



**TOWN OF NORTHBRIDGE**  
**COMMUNITY PLANNING & DEVELOPMENT OFFICE**

7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Telephone (508) 234-2447 Fax (508) 234-0814

**MEMORANDUM**

**TO:** Upton Planning Board, Mendon Planning Board, Uxbridge Planning Board,  
Grafton Planning Board, **Sutton Planning Board**

**FROM:** Barbara Kinney, Administrative Assistant *bak*

**DATE:** December 22, 2022

**RE:** Site Plan Review/Special Permit Application(s) of Sixan MA, LLC for  
Retail Marijuana Dispensary at 1096-1110 Main Street

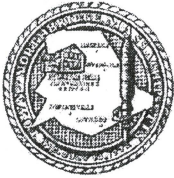
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According to Article XVI Route 146 Overlay District Bylaw of the Northbridge Zoning Regulations Chapter 173, Section 173-100 D (1) please find attached the application(s) for a Retail Marijuana Dispensary at 1096-1110 Main Street dated November 21, 2022.

Reference is made to the Public Hearing Notice for these application(s) that is attached.

The full submittal can be found on our website at:

<https://www.northbridgemass.org/planning-board/news/retail-marijuana-dispensary-1096-1110-main-street>



## TOWN OF NORTHBRIDGE PLANNING BOARD

## APPLICATION FOR SITE PLAN REVIEW

NORTHBRIDGE MEMORIAL TOWN HALL - 7 MAIN STREET - WHITINSVILLE, MA 01588  
PHONE (508) 234-2447 - FAX (508) 234-0814Date: Nov. 21, 2022Applicant: Sixan MA, LLCAddress: 5 Lakeshore Center #1517, Bridgewater, MA 02324Contact information: mailing address / phone #: 508.887.6467Owner: Sixan MA, LLCAddress: 1656 Brentwood Road, Bensalem, PA 19020Contact information: mailing address / phone #: 508.887.6467

## To the Planning Board of the Town of Northbridge

The undersigned, being the applicant for approval of a site plan review shown on a plan entitled: Site Design Plan - A Retail Marijuana Dispensary designed by Allen Engineering & Associates, Inc., dated Nov. 18, 2022 and described as follows:

A plan showing A 2-story marijuana dispensary with 45 parking spaces.

Location (Street address): 1096-1110 Main StAssessor Plat Info: Map 1 Parcel(s) 114 & 115Zoning District: B-3 w/ SewerTotal acreage of tract: 1.911 AcresProposed Use: Marijuana DispensaryTotal square footage of gross floor area proposed: 6,048 s.f.

Project is a new structure or group of structures:

Yes ☒ No ☐

Project is an improvement, alteration, or addition to existing structures:

Yes ☐ No ☐

Specify if proposal requires permit/approval(s) from other permitting authorities:

Yes ☐ No ☐ Unknown ☐Will project require: Special Permit ☒ and/or Variance ☐ (Explain in narrative to be included with application)

## Applicant hereby submits site plan in accordance with the Northbridge Zoning By-law Article X Section 173-49.1 for approval

The undersigned's title to said land is derived from Globe St MGMT, LLC by deed dated 6/8/2022 and recorded in the Worcester County District Registry of Deeds Book 67762, Page 215, registered in the

County Registry District of the Land Court, Certificate of Title No. \_\_\_\_\_

Applicant's Signature: Dharini Patel, ManagerDate: 11.23.22Applicant's Address: 5 Lakeshore Center #1517, Bridgewater, MA 02324Applicant's Telephone: 508.887.6467Owner's Signature: Dharini Patel, ManagerDate: 11.23.22Owner's Address: 1656 Brentwood Road, Bensalem, PA 19020Owner's Telephone: 508.887.6467

Applicant's Authorization if not the owner: \_\_\_\_\_

## Official Use Only:

Fee: \$ \_\_\_\_\_ Date Paid: \_\_\_\_\_ Check # \_\_\_\_\_

Date of Public Hearing / Meeting(s): \_\_\_\_\_

Received by the Office of the Town Clerk:

Permit application #: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Signature: \_\_\_\_\_

## NORTHBRIDGE PLANNING BOARD

### SPECIAL PERMIT



November 21, 2022

Planning Board -Northbridge, Massachusetts

Applicant: Sixan MA, LLC  
Address: 5 Lakeshore Center #1517, Bridgewater, MA 02324  
Owner: Sixan MA, LLC  
Address: 1656 Brentwood Road, Bensalem, PA 19020

#### To the Planning Board of the Town of Northbridge

The undersigned, being the applicant for approval of a special permit shown on plan entitled

Site Design Plan - A Retail Marijuana Dispensary, prepared by Allen Engineering & Associates, Inc.

dated 11/18/2022, and described as follows:

Location: 1096-1110 Main Street Map 1, Parcels 114 & 115  
(Street Address) (Assessor Map/Parcel)

Total acreage of tract: 1.911 Acres

Total square footage of gross floor area proposed: 6,048 s.f.

The project is a new structure or group of structures: X Yes  No

The project is an improvement, alteration, or additional to existing structures:  
 Yes  No

Pursuant to what provision of the Northbridge Zoning Bylaw do you seek a Special Permit and for what purpose?

1. Article XVI - Route 146 Overlay District
2. Article XIII - Aquifer Protection District (Zone II)
3. Recreational Marijuana Establishment

Special Permit Application



Said applicant hereby submits said special permit application in accordance with the Northbridge Zoning By-Law Article X Section 173-47 [Special Permit] for approval.

The undersigned's title to said land is derived from Globe St MGMT, LLC be Deed dated 6/8/2022 and recorded in the Worcester County District Registry of Deeds Book 67762 Page 215 registered in the \_\_\_\_\_ County Registry of the Land Court, Certificate of Title No. \_\_\_\_\_ and said land is free of encumbrances except for the following: \_\_\_\_\_

The undersigned's title to said land is derived from \_\_\_\_\_ be Deed dated \_\_\_\_\_ and recorded in the \_\_\_\_\_ County District Registry of Deeds Book \_\_\_\_\_ Page \_\_\_\_\_ registered in the \_\_\_\_\_ County Registry of the Land Court, Certificate of Title No. \_\_\_\_\_ and said land is free of encumbrances except for the following: \_\_\_\_\_

The undersigned's title to said land is derived from \_\_\_\_\_ be Deed dated \_\_\_\_\_ and recorded in the \_\_\_\_\_ County District Registry of Deeds Book \_\_\_\_\_ Page \_\_\_\_\_ registered in the \_\_\_\_\_ County Registry of the Land Court, Certificate of Title No. \_\_\_\_\_ and said land is free of encumbrances except for the following: \_\_\_\_\_

I hereby certify that the above statements are true to the best of my (our) knowledge and belief.

Applicant's signature:

By N. Sharma Attorney in Fact  
Dhanraj Patel Manager

Date: 11.23.22

Applicant's address:

5 Lakeshore Center #1517, Bridgewater, MA 02324

Applicant's Telephone:

508.887.6467

Owner's signature:

By W. Polanski Attorney in Fact  
Dhanraj Patel, Manager

Date: 11.23.22

Owner's address:

1656 Brentwood Road, Bensalem, PA 19020

Applicant's Authorization if not the owner: \_\_\_\_\_

Attorney (if any):

W. Robert Knapik

Attorney Address:

1279 Providence Road, Whitinsville MA 01588

Attorney Telephone:

508-234-3301

Received by Town Clerk:

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Date) (Time) (Signature)



## NORTHBRIDGE PLANNING BOARD

### NOTICE OF PUBLIC HEARING

In accordance with the provisions of Massachusetts General Law and Section 173-18.6 [Recreational Marijuana Establishments]; Section 173-49.1 [Site plan review by Planning Board]; Article XII [Expedited Permitting]; Article XVII [Aquifer Protection District]; and Article XVI [Route 146 Overlay District] of the Northbridge Zoning Bylaw, the Planning Board shall hold a public hearing **Tuesday, January 10, 2023 at 7:05 PM (via ZOOM)** to consider Site Plan review/Special Permit application(s) of Sixan MA, LLC for Retail Marijuana Dispensary to be sited at 1096-1110 Main Street.

The subject property, Assessor Map 1 Parcel(s) 114 & 115 consisting of 1.91 acres is located within the Business-Three (B3) Zoning District. A copy of the site development plan entitled "Sixan MA, LLC, a Retail Marijuana Dispensary" prepared by Allen Engineering & Associates, Inc. dated November 18, 2022, Site Plan Review and Special Permit application(s), and other supportive documents are on file with Town Clerk (7 Main Street, Whitinsville, MA 01588) and Community Planning & Development (14 Hill Street) may be viewed during posted office hours or via online at [www.northbridgemass.org/planning-board](http://www.northbridgemass.org/planning-board).

As provided for under the Governor's Order Suspending Certain Provisions of the Open Meeting Law, GL c. 30A Sec 18, and where July 16, 2022, Governor Baker signed into Law an Act Relative to Extending Certain State of Emergency Accommodations, including extension of provisions pertaining to Open Meeting Law, this public hearing shall be conducted via remote means pursuant to Chapter 20 of the Acts of 2021, members of the public who wish to access/participate during this meeting may do so via ZOOM.

The purpose of this notice is to provide opportunity for public comment. Anyone wishing to be heard may submit comments directly to Northbridge Planning Board at [planning@northbridgemass.org](mailto:planning@northbridgemass.org) or participate during said hearing (ZOOM Meeting ID/Passcode to be included on posted Agenda).

Brian J. Massey, Chairman  
NORTHBRIDGE PLANNING BOARD

Cc:	Town Clerk	BOS/Town Manager	Board of Health	Building Department/ZEO
	DHCD	CMRPC	Conservation Commission	DPW Director
	Whitinsville Water Co.	Northbridge Fire Dept.	Sewer Superintendent	Grafton Planning Board
	Upton Planning Board	Mendon Planning Board	Uxbridge Planning Board	Sutton Planning Board
	Certified Abutters	Owner/Applicant/Engineer	Northbridge Police Dept.	Northbridge Planning Board /File