



Sanctuary Medicinals

**Adult Use Marijuana Establishment
Special Permit Renewal**

Site Plan Review

Water Protection District Special Permit

Adult Use Marijuana Establishment Special Permit Renewal

February 2017 Registered Marijuana Dispensary Special Permit
Granted by the Planning Board

- * Cultivation and Processing Medicinal Marijuana

December 2018 Marijuana Establishment Special Permit Granted by
the Planning Board

- * Marijuana Cultivation and Marijuana Product Manufacturer
- * Grow and process Adult Use Marijuana
- * Five Year Permit, renewal 2023

Site Plan Review and Water Protection District Special Permit

- 2017 Site Plan Review and Water Resource Protection District for conversion from Book Binding to Marijuana cultivation and processing
 - Minimal changes to exterior of building but addition of HVAC units, Diesel powered Generator and interior renovations
 - 12.5% Lot Coverage by Building unchanged
 - Pre-Existing 25% Lot Coverage by Impervious Surfaces, 27% with concrete pads for HVAC unitS
 - Materials used for processing and cleaning within allowable thresholds for Water Protection District
 - 44 parking spaces

Current Conditions:



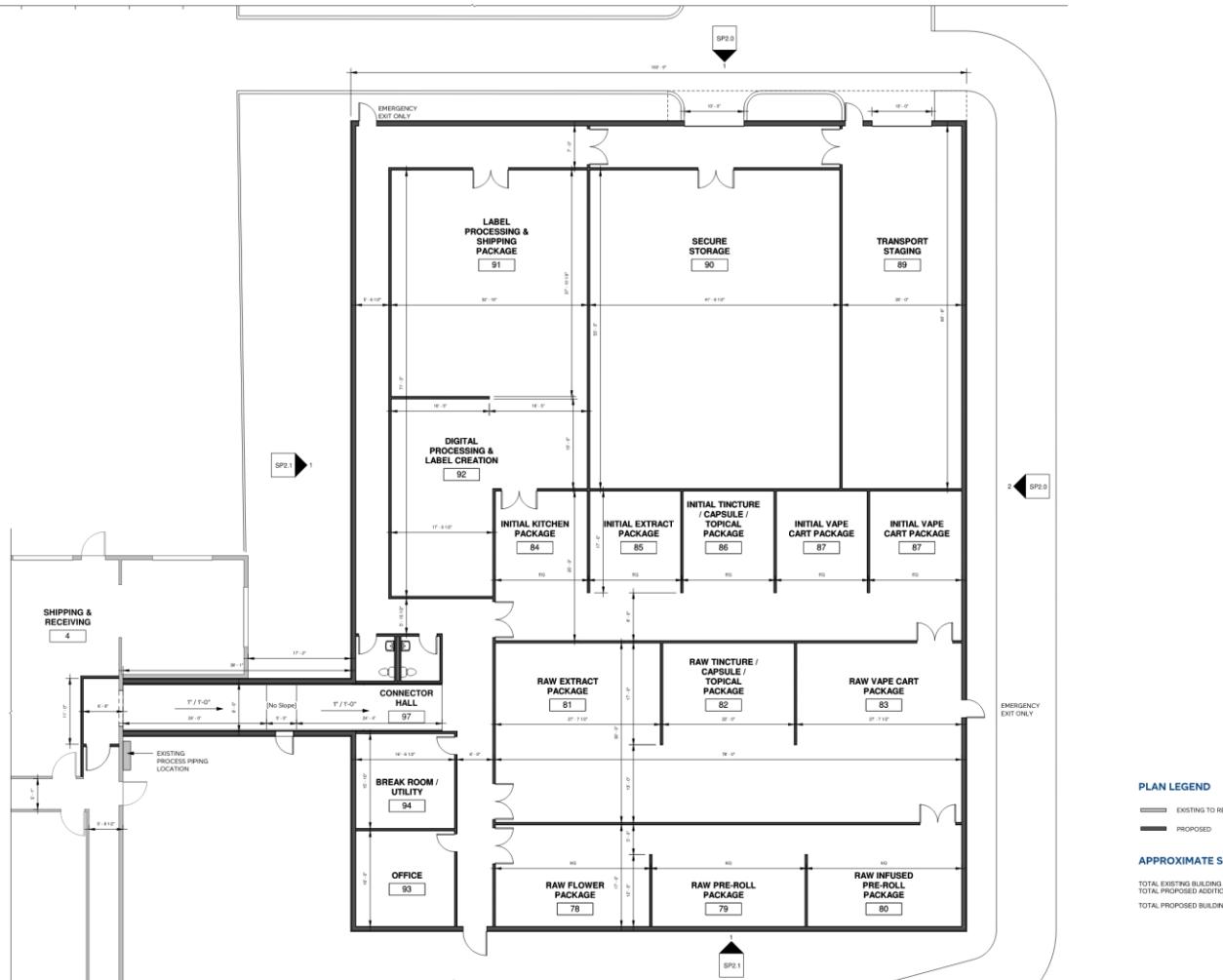


Area at back of Building for Expansion





Proposed Addition



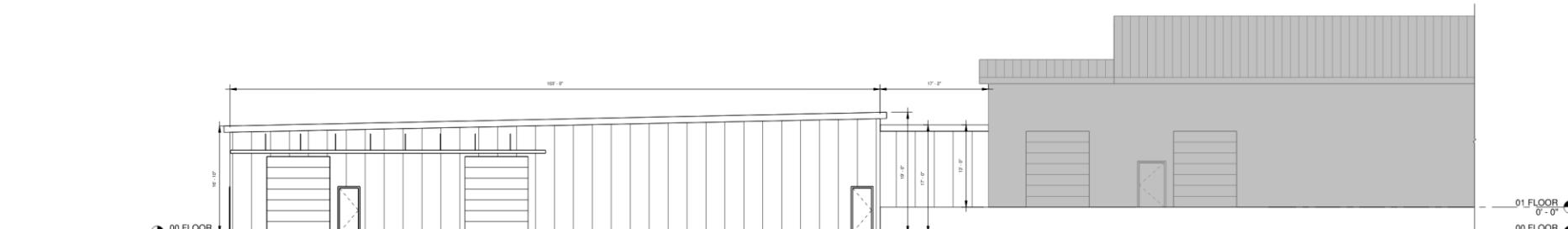
PROPOSED PLAN

SMA LITTLETON EXPANSION

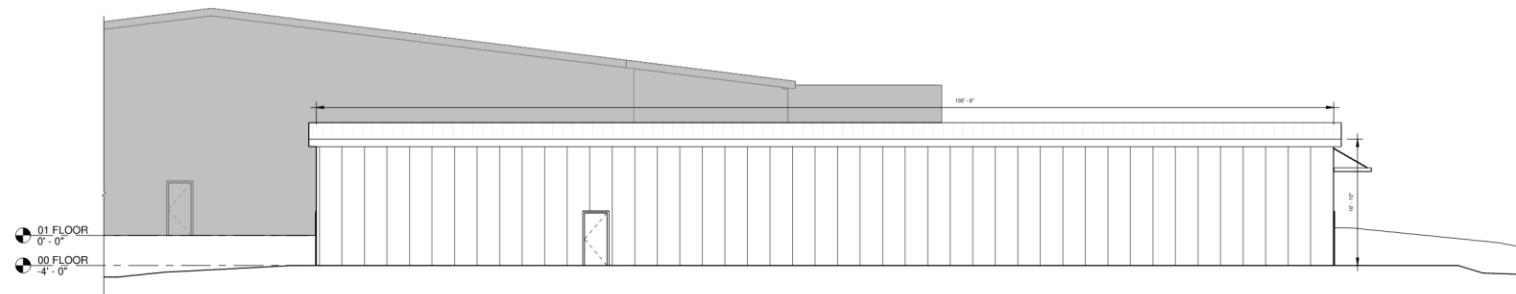
PROJ. NO. 1901-1
DATE: JULY 27, 2021
DRAWN BY: M.C.

SP1.0





1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

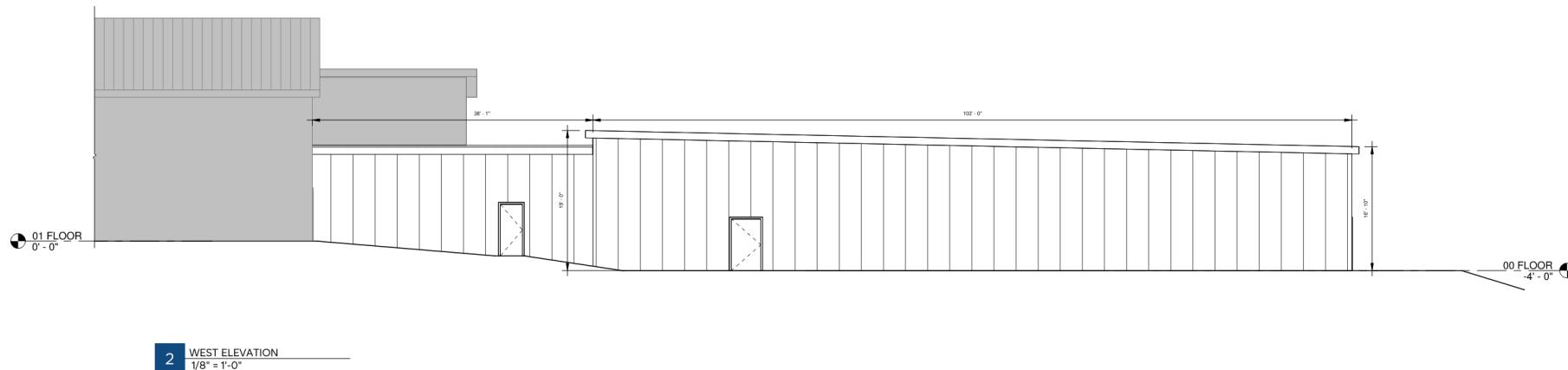
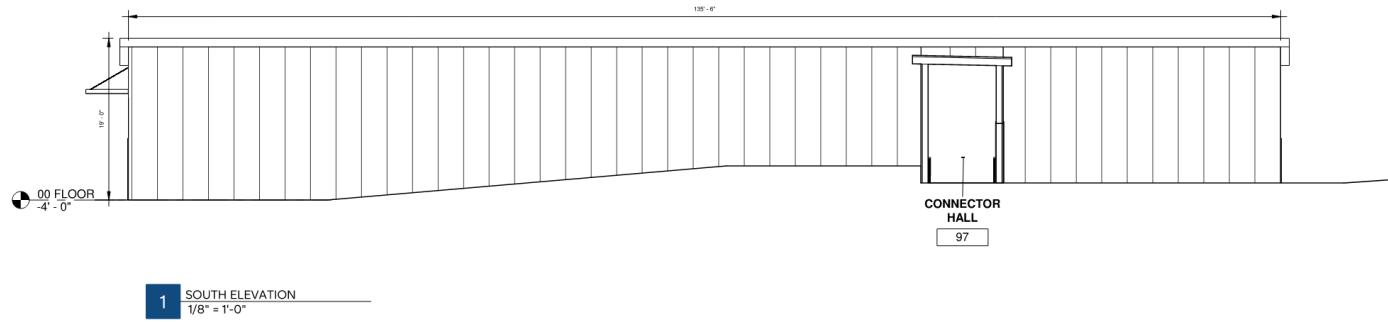
BUILDING ELEVATIONS
234 TAYLOR STREET, LITTLETON, MA

SMA LITTLETON EXPANSION

PROJ. NO. 1901-10
DATE: JULY 27, 2023
DRAWN BY: M.C.

SP2.0





BUILDING ELEVATIONS
234 TAYLOR STREET, LITTLETON, MA

SMA LITTLETON EXPANSION

PROJ. NO. 1901-10
DATE: JULY 27, 2023
DRAWN BY: M.C.

SP2.1



BUILDING EXPANSION:

- 14,300± s.f. Addition at rear of Building
- Provides needed space for packaging existing product grown on site
- No Expansion of Grow Rooms
- Frees up space in existing building for more efficiency
- No increase in number of Employees
- Allows packaging currently stored in storage trailers to be contained within the building
- Provides additional utility space for improved Air Filtration/Odor Control

BUILDING EXPANSION:

- Current employees: 90
- Septic System failure in 2022 – upgraded to maximum 110 employees
 - 1650 gpd (5.97 gpd/1000 s.f. lot area)
- Parking:
 - Current: 44 marked spaces on site PLUS 30 on adjacent property with Parking Lease Agreement
 - Proposed: 67 spaces on site Plus 30= 97 Spaces
- Coverage:
 - By Building: 17.7% By Impervious: 33%
- Drainage
 - Roof runoff recharged to maintain existing Runoff Rates