profile for Jushi.

III. Extension of Special Permit and Site Plan Approval.

In addition to the request for the approval by the Board to modify the special permit and site plan approval to reflect the change of ownership and control from Nature's Remedy to Jushi MA, Nature's Remedy and Jushi MA are seeking approval of its request to modify the previously granted special permit and site plan approval to extend the time for commencement of construction for an additional 1-year period to September 27, 2022.

Despite delays caused by a substantial backlog of applications pending before the Massachusetts Cannabis Control Commission (the "CCC"), which backlog has been exacerbated by COVID-19, and other operational challenges directly and indirectly related to COVID-19, Nature's Remedy has made significant progress with respect to its state-level permitting for the Grafton project, including obtaining a provisional license for a Tier 6 adult use cultivation establishment. The requested extension will allow time for the Nature's Remedy and Jushi MA merger to close, which will put the Grafton project on strong financial footing and enable Jushi MA to move forward with obtaining all remaining permits and approvals and commence construction of the project.

IV. Submission of Special Permit Materials.

Based on the foregoing, Nature's Remedy and Jushi MA are filing the enclosed application in order to modify the special permit and site plan approval to reflect the change of ownership and control from Nature's Remedy to Jushi MA and to extend the construction commencement date as set forth in Condition #1 of Special Permit 2017-5.3 for an additional 1-year period, in order to allow time for the Nature's Remedy and Jushi MA merger to close, and for Jushi MA to obtain all necessary permits and approvals. In support of this modification and extension request, we hereby submit the following items to be filed with the Board (2 copies of each unless otherwise noted):

1. Application for Modification of a Special Permit & Site Plan Approval;
2. Items Required Pursuant to Section 5.10.3 of the Zoning Bylaw as Previously Submitted to the Board;
3. Copy of Provisional License;
4. Certificate of Good Standing;
5. Plan set (11"x17");
6. Certified abutters list and two sets of labels (originals delivered directly to Planning Department by the Assessor's office);
7. Abutter Notice Envelopes (2 sets of first class stamped envelopes);
8. 2017, 2019, 2020 and 2021 Decisions; and
9. A check in the amount of **\$268.00** payable to the Town of Grafton (i.e., \$100.00 for the filing fee and \$168.00 for the advertising fee).

Kindly file this application with the Board and the Town Clerk and schedule this application for review at the Board's meeting which is scheduled to occur on **August 23, 2021 or the earliest possible date.** Please contact me if you require any additional information or documentation in order to process this application.

Thank you.

Very truly yours,



Joshua Lee Smith

JLS:sf

Enclosures

cc: Natalia Alward ([alwardn@grafton-ma.gov](mailto:alwardn@grafton-ma.gov))

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