

REC'D LEE TOWN CLERK  
MAY 12 '21 PM 12:35

SPECIAL PERMIT  
NOTICE OF RECORDING

COMMONWEALTH OF MASSACHUSETTS  
TOWN OF LEE  
SPECIAL PERMIT  
NOTICE OF DECISION

Date: May 6, 2021

Notice is hereby given that the Board of Selectmen, Special Permit Granting Authority, **GRANTED** a Special Permit in accordance with Section 199-9-11 "Marijuana Establishments", B. Definitions-Marijuana Establishment – Retailer and Product Manufacturer, C. Designated Location for Marijuana Establishments, of the Town of Lee Zoning By-Laws to **Forest Wilde, LLC.**, the Petitioner. The Applicant filed its application on January 22, 2021, with notice published April 13, 2021 and April 20, 2021 and a hearing date of May 4, 2021.

The Board voted unanimously to grant the Special Permit upon a motion by the Special Permit Granting Authority after making the following findings that the proposed use:

1. Is in compliance with all provisions and requirements of this chapter and in harmony with its general intent and purpose; by meeting all requirements of the Marijuana Establishment bylaw adopted at Town Meeting, with no exemptions sought by the applicant under the marijuana bylaw.
2. Is essential or desirable to the public convenience or welfare at the proposed location; the Town voted in favor of a marijuana bylaw and the location of the facility is in an appropriate area where other retail businesses are located.
3. Will not be detrimental to adjacent uses or to the established or future character of the neighborhood; because the facility is located amongst other retail uses in a commercial corridor.
4. Will not create undue traffic congestion or unduly impair pedestrian safety; the applicant has satisfactorily addressed concerns with a Traffic Study by Fuss & O'Neill and have agreed to hire a detail traffic officer if deemed necessary and/or requested by the Board of Selectmen due to traffic congestion at the locus.
5. Will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing use in the immediate area or in any other area of the town will be unduly subjected to the hazards affecting public health, safety or general welfare; and as shown in past cases, will actually use less water than other businesses in the area.

This Decision is made with the following conditions:

- a. From the date of opening, the Board will conduct reviews after 3 months, 6 months and upon their 1-year anniversary to discuss traffic conditions, unanticipated problems and any complaints of odors from neighbors.
- b. Owner will arrange police detail if deemed necessary.
- c. Any exterior construction will only be done between the hours of 9:30 AM – 4:30 PM.

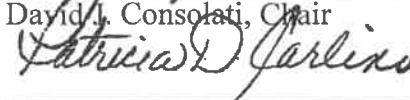
An appeal of the decision of the Special Permit Granting Authority may be made by any person aggrieved pursuant to MGL Chapter 40A, Section 17, as amended, within twenty (20) days after the date of filing of the Notice of Decision in the office of the Town Clerk.

The Special Permit Granting Authority hereby certifies that a copy of this decision and all plans referred to in the decision have been filed with the Town Clerk.

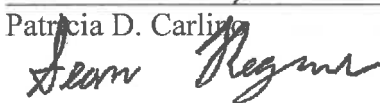
BOARD OF SELECTMEN



David J. Consolati, Chair



Patricia D. Carlin



Sean Regnier