



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

PLANNING DEPARTMENT

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

Application No. SP2020-01 Modification # 2

APPLICANT & PROPERTY OWNER INFORMATION

NAME CBJD Holdings, LLC
 STREET 135 Westboro rd CITY/TOWN North Grafton
 STATE MA ZIP 01536 TELEPHONE 508-454-5323
 NAME OF PROPERTY OWNER (if different from Applicant) _____
 Deed recorded in the Worcester District Registry of Deeds Book 66421 Page 23

SITE INFORMATION:

STREET AND NUMBER 135 Westboro rd
 ZONING DISTRICT OLT ASSESSOR'S MAP 13 LOT #(S) 02
 LOT SIZE 1.08 FRONTAGE 156
 CURRENT USE Commercial Plaza

PROJECT/PLAN INFORMATION:

PLAN TITLE _____
 PREPARED BY (name/address of PE/Architect) _____
 DATES _____

Briefly state requested modification:

Changing a portion of the space into an edibles kitchen.

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

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.

Applicant's Signature [Signature] Date: 4/12/2022
 Property Owner's Signature (if not Applicant) _____ Date: _____



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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 type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Colonel Boothe
 Petitioner Name

CBJA Holdings LLC
 Property Owner / Applicant

135 Westboro rd
 Petitioner Address

135 Westboro rd
 Property Address

North Grafton, 01536
 City, State, Zip

Grafton, MA
 City, State, Zip

508-454-5323
 Phone

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

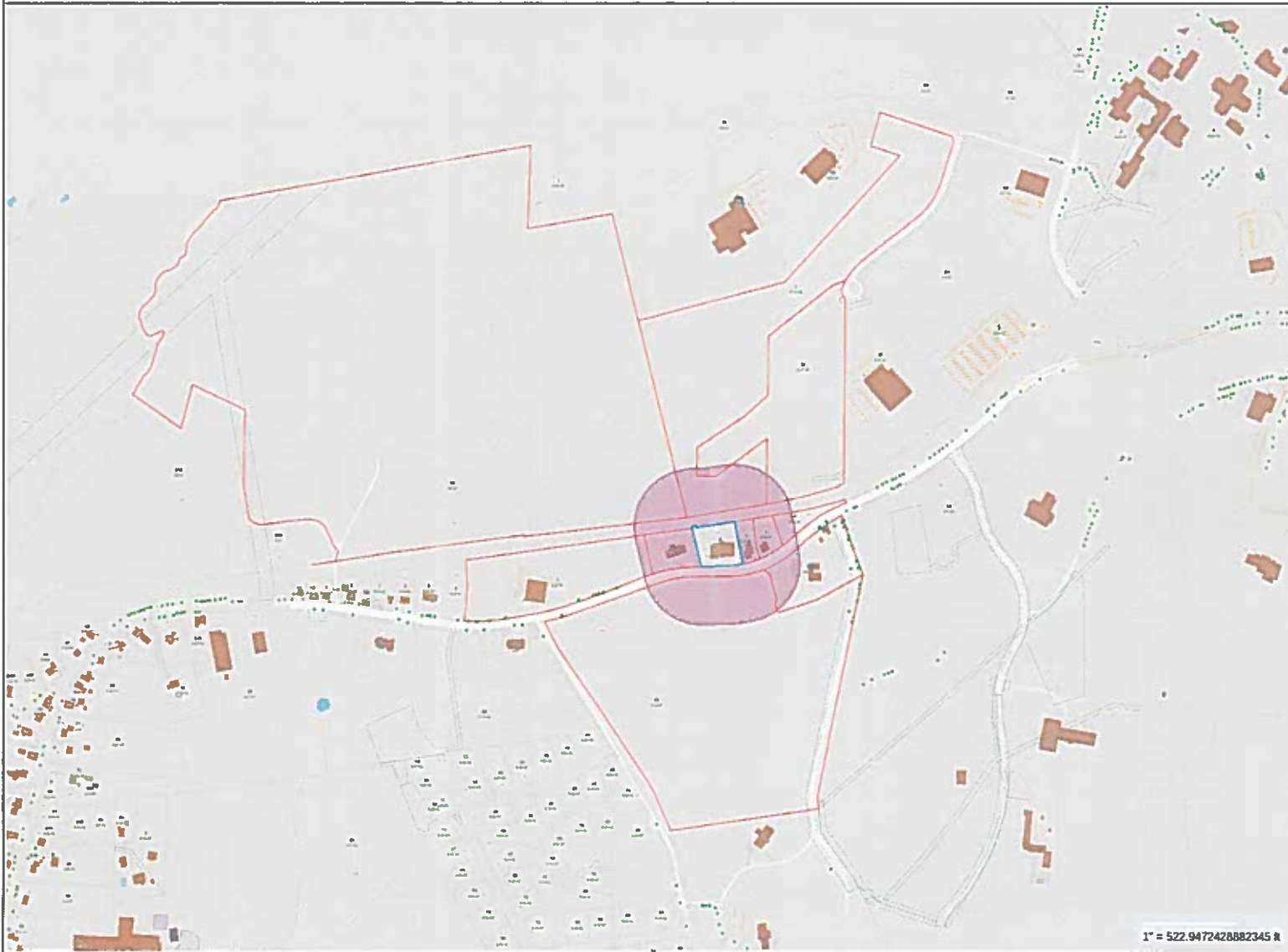
Cash
 Treasurer / Collector Signature

5/3/22
 Date

4/6/2022
135 WESTBORO ROAD
MAP 13, LOT 2


Tammy Kalinowski, Principal Assessor

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
005.0-0000-0001.0	4 MILLENNIUM DRIVE	TOWN OF GRAFTON		30 PROVIDENCE ROAD	GRAFTON	MA	01519	37121	343
005.0-0000-0001.J	8 MILLENNIUM DRIVE	VALLIANT ENTERPRISES LLC		69 MILK ST, SUITE 110	WESTBOROUGH	MA	01581	57943	270
012.0-0000-0001.0	121 WESTBORO ROAD	BLUE WATER DEVELOPMENT LLC		121 WESTBORO ROAD	N GRAFTON	MA	01536	22784	202
012.0-0000-0001.B	124 WESTBORO ROAD	MASSACHUSETTS DEVELOPMENT FINANCE AGENCY		99 HIGH STREET, 11TH FLOOR	BOSTON	MA	02110	57193	195
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	PREMIER INVESTMENT PROPERTIES LLC		131 WESTBORO ROAD	N GRAFTON	MA	01536	66980	232
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	CBJB HOLDINGS LLC		135 WESTBORO ROAD	N GRAFTON	MA	01536	66421	23
013.0-0000-0003.0	137 WESTBORO ROAD	BERNARDES, LUIZMAR	BERNARDES, JAYNE SILVA	137 WESTBORO ROAD	N GRAFTON	MA	01536	66196	261
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



Property Information
Property ID 013.0-0000-0002.0
Location 135 WESTBORO ROAD
Owner CBBJ HOLDINGS LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/23/2021
Data updated 3/23/2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1" = 522.9472428882345 R

Narrative for special permit modification – 135 Westboro rd, North Grafton, MA

Essentially the 30' x 50' space on the right portion of the building will be renovated to be a kitchen used specifically to manufacture cannabis in fused edibles products.



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PLANNING BOARD

WAIVER REQUEST FORM

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

Site Plan Requirements (Section 1.3.3.3.d.)

A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

[Click here to enter text.](#)

(1.) Name and address of the person(s) submitting the application;

[Click here to enter text.](#)

(2.) Name and address of the owner(s) of the subject property(ies), if different;

[Click here to enter text.](#)

(3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

[Click here to enter text.](#) **Not applicable**

(4.) Proposed use(s) of the land;

[Click here to enter text.](#)

Not applicable

(5.) Proposed use(s) of existing buildings, if any;

[Click here to enter text.](#)

Not applicable

(6.) Description and proposed use(s) of the proposed building(s), if any;

[Click here to enter text.](#)

Not applicable

(7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

[Click here to enter text.](#)

Not applicable

(8.) Locus Map (scale of 1"=1,000') and north arrow;

[Click here to enter text.](#)

Not applicable

(9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

[Click here to enter text.](#)

(10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

[Click here to enter text.](#)

Not applicable

(11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

[Click here to enter text.](#)

Not applicable

(12.) Existing and proposed topography at two-foot (2') elevation intervals;

[Click here to enter text.](#)

Not applicable

(13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any; **Not applicable**

[Click here to enter text.](#)

(14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

Click here to enter text. **Not applicable**

(15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

Click here to enter text. **Not applicable**

(16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

Click here to enter text. **Not applicable**

(17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

Click here to enter text. **Not applicable**

(18.) Driveways and driveway openings/entrances;

Click here to enter text. **Not applicable**

(19.) Parking and loading spaces;

Click here to enter text. **Not applicable**

(20.) Service areas and all facilities for screening;

Click here to enter text. **Not applicable**

(21.) Landscaping;

Click here to enter text. **Not applicable**

(22.) Lighting;

Click here to enter text. **Not applicable**

(23.) Proposed signs (business, traffic, etc.);

Click here to enter text. **Not applicable**

(24.) Sewage, refuse and other waste disposal;

Click here to enter text. **Not applicable**

(25.) Stormwater management facilities (drainage);

Click here to enter text. **Not applicable**

(26.) All structures and buildings associated with the proposed and existing use(s) on the property;

Click here to enter text. **Not applicable**

(27.) Exterior storage areas and fences;

Click here to enter text. **Not applicable**

(28.) Utilities and their exterior appurtenances (e.g., fire connections);

Click here to enter text. **Not applicable**

(29.) Provisions for dust and erosion control;

Click here to enter text. **Not applicable**

(30.) Any existing vegetation;

Click here to enter text. **Not applicable**

Stormwater Management Hydrological Study (Section 1.3.3.3.e.)

A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).

Click here to enter text. **Not applicable**

Earthwork Calculations (Section 1.3.3.3f.)

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

Click here to enter text. **Not applicable**

Written statements from the following:

Click here to enter text. **Not applicable**

(1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.

Click here to enter text. **Not applicable**

(2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

Click here to enter text. **Not applicable**

Traffic Study (Section 8.2)

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

Click here to enter text. **Not applicable**