



IN CITY COUNCIL

Marlborough, Mass., MAY 19, 2025

ORDERED:

NOTICE OF DECISION GRANT OF AMENDED SPECIAL PERMIT

Special Permit Application of:
Green Meadows Farm, LLC
64 Mill Street
Southbridge, MA 01550
Order No. 25-1009378C (X 21-1008214C)

Locus:
239 Boston Post Road West
Marlborough, MA 01752
Assessors Map 78, Parcel(s) 2A

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application for an Amendment to an existing Special Permit, originally granted by the City Council on June 7, 2021, to Green Meadows Farm, LLC with a mailing address of 64 Mill Street, Southbridge, MA 01550, as provided in this Decision and subject to the following Findings of Fact and Conditions.

Decision date: May 19, 2025.

The Decision of the City Council was filed in the Office of the City Clerk of Marlborough on the 20th day of May 2025.

This is to certify that twenty (20) days have passed since the filing of the within decision and no appeal has been filed with this office.

Given at Marlborough this 10th day of June 2025.

Given under Chapter 40A Section 17 of the General Laws.

A TRUE COPY
ATTEST:


City Clerk



IN CITY COUNCIL

Marlborough, Mass.,

MAY 19, 2025

PAGE 1

ORDERED:

**IN CITY COUNCIL
NOTICE OF DECISION
DECISION ON AN AMENDMENT TO A SPECIAL PERMIT**

**ORDER NO. 25-1009378C
(X 21-1008214C)**

Special Permit Application of:
Green Meadows Farm, LLC
Order No. 25-1009378C (X 21-1008214C)

Locus:
239 Boston Post Road West
Marlborough, MA 01752
Assessors Map 78, Parcel(s) 2A

DECISION ON AN AMENDMENT TO A SPECIAL PERMIT

The City Council of the City of Marlborough hereby **GRANTS** the Application to Amend a Special Permit to Green Meadows Farm, LLC (the "Applicant") to amend an existing special permit to build and operate an Adult Use Marijuana Retail Establishment in order to authorize the addition of a co-located Medical Marijuana Treatment Center at 239 Boston Post Road West, Marlborough, Massachusetts, 01752 as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant is a duly organized and existing limited liability company having a business address of 64 Mill Street, Southbridge, MA 01550.
2. The Applicant is the tenant of a commercial retail unit located at 239 Boston Post Road West, Marlborough, Massachusetts, as shown on Marlborough Assessors Map 78 as Parcel 2A (the "Site"). The Site's owner is R.K. Marlboro West, LLC c/o RK Centers with a business address of 50 Cabot Street, Suite 200, Needham, MA 02494.
3. On June 7, 2021, the City Council of the City of Marlborough voted to grant a Special Permit authorizing Calverde Naturals LLC, of which the Applicant is the successor in interest, to build and operate an Adult Use Marijuana Retail Establishment at the Site (the "Use") in accordance with Article VI, § 650-17, § 650-18(46), and § 650-32 of the Zoning Ordinance (the "Zoning Ordinance") of the City of Marlborough (the "Original Special Permit").
4. On February 11, 2025, the Applicant filed with the City Clerk of the City of Marlborough an application to amend the Original Special Permit to authorize the addition of a co-located Medical Marijuana Treatment Center as part of the Use at the Site.



IN CITY COUNCIL

Marlborough, Mass., MAY 19, 2025

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ORDERED:

5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a site development plan for the Site attached as "**Attachment A**".
6. The Application was certified as complete by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
7. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
8. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, March 24, 2025. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on March 24, 2025.
9. The Applicant presented testimony at the public hearing detailing the Use at the Site, describing its impact upon municipal services, the neighborhood, and traffic.
10. At the public hearing, no members of the public spoke in favor of the Use at the Site and no members of the public spoke in opposition to the Use at the Site.

BASED ON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND TAKES THE FOLLOWING ACTIONS

- A. The Applicant has complied with all Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.
- B. The City Council finds that the proposed Use at the Site, with the addition of a medical marijuana treatment center, is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided in this Decision and in the Original Special Permit. The City Council makes these findings subject to the completion and adherence by the Applicant to the conditions more fully set forth in this Decision and in the Original Special Permit.
- C. The City Council finds that the Site is located in the portion of the Business District along Massachusetts State Highway 20 from the Northborough town line to Interstate Highway Route 495 with frontage on Route 20, in accordance with Section 650-18(45)(a) and (b) and Section 650-18(46)(a) and (b) of the Zoning Ordinance, and that the Site is not located within 500 feet of a school or daycare center, in accordance with Section 650-32.F of the Zoning Ordinance.



IN CITY COUNCIL

Marlborough, Mass., MAY 19, 2025

PAGE 3

ORDERED:

- D. The City Council incorporates by reference Finding D in the Original Special Permit as to the Use.
- E. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby **GRANTS** the Applicant an amendment to modify the Original Special Permit, as follows:
 1. By deleting Finding of Fact No. 3 in its entirety and inserting in its place the following: In accordance with Article VI, § 650-17, § 650-18(45), § 650-18(46), and § 650-32 of the Zoning Ordinance of the City of Marlborough, the Applicant proposes to operate a co-located Medical Marijuana Treatment Center and Adult Use Marijuana Retail Establishment at the Site (the "Use").
 2. By amending Finding D(16) by inserting the following sentence at the end of the existing sentence: "Further, the signage shown in "**Attachment B**" is appropriate for the Use, and Applicant shall comply with the Sign Ordinance without variance."
 3. By amending Condition No. 5 by: (a) inserting after the words "§ 650-18(46)(c)" the following: "and § 650-18(45)(c)"; and (b) inserting after the words "Adult Use Marijuana Retail Establishment" the following: "and a Medical Marijuana Treatment Center".
 4. By amending Condition No. 6(a) by inserting the following paragraph at the end of the existing Condition No. 6(a):

At the Site, the Applicant shall maintain a secure entrance/waiting area providing a physical separation between the exterior door of the unit and interior areas of the unit where marijuana and marijuana infused products are dispensed and sold, with security personnel available during operating hours to screen individuals arriving at the unit, to ensure that interior areas of the unit are only accessible to qualified patients/caregivers and to ensure that no individuals pose a direct threat to the health or safety of others. The Applicant shall maintain a secure pick-up/drop-off area for patients and products at the Site.
 5. By deleting Condition No. 8 in its entirety and inserting in its place the following:
 8. Hours. The maximum hours of operation of the Use at the Site shall be Monday through Saturday, 9:00 AM to 11:00 PM, and Sunday from 10:00 AM to 9:00 PM.



IN CITY COUNCIL

Marlborough, Mass.,

MAY 19, 2025

PAGE 4

ORDERED:

6. By inserting the following new Condition as Condition No. 17:
 17. Partial Use: The Applicant, its successors and/or assigns, is not required to operate all portions of the Use simultaneously. The Applicant, its successors and/or assigns, may commence the Medical Marijuana Treatment Center or Adult Use Marijuana Retail Establishment portion of the Use upon receipt of all local and state permits and licenses for that portion of the Use. If either the Medical Marijuana Treatment Center portion of the Use or the Adult Use Marijuana Retail Establishment portion of the Use ceases, either temporarily or permanently, the Applicant, its successors and/or assigns, may operate the other portion of the Use.

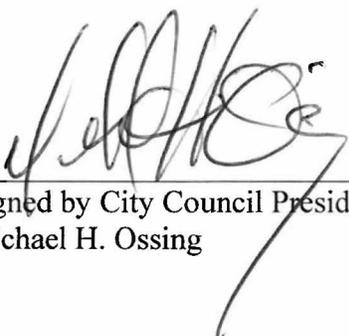
All other conditions of the Original Special Permit shall continue in full force and effect and are incorporated by reference as part of this Decision.

7. In accordance with the provisions of Massachusetts General Laws Chapter 40A, Section 11, the Applicant at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council's office, the Building Department, and the City Solicitor's office.

Yea: 9 – Nay: 0 – Absent: 1

Yea: Vital, Doucette, Preciado, Brown, Irish, Fuccillo, Navin, Oram, & Ossing.

Absent: Robey.


Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
25-1009378C
X 21-1008214C

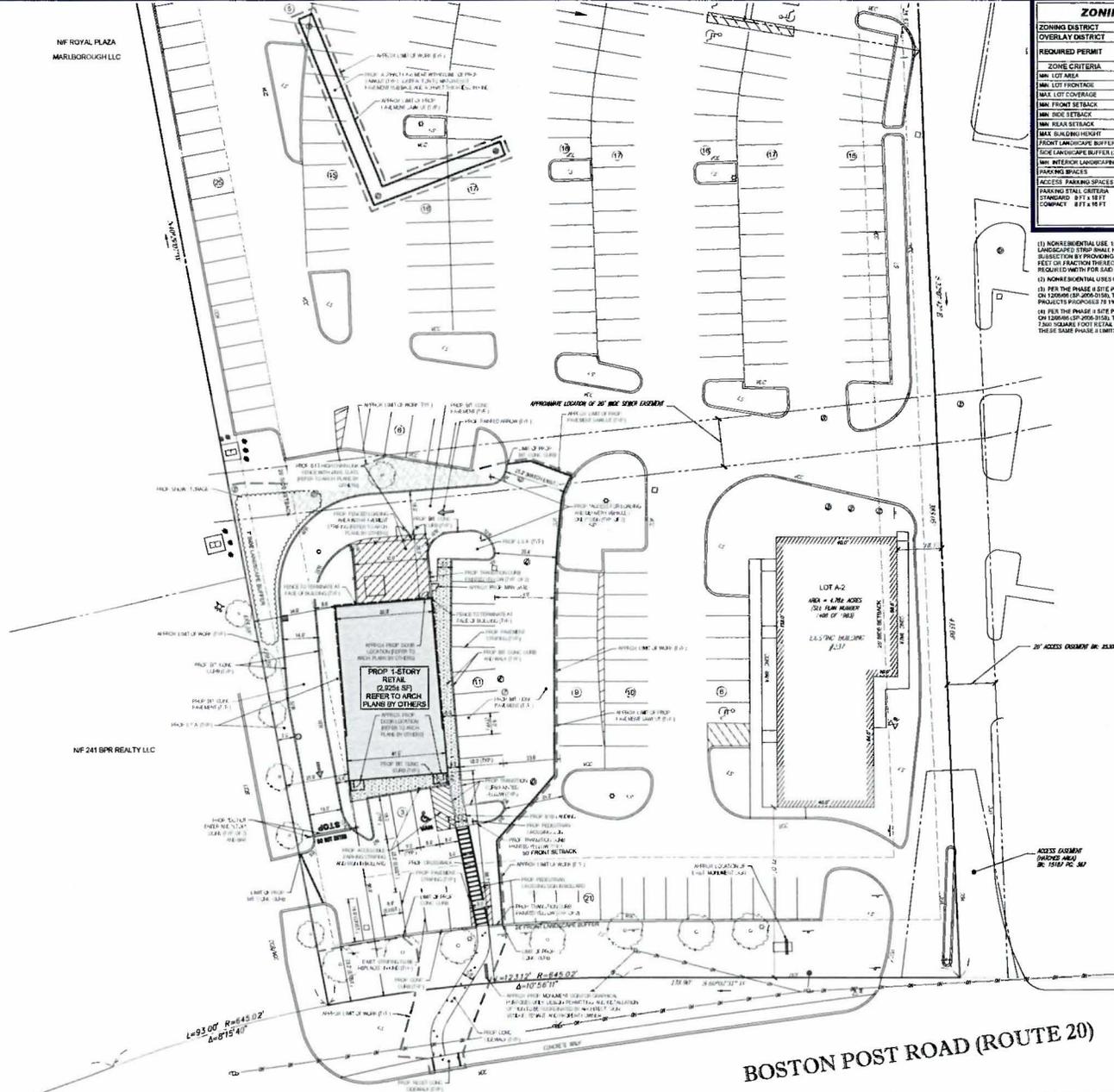
ORDER NO. 25-1009378C

ATTACHMENT

A



NF ROYAL PLAZA
MARLBOROUGH LLC



NF 241 SPR REALTY LLC

ZONING ANALYSIS TABLE			
ZONING DISTRICT	REQUIREMENTS	EXISTING	PROPOSED
OVERLAY DISTRICT	ZONE A OF WATER SUPPLY PROT. DISTRICT(SPECI)		
REQUIRED PERMIT	ADULT USE MARLBOROUGH RETAIL PERMITTED BY SPECIAL PERMIT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5000 SF	5000 SF (4.78 AC)	NO CHANGE
MIN. LOT FRONTAGE	50 FT	202 FT	NO CHANGE
MAX. LOT COVERAGE	80%	SEE NOTE 3	SEE NOTE 3
MIN. FRONT SETBACK	30 FT	71 FT (E)	NO CHANGE
MIN. SIDE SETBACK	25 FT	0 FT (E)	NO CHANGE
MIN. REAR SETBACK	NONE	274 FT	NO CHANGE
MAX. BUILDING HEIGHT	32 FT	32 FT	32 FT
FRONT LANDSCAPE BUFFER (1)	24 FT	22.2 FT (E)	NO CHANGE
FRONT LANDSCAPE BUFFER (2)	7 FT	0 FT (E)	NO CHANGE
MIN. INTERIOR LANDSCAPE (1)	25'	25'	25'
MIN. INTERIOR LANDSCAPE (2)	SEE NOTE 4	SEE NOTE 4	SEE NOTE 4
ACCESS PARKING SPACES	7	8	9
PARKING LAYOUT CRITERIA	SEE NOTE 4		
STANDARD 8 FT x 18 FT			
COMPACT 8 FT x 18 FT			

- (1) NONRESIDENTIAL USE: 15 FEET PLUS IN NONRESIDENTIAL DISTRICTS. THE STREET FRONTAGE LANDSCAPED STRIP SHALL HAVE A GREATER WIDTH THAN THE REQUIREMENTS OF THE ABOVE. SUBJECT TO PROPOSED IMPROVEMENTS, AN ADDITIONAL ONE FOOT OF WIDTH FOR EACH 30 FEET OF FRONTAGE OF STREET FRONTAGE OVER 100 FEET IN LENGTH. THE MAXIMUM REQUIRED WIDTH FOR LANDSCAPED STRIP SHALL BE 30 FEET.
- (2) NONRESIDENTIAL USES ON LOTS WITH OVER 40,000 SQUARE FEET OF LOT AREA: 7 FEET
- (3) PER THE PHASE 1 SITE PLANS FOR #237 AND #204 BOSTON POST ROAD WEST APPROVED BY THE SPIC ON 03/04/15, THE PROPOSED LOT COVERAGE UNDER PHASE 1 SHALL BE: THE SUBJECT PROJECTS PROPOSED TO 7% LOT COVERAGE WITHIN THE SAME PHASE 1 LIMITS.
- (4) PER THE PHASE 1 SITE PLANS FOR #237 AND #204 BOSTON POST ROAD WEST APPROVED BY THE SPIC ON 03/04/15, THE PROPOSED PARKING PROVIDED UNDER PHASE 1 SHALL BE: STALLS FOR A 7.00 SQUARE FOOT RETAIL BUILDING. THE SUBJECT PROJECTS PROVIDES 8 PARKING SPACES WITHIN THESE SAME PHASE 1 LIMITS FOR A SMALLER RETAIL BUILDING THAT IS 2,000 SQUARE FEET.

- NOTES:
1. THE AREA BOUNDARIES SHOWN BY THE UTILITY ENGINEER'S PLAN ARE SHOWN FOR INFORMATION ONLY. THE AREA BOUNDARIES SHOWN BY THE UTILITY ENGINEER'S PLAN ARE SHOWN FOR INFORMATION ONLY. THE AREA BOUNDARIES SHOWN BY THE UTILITY ENGINEER'S PLAN ARE SHOWN FOR INFORMATION ONLY.
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PROPOSED SIGNAGE TO BE PROVIDED BY OWNER (REFER TO SIGN PACKAGE BY OTHERS). GIC TO PROVIDE ELECTRICAL CONDUIT & SERVICE AS NEEDED FOR ALL SIGNAGE

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
TRANSPORTATION SERVICES

REVISIONS		
REV	DATE	COMMENT
4	02/07/2024	REVISED FOR SIGN PACKAGE
5	02/07/2024	REVISED UTILITY LOCATIONS
6	02/07/2024	REVISED FOR SIGN PACKAGE
7	02/07/2024	REVISED FOR SIGN PACKAGE
8	02/07/2024	DOT AND PERMIT COORDINATION
9	02/07/2024	PERMIT COORDINATION
10	02/07/2024	VALUE ENGINEERING REVISIONS
11	02/07/2024	ARCHITECTURAL COORDINATION
12	02/07/2024	MEP PLAN COORDINATION

811
Know what's Below
Call before you dig
ALWAYS CALL 811
It's Fast. It's Free. It's the law.

BIDDING DOCUMENTS
PROJECT NO.: W191375 / MARLBOROUGH 02
DRAWN BY: CFS
CHECKED BY: DWT
DATE: 02/07/2024
JOB ID: MA042024 00 00P01A

SITE DEVELOPMENT PLANS
FOR
greenmeadows
PROPOSED
RETAIL DISPENSARY
MAP #7, LOT #2A
238 BOSTON POST ROAD
CITY OF MARLBOROUGH
MIDDLESEX COUNTY,
MASSACHUSETTS

BOHLER
302 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: 508-880-8000
www.BohlerEngineering.com

SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-301
REVISION 12 - 08/23/2024

ORDER NO. 25-1009378C

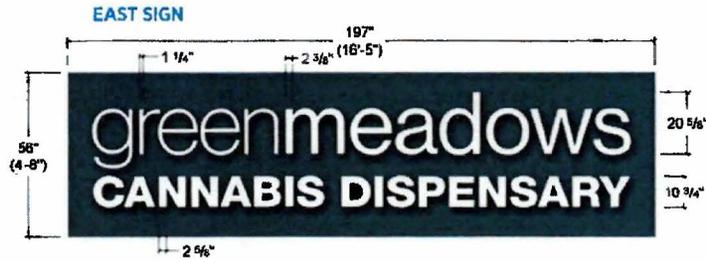
ATTACHMENT

B

Landlord (R/K Centers)
 Tenant Plan Approval
 Subject to Receipt
 of All Required
 Building Department Permit
 and Zoning Approvals

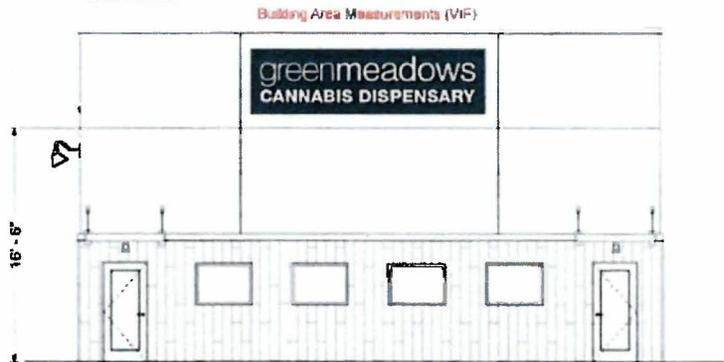
1-21-25

EAST WALL SIGN - Face-lit LED Channel Letters Mounted to Aluminum Backer/ Raceway

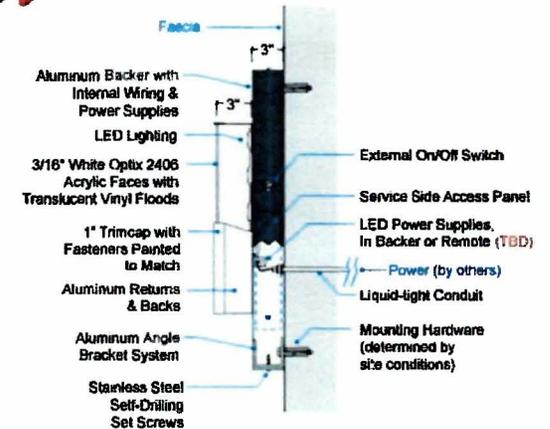


E1 Elevation: (Qty-1) of #1986 Wall Sign
 Scale: 5/16" = 1' Sq.Ft. 56" x 197" = 76.8 sq.ft.

EAST SIGN



1 EAST - PROPOSED
 1/8" = 1'



SE Side Elevation
 Scale: NTS

Description:

(Qty-1) Face-lit LED channel letters mounted to backer.

Backer Panel:

- Welded aluminum angle framing
- Painted aluminum face and returns.
- Backer to house wires and LED power supplies.

Channel Letters (3" deep):

- Stock aluminum returns.
- Acrylic faces with translucent vinyl and stock trimcap.
- LED illumination.

Logo/Typeface:

Supplied by customer

VP added tagline - Helvetica Neue LT Std

Colors:

- Backer (face & returns): Painted to match PMS 5477 C (TBD)
- Channel Returns Stock White Aluminum
- Channel Faces 3/16" White Acrylic
- Trimcap Stock White Trimcap
- LEDs White

Installation:

By ViewPoint/ Power by others.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC).

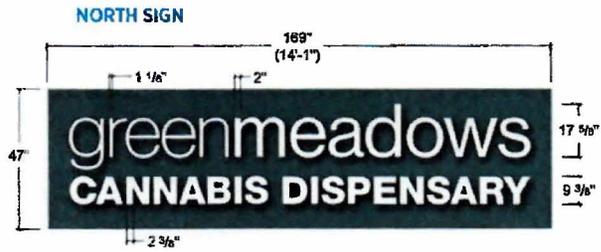
This includes proper grounding and bonding of the sign.

J:\2\Jobs\Green Meadows Cannabis Dispensary, Marlboro, MA WD 1986

Landlord (RK Centers)
 Tenant Plan Approval
 Subject to Receipt
 of All Required
 Building Department Permit
 and Zoning Approvals

1-21-25

NORTH WALL SIGN - Face-lit LED Channel Letters Mounted to Aluminum Backer/ Raceway



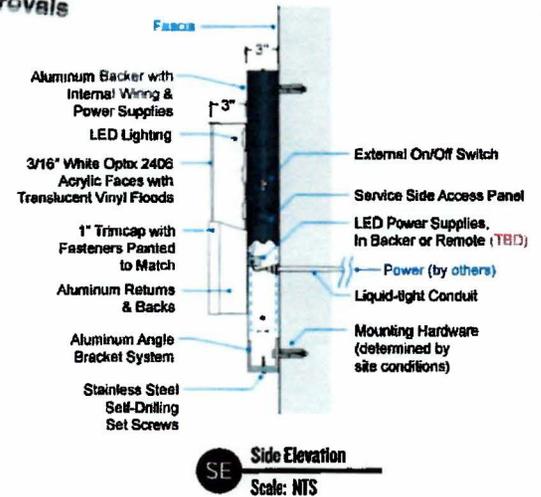
E1 Elevation: (Qty-1) o#1986 Wall Sign
 Scale: 5/16" = 1' Sq.Ft. 47"x169"= 55.15 sq.ft.

- Description:**
 (Qty-1) Face-lit LED channel letters mounted to backer.
- Backer Panel:**
- Welded aluminum angle framing
 - Painted aluminum face and returns.
 - Backer to house wires and LED power supplies.
- Channel Letters (3" deep):**
- Stock aluminum returns.
 - Acrylic faces with translucent vinyl and stock trimcap.
 - LED illumination.

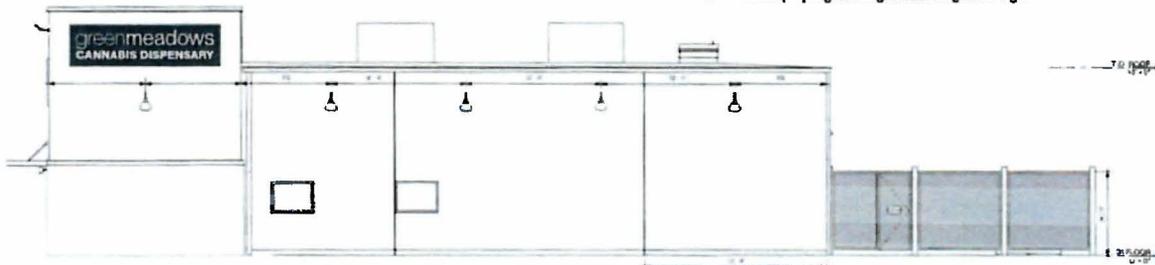
Logo/Typeface:
 Supplied by customer.
 VP added tagline - Helvetica Neue LT Std

- Colors:**
- Backer (face & returns):** ■ Painted to match PMS 5477 C (TBD)
- Channel Returns** □ Stock White Aluminum
- Channel Faces** □ 3/16" White Acrylic
- Trimcap** □ Stock White Trimcap
- LEDs** □ White

Installation:
 By ViewPoint/ Power (by others)
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC).
 This includes proper grounding and bonding of the sign.



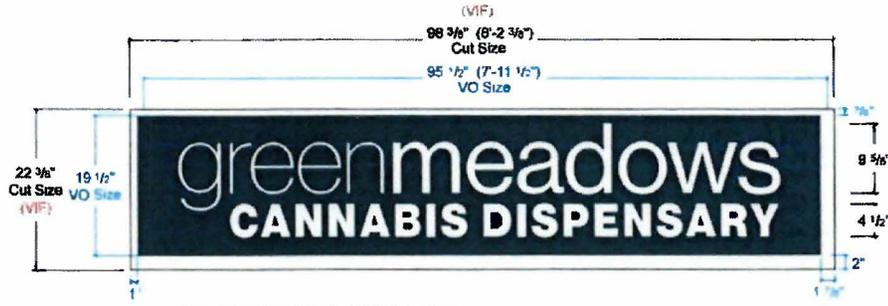
NORTH SIGN
 Building Area Measurements (VIF)



Landlord (RK Centers)
 Tenant Plan Approval
 Subject to Receipt
 of All Required
 Building Department Permit
 and Zoning Approvals

1-21-25

Pylon Face Replacements (back-lit)



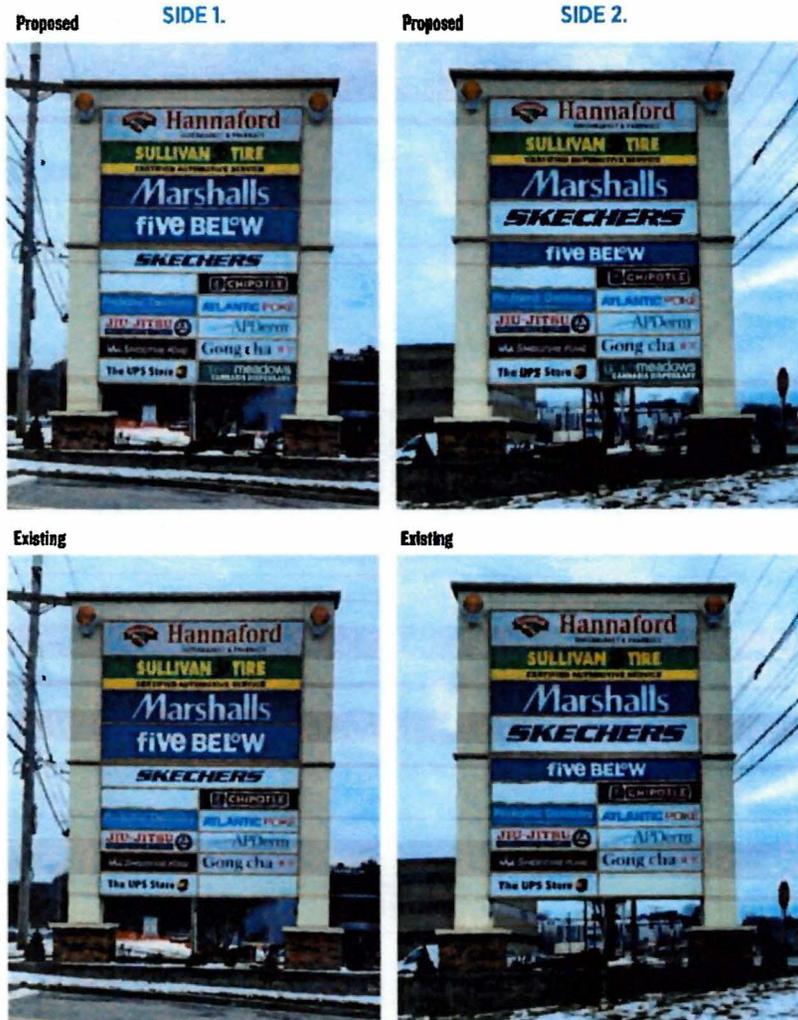
E1 Elevation: (Qty-2) #1986 Pylon Faces
 Scale: 3/4" = 1'

Description:
 (Qty-2) Pylon faces (back-lit).
 - 3/16" White polycarbonate.
 - Translucent vinyl graphics.

Logo/Typeface:
 Supplied by customer

Colors:
 Inserts: 3/16" White Polycarbonate
 Face Graphics: Printed @ 720dpi on Oracal 3850 with 3M 8518 gloss lamination
 Printed to match PMS 5477 C (TBD)

Installation:
 By ViewPoint.



J:\2\Jobs\Green Meadows Cannabis Dispensary, Marlboro, MA W01995

VIEWPOINT
SIGN & AWNING
 35 LYMAN STREET • NORTHBOROUGH MA 01532

508-393-8200
 VIEWPOINTSIGN.COM

JOB:
 Green Meadows Cannabis Dispensary
LOCATION:
 239 Boston Post Rd, Marlborough, MA

ACCOUNT MANAGER:
 Scott Spaulding
FILE NAME:
 Green Meadows Cannabis Dispensary, Marlboro, MA Pylon Faces, 1b.dwg

DESIGNER:
 Sharon Manetta
DATE:
 01/21/25

CUSTOMER APPROVAL:
 DATE:

ACCOUNT MANAGER:
 DATE:

PRODUCTION APPROVAL:
 TBD/VIF
 DATE:

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