

Salisbury Planning Board

Please check off the applicable application:

☒ **Special Permit-check all that apply**

☐ **Open Space Residential Development (OSRD)**

☐ **Water Resource District**

☐ **Planned Office Development**

☐ **Motel Reuse**

☐ **Wireless Communication Facility**

☐ **Village Center District**

☐ **Repetitive Petition**

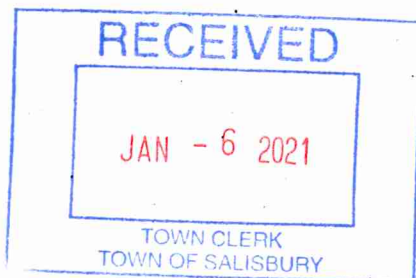
☐ **Other**

(Specify) _____

Applications will not be stamped in at the Town Clerk's office for the Planning Board, until the Planning Department determines that the following items are included with the application:

1. Application must be filled out completely and correctly.
2. Special Permit filing fee. Checks payable to the Town of Salisbury.
3. Plan drawn in accordance with the requirements listed in the Town of Salisbury's Zoning By-Laws. (8 COPIES).
4. Abutters List
5. Treasurer's Office signature to ensure all Taxes are paid up to date on the property in question and any applicable betterments are paid in full.
6. A complete submittal checklist **must** be submitted along with copies of plans.

IMPROPER OR INCOMPLETE FILINGS WILL RESULT IN A DELAY IN DECISION, TOWN CLERK WILL SIGN AND STAMP AFTER PLANNING DEPARTMENT SIGNS OFF.



Connie Blawie

Planning Department

M. Manion

Town Clerk



A REGISTERED PLAN MUST BE FILED WITH THIS APPLICATION FORM

Salisbury Planning Board

Date 12/2/2020

Applicant: Coastal Infusions LLC, 24R Pleasant St., Unit 2, Newburyport, M
617-549-8575

Applicant's E-mail Address: chris@coastal-infusions.com

Owner: Magco Realty LLC 10 Fanaras Drive, Salisbury, MA
Full name Address phone number

Lessee: Coastal Infusions LLC
Full name Address phone number

Tax Map # 18 Lot # 211

1. Location of Premises: 10 Fanaras Drive
2. Zoning District: Industrial
3. Parcel Size: 5.16
4. (OSRD applications only): Applicable Land Area: _____ Open Space Percentage: _____
5. Number of existing buildings on parcel: one
6. What is the existing use of the subject premise? Warehouse
7. Provide a detailed description of the proposed use of premises, including # of proposed structures (attach additional pages if necessary):
See Exhibit A attached
8. Zoning by-law provision under which application is made: Special permit-300-156
9. State grounds for this application, please be specific. Special permit criteria can be found in the Zoning Bylaw §300-35 (attach additional pages if necessary):
Marijuana cultivation and product manufacturing facility
10. Other Permits Required and Status of Applications: Site Plan Review

Chris Edmund
Signature of Applicant

[Signature]
Signature of Owner



EXHIBIT "A"

This property will be used to cultivate, manufacture and store marijuana and marijuana infused products. These products will be delivered and transferred to licensed retail establishments. All work to the property will consist of building out amenities for a Tier 1 cultivation and product manufacturing facility. This will include vegetative and flowering rooms for indoor cultivation, as well as rooms for drying, trimming, CO2 extraction, lab, product manufacturing, office space, product storage, and security.

Planning Board

REQUIREMENTS AND WAIVER REQUEST FORM

Applicant Coastal Infusions LLC Map and Parcel # 18-211Property Owner Magco Realty LLC Project Address 10 Fanaras Drive

Plan Requirements	Included in Application	Requesting Waiver
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A. Plans drawn by registered professional

B. Existing site conditions:

1. All waterbodies	X	
2. Wetland and Boundaries	X	
3. Topography	X	
4. Vegetation types	X	
5. Other natural features	X	

C. Location of:

1. Proposed landscaping		X
2. Existing landscaping and open space	X	

D. Use Plan indicating locations of

1. Proposed building and additions.		X
2. Parking	X	
3. Service and loading areas	X	
4. Curbing and driveway locations	X	
5. Trash and receptacles or dumpsters	X	
6. Lighting	X	
7. Other site alterations	X	

E. Architectural plans of all proposed buildings

1. Floor plans		X
2. Elevation plans		X

F. Utility Plans showing:

1. Water and sewer connection		X
2. Stormwater Drainage Plan		X

G. Luminaire Plan showing:

1. Foot Candles	X	
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Salisbury Planning Board

TAX AND BETTERMENT PAYMENT CERTIFICATION

Date 12/2/2020

Map 18 Parcel 211

Owner's Name: Magco Realty LLC

Property Address: 10 Fanaras Drive, Salisbury, MA

I, JOANNE CHOWIN, certify that all taxes and applicable betterment's have been paid in full for the property located at Map 18 Parcel 211. The next billing date is 2-1-21.

Signature: Joanne Chowin
Treasurer or Treasurer's Clerk

Date: 12-7-20

Salisbury Planning Board

Special Permit Submittal Checklist

Before any Special Permit application can be filed at the town clerk's office, the following departments must receive the specified information and sign below that the information has been received. Departments have 14 days within which they may comment on the proposed plan.

Board of Health

(1 Sets of Plans) Received By: _____ Date: _____
(1 copy of special permit application)

Fire Department

(1 Sets of Plans) Received By: [Signature] Date: 12/7/20
(1 copy of special permit application)

Department of Public Works

(1 Sets of Plans) Received By: [Signature] Date: 12/7/20
(1 copy of special permit application)

Building Department

(1 Sets of Plans) Received By: [Signature] Date: 12-7-2020
(1 copy of special permit application)

Conservation Commission

(1 Sets of Plans) Received By: [Signature] Date: 12/7/20
(1 copy of special permit application)

Police Department

(1 Sets of Plans) Received By: [Signature] Date: 12/7/2020
(1 copy of special permit application)

Assessor's Department

(1 Sets of Plans) Received By: [Signature] Date: 12/7/2020
(1 copy of special permit application)

Planning Department

(1 Sets of Plans) Received By: [Signature] Date: 12/7/20
(1 copy of special permit application)

ABUTTERS LIST REQUEST

TO BE SUBMITTED DIRECTLY TO ASSESSORS OFFICE

Abutters Lists will be processed within 10 days of Receipt by Assessors Office

PROPERTY ADDRESS: 10 Fanaras Drive

NAME OF APPLICANT: Chris Edwards

NAME OF PROPERTY OWNER: Magco Realty

CONTACT PHONE: 617-549-8575

MAP: 18 LOT: 18-211

FEE: \$25 One Board
\$15 each additional Board
\$15 Recertification per Board

Assessor's Office
Date Stamp:
OCT 09 2020
SALISBURY
BOARD OF ASSESSORS

BOARD/APPLICATION TYPE:

AMOUNT DUE:

ZONING BOARD: 300 FEET VARIANCE
300 FEET SPECIAL PERMIT
300 FEET 40B PROJECT

PLANNING BOARD: DIRECT SITE PLAN REVIEW (MINOR)
300 FEET SITE PLAN REVIEW (MAJOR)
DIRECT DEFINITIVE SUBDIVISION
300 FEET SPECIAL PERMIT

\$25

CONSERVATION COMMISSION:

*Please see conservation requirements adopted by Wetlands Protection Act 12-2014 on reverse.
**Please supply description of work and a scaled plan.

BOARD OF SELECTMEN:

100 FEET OR ABUTTER TO ABUTTER

LIQUOR COMMISSION DIRECT

OTHER:

TOTAL PAID: \$25 CHECK # 994

ABUTTERS LIST AND LABELS RECEIVED BY: Chris Edwards DATE: 10/9/20

THIS LIST WILL REQUIRE RECERTIFICATION AFTER 60 DAYS.

©\Assessor\Office\Forms\Abutters List Forms; Templates, Letters, etc\NEW ABUTTERS LIST REQUEST.doc

Date: 10/09/2020
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 1

Parcel ID	Location	Owner Name/Address
18-211	10 PANARAS DR	MAGGO REALTY LLC 15 SOUTHWEST PARK WESTWOOD, MA 02090

A B U T T E R S

10-034	5 CATHERINE WAY	SALISBURY TOWN OF OPEN SPACE & TAX TITLE 5 BEACH RD SALISBURY, MA 01952
10-264	7 LINDA LN	BOWMAN KENNETH THOMPSON FAMILY IRREVOCABLE TR 7 LINDA LN SALISBURY, MA 01952
10-265	9 LINDA LN	SULLIVAN GARY M SULLIVAN KATHLEEN C 9 LINDA LN SALISBURY, MA 01952
10-266	11 LINDA LN	SMITH DREW N 11 LINDA LN SALISBURY, MA 01952
10-267	13 LINDA LN	CARDILLO STEPHANIE M 13 LINDA LN SALISBURY, MA 01952
10-268	12 LINDA LN	RENNINGER MATTHEW P RENNINGER SUSAN E 12 LINDA LN SALISBURY, MA 01952
10-269	OFF LINDA LN	SALISBURY TOWN OF OPEN SPACE 5 BEACH RD SALISBURY, MA 01952
10-270	10 LINDA LN	TROISI MICHAEL J TROISI JENNIFER R 10 LINDA LN SALISBURY, MA 01952
10-271	8 LINDA LN	MEDINA RICARDO ANTONIO VERGARA-REYES GABRIELA MARIA 8 LINDA LN SALISBURY, MA 01952

Date: 10/09/2020
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 2

Parcel ID	Location	Owner Name/Address
18-211	10 FANARAS DR	MAGCO REALTY LLC 15 SOUTHWEST PARK WESTWOOD, MA 02090

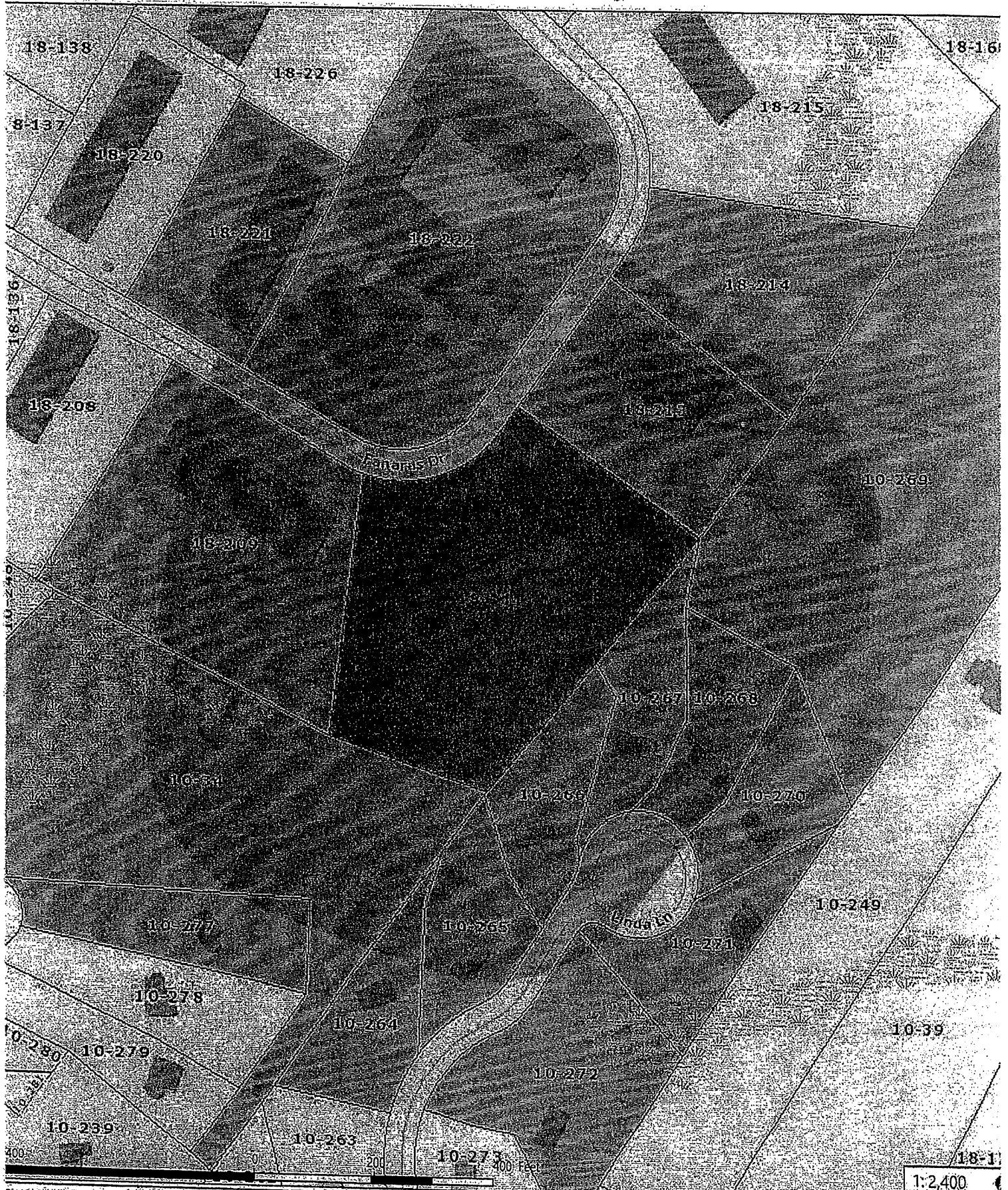
A B U T T E R S

10-272	6 LINDA LN	SHEERAN JR ROBERT L 6 LINDA LN SALISBURY, MA 01952
10-277	10 CATHERINE WAY	LABRECQUE DOUGLAS A LABRECQUE LINDA C 10 CATHERINE WY SALISBURY, MA 01952
18-209	8 FANARAS DR	TE ANDRESEN INC 14 FANARAS DR SALISBURY, MA 01952
18-213	14 FANARAS DR	T E A M SALISBURY LLC 14 FANARAS DR SALISBURY, MA 01952-1443
18-214	16 FANARAS DR	T E A M SALISBURY LLC 14 FANARAS DR SALISBURY, MA 01952
18-221	7 FANARAS DR	7 FANARAS DRIVE LLC 150 US HIGHWAY 1 BYPASS UNIT 209 PORTSMOUTH, NH 03801
18-222	9 FANARAS DR	ANDOVER HEALTHCARE, INC 9 FANARAS DRIVE SALISBURY, MA 01952

17 parcels listed.

Town of Salisbury

10/09/20



Data Sources: Produced by Middlesex Valley Planning Commission (MVPC) using data provided by the Town of Salisbury & Middlesex County, MA. MVPC AND THE TOWN OF SALISBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF SALISBURY AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



☐ Municipal Boundary
☐ Major Road
☐ Floodplain

☐ Parcel Labels
☐ Local Road
☐ 100 Year Floodplain

☐ Legend
☐ Parcels
☐ 500 Year Floodplain

☐ Roads
☐ Hydrographic Features
☐ Wetlands

☐ Interstate
☐ Streams

1:2,400