

**City of Newburyport Planning Board
Application for a SPECIAL PERMIT**

The undersigned hereby submits an application for:

- Special Permit
- Special Permit amendment

Petitioner: RiverRun Gardens LLC c/o: Edward X. DeSousa
Address: 50 Main St. Ste 200, North Reading, MA 01864
Phone: Cell# 978-273-4352 , (or 978-207-1251)
Email: biged@riverrungardens.com
Owner: Graf St Powerhouse (GSP) Richard Boudrow 50 Merrimac St. Amesbury, MA 01813
Address: 18 Henry Graf Jr. Rd. Units 25 & 24
Phone: Rick Boudrow 508-523-4701

Site Address: 18 Henry Graf Rd. Units 25 & 24 partial -736 SqFt 1st floor kept by GSP

Assessor's Map and Lot(s): _____ Zoning District: I1 - Industrial

Book and Page #: #24 - 28065/0457 #25 25724/0170 or Certificate of Title: _____

Ordinance section where relief is being requested:

- | | |
|--|--|
| <input type="checkbox"/> Table of Permitted Uses (V-D) | <input type="checkbox"/> Federal Street Overlay District (XXII) |
| <input checked="" type="checkbox"/> Marijuana Overlay District (V-G) | <input type="checkbox"/> Courts and Lanes (XXIII) |
| <input type="checkbox"/> One residential structure per lot (VI.C) | <input type="checkbox"/> Waterfront West Overlay District (XXIV) |
| <input type="checkbox"/> Open Space Residential Development (XIV) | <input type="checkbox"/> Towle Complex Redev. Overlay District (XXV) |
| <input type="checkbox"/> Water Resource Protection District (XIX) | |

Describe the Special Permit request:

Marijuana Tier I Cultivation per Cannabis Control Commission 935 cmr 500, as Micro-Business under 3,830 SqFt of canopy. There will be 4 employees. There are 4 designated parking spaces in front of building, and multiple additional spaces in back of building.

Petitioner and Landowner signature(s):

Every application for a Special Permit shall be made on this form, which is the official form of the Planning Board. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Office of Planning and Development does not absolve the applicant from this responsibility. Failure to comply with application requirements as cited herein may result in the Planning Board dismissing the application as incomplete.

Signature of petitioner/owner:  6/14/18

Print name(s) here: Edward X. DeSousa - Manager RiverRun Gardens



June 19, 2018

City Of Newburyport
Office of Planning and Development & City Council
60 Pleasant St.
Newburyport, MA 01950

Dear Office of Planning and Development and Planning Board;

RiverRun Gardens LLC is requesting that Newburyport allow our Marijuana Cultivation business at 18 Henry Graf Jr. Rd. Units 24 (partial) & 25 as per Cannabis Control Commission (CCC) regulations 935 CMR 500.000 Tier I Cultivation License (up to 5,000 square feet of canopy) as a Marijuana Microbusiness cultivator . **There will not be any Retail Sales or public allowed at this location.** We will only grow and process the plant's flowers for sale to other licensed establishments. We will not manufacture or perform any other functions except for cultivation. Our contributions to the city (estimated to be over 50,000 per year) will be a valuable resource of income for many needed Newburyport budgeted projects or city organizations such as Disabilities, Veteran, Drug Counseling, Police equipment etc.

Per the Special Permit Application;

- a- Attached is a completed Special Permit form
- b- Per Newburyport's new Marijuana ordinance/regulations, a Special permit from the Planning Board is required,
- c-
 - a) Cultivation use for our business is allowed at our location which does require a Special Permit, under the new zoning regulations,
 - b) Our use is desirable for the public as per the overwhelming approval for question 4 by Newburyport citizens.
 - c) Our business will not create undue traffic congestion. There will be four employees. The location has four specifically designated four parking spots and additional non-designated parking available around the building. Public will not be allowed in the facility unless specifically warranted and requested. No one under twenty-one will be allowed in the facility. Most supplies/materials deliveries will be limited to once per quarter, which is much less than any other business in the park and facility location.
 - d) Our cultivation will not overload any public water, drainage, sewer system or any other municipal system. Attached are emails from various Newburyport departments attesting to that fact. This is a very small business (3,830 SqFt of growth canopy) utilizing less 928 gallons of water a day, and all absorbed by the plants and not into sewer system. Our electric usage will be 125,000 watts per day which considerably less than most manufacturing businesses in the park. Electrical requirements are being installed by Gordon Stockwood of G & B Electrical Services; which has done extensive work in

Newburyport. This is an organic, all natural cultivation and there will not be any pesticides, chemicals or hazardous materials used. Our operations will not affect health, safety or general welfare of the public. The CCC has enacted strict procedures for safety and security which we will adhere to as well as work with local authorities to insure compliance to the requirements.

- e) Any and all special regulations for use in the special permit table will be fulfilled.
- f) This request will not impair the integrity or character of the district and adjoining districts or be detrimental to health and welfare; as we have discussed during these marijuana hearings.
- g) This request for special permit will not, by its addition, cause an excess of that particular use that could be detrimental to the character of said neighborhood.
- h) The proposed use is in harmony with the purpose and intent of this ordinance.
- i) The proposed use shall not be conducted in a manner as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of environmental pollution. Our facility will have an industrial professionally installed HVAC system which will include odor control filtration system.
- d- We have attached the Assessor's cards for both units we are leasing,
- e- Attached are plans and drawings representing existing and proposed conditions,

RiverRun Gardens will insure the facility is completely secured, alarmed, and have multiple cameras installed meeting the CCC's strict security guidelines (see attached). Our location will have more, and better security than local banks. We are, and will continue to work with Newburyport's Police, Fire and other Departments to satisfy any of their requirements.

Our business will not emit any dangerous, noxious, injurious, fire or explosive hazard, or noise, vibration, smoke, dust, odor, or other form of industrial pollution. Our and existing Marijuana establishments have not had any detrimental effect in public or other business operations at their locations. Many cities and towns that have existing businesses are welcoming and expanding the allowance of these businesses as it has a very positive financial effect for their cities/towns. Considering the strict regulations from the State's Cannabis Control Commission, their business will be severely monitored and controlled to insure complete compliance and not to cause any harm to the city.

RiverRun Gardens will satisfy the conditions set forth in Newburyport's new zoning ordinance XXXI, including section XXXI-D, E, F, G;

XXXI-G Documentation Required to Support Application;

Note: As a small wholesale (no retail or customers at location) cultivator some requirements will not pertain to our business. In addition, our business is strictly regulated, controlled and audited by the CCC. Marijuana products will be RFID monitored from "seed to sale". Each plant will have an RFID tracking label, which is uploaded and monitored by the CCC all the way to end consumer.

1. We will provide a copy of our application, registration and/or certificate as a Marijuana Business from the CCC as soon as available. Unfortunately, we cannot submit application to the CCC until we received approvals from Newburyport.

2. We have included two letters from the property owner approving our business at the warehouse we are leasing from him,
3. Included are detailed floor plans of the facility before and after identifying square footage and functional areas,
4. Detailed Plans include;
 - a.,b,c.,d., e., This is an Existing warehouse and has approved designated parking spots in front of our warehouse bays for four employees and additional parking at 18 Graf Rd. Convenience and vehicle safety has been designed and already approved by Newburyport for that location. This is an existing location and we are not modifying or altering any exterior of the building, or changing any pedestrian, vehicle movements, deliveries, landscaping, signs etc. We will not be adding any exterior freestanding signs. In fact the only identifying known use for our operations will be through the planning board and CCC approval process. We will be inconspicuous to the public and abutters of the property. No marijuana plants/product or operations will be visible from the outside of the warehouse. No marijuana will be consumed at our facility by any employee or managers.
 - f. There is more than ample supply of water and sewage capacity as per attached emails from Newburyport's Water and Sewer Department. We will utilize less 928 gallons of water a day and all absorbed by the plants and not into sewer system.
5. Our business will be licensed by the CCC, which has stricter security requirements than Banks, Pharmacies, Liquor Stores and all other businesses in Newburyport. All owners, investors and employees must undergo a CORI background check and be individually licensed by the CCC as Registered Agents (of a marijuana establishment). Our security plans are mandated and strictly enforced by the CCC before they will grant us a license. They include cameras covering all exterior entrances and cameras that cover every area where cannabis will be present. We will have two redundant alarm systems that communicate directly to Police and Fire Departments as well as ourselves and the two separate alarm companies. Each room entrance (and exterior) will be controlled by Security entrance cards (FOBs). We will be able to know who, when, and how long anyone is in the building and each room. All via remote access on phones and computers. Our video storage server will retain all videos for ninety days and instantly be able to produce still images. All finished product will be sold even prior to harvest. We have also purchased an industrial 3,000 lb. safe to store any finished product that is available after harvest. We have attached our security plan which was prepared by REP Marketing Solutions, Inc., Robert Peach, 115 Pelham Rd., Dracut, MA 01826. REP has extensive knowledge of security at banks, casinos, pharmacies, government facilities and installed these systems at existing RMDs. They are on several security boards of Police, other state and federal law enforcement agencies etc. dealing with these businesses. Our facility will have state of the art security features found at locations ten times our size. We will be a model example for other businesses emerging into this market. We are working with Marshall Murray and presenting our plans to him for his review and approval.

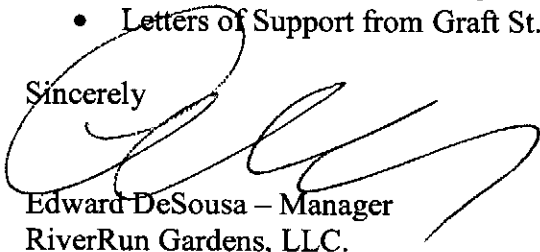
Note; We will share additional confidential details with the Police Department.

6. We will have an external dumpster for waste not regulated by the CCC (paper, boxes, etc.). Our marijuana related waste disposal will be regulated by the CCC's strict requirements. We will not have any marijuana waste disposal, as we will be donating and/or selling all our waste (roots, stems, leaves) to other CCC licensed establishments under the CCC regulations and controls.
7. We will not have any signage or advertisement at our facility.
8. A Traffic Impact Analysis has not been performed (and if one is required, we agree to pay for one) as we will not alter any traffic from current use. This is an existing commercial location, we have only four employees and four specifically designated parking spots (as well as additional non designated spots) and we satisfy the requirements of Newburyport's regulations of .75 parking spaces per employee.
9. As per Number four above, we will only be using 928 gallons of water per day, which is sufficient for the location's infrastructure (see attached email from Dan Lynch, Water Distribution System Manager City of Newburyport) and also since we will not have any water discharge since it is all consumed by the plants. The attached email from Jamie Tuccolo, Water Collection Superintendent, Newburyport. The electrical capacity of our location is sufficient as per G&B Electrical Services; which has done extensive work in Newburyport, and will be applying for the Electrical building permit.

Attached are;

- Special Permit Application,
- This Memo/Letter addressing requirements
- Email approvals from Newburyport Water & Sewer Departments
- Assessor's Cards
- Site Maps and Existing current Units 24 & 25 Pictures
- Site Map with Parking
- New Proposed Plans with rooms, lights, fans, etc.
- Security Plans
- Lights, Fans and Odor Control specifications,
- RiverRun Gardens LLC Registration
- Letters of Support from Graft St. Powerhouse LLC (Owner Rick Boudrow)

Sincerely



6/19/18

Edward DeSousa – Manager
RiverRun Gardens, LLC.

50 Main St. Ste., 200
North Reading, MA 01864

www.riverrungardens.com

978-207-1251 Cell: 978-273-4352

Edward X DeSousa

From: Jamie Tuccolo <JTuccolo@CityofNewburyport.com>
Sent: Wednesday, June 13, 2018 1:56 PM
To: Edward X DeSousa; Dan Lynch
Cc: Paul OBrien
Subject: RE: Special Permit for RiverRun Gardens for Marijuana Cultivation

Ed,

Nice to speak with you today regarding your property located at 18 Graf Rd, with regards to the conversation regarding capacity, the sewer department has no issue with the proposed 928 gallons of discharge.

Please let me if you have any questions.

Best,

JT
Jamie Tuccolo
Collection System Superintendent
16 A Perry Way
Newburyport MA, 01950
Office 978-465-4464 x 1730
Cell 978-490-0018
JTuccolo@cityofnewburyport.com

Confidentiality Notice: This email transmission, and any documents, files, or previous email messages attached to it, may contain confidential information. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is **STRICTLY PROHIBITED**. If you have received this transmission in error, please immediately notify the sender by email or telephone and destroy the original transmission and its attachments without reading them or saving them. Any attachments to this message have been checked for viruses, but please rely on your own virus checker and procedures. Thank-you.

From: Edward X DeSousa [mailto:biced@riverrungardens.com]
Sent: Monday, June 11, 2018 9:06 AM
To: Dan Lynch; Jamie Tuccolo
Cc: Paul OBrien
Subject: RE: Special Permit for RiverRun Gardens for Marijuana Cultivation

Good Morning Mr. Lynch and Mr. Tuccolo;

Can you advise on below, as we need your responses that water and sewage capacity is adequate (at 18 Graft Rd Units 24 & 25, that warehouse for the 928 gallons of water we will use daily) to apply to the Planning Board

Thank You

1

Edward X. DeSousa
RiverRun Gardens, LLC
CELL# 978-273-4352
978-207-1251
www.riverrungardens.com

From: Edward X DeSousa
Sent: Monday, June 04, 2018 11:08 AM
To: 'dlynch@cityofnewburyport.com'; 'jtuccolo@cityofnewburyport.com'
Subject: Special Permit for RiverRun Gardens for Marijuana Cultivation

Dear Mr. Lynch & Mr. Tuccolo;

As part of the Special permit process, the Planning department needs written confirmation that the water and sewage supply is adequate for our business at;
18 Graf Road Units 25 & 26 (Book/page 28065/0457 & 25724/0170 currently occupied by Rick Boudrow of Graf St Powerhouse.

We are a small Micro Business Cultivator (under 5000 SqFt) and will grow plants in 2,474 SqFt. There will be four employees total Full Time. Possible two occasional temporary employees Part Time as needed.

Those plants will require 928 gallons of water per Day;

No Waste water as the water will all be absorbed by the plants themselves.

If there is anything else needed just let me know.

Thank You

Edward X. DeSousa
RiverRun Gardens, LLC
CELL# 978-273-4352
978-207-1251
www.riverrungardens.com

From: Kathryn Newhall-Smith [<mailto:KNewhallSmith@CityofNewburyport.com>]
Sent: Monday, June 04, 2018 9:25 AM
To: Edward X DeSousa
Subject: FW: Permit from RiverRun Gardens for Marijuana Cultivation

From: Kathryn Newhall-Smith
Sent: Thursday, May 31, 2018 4:48 PM
To: 'Edward X DeSousa'
Cc: Andrew Port; Paul OBrien
Subject: RE: Permit from RiverRun Gardens for Marijuana Cultivation

Good Afternoon,

The Council will take their final vote on 6/11 to adopt it. So we are not able to process an application until after that date.

Regardless, you will need to submit a **brand new** application b/c your previous ones are to the ZBA, not the Planning Board. Please read through this application (attached) and submit all of the necessary documents/plans. The week or so between now and the final vote on 6/11 will provide you some time to pull together a completed application.

I have also attached the zoning that we are assuming will be adopted on 6/11. This zoning includes a list of **additional documents** that must accompany your application – see page 5 of the document.

We will not accept incomplete applications.

One item of particular note – I strongly recommend that you contact the City's Department of Public Services to confirm that there is *or will be* adequate Water and Sewer service to the facility. Specifically I recommend speaking with Dan Lynch (*of the Water Division*) and Jamie Tuccolo (*of the Sewer Division*), dlynch@cityofnewburyport.com and jtuccolo@cityofnewburyport.com. You will need written confirmation from them (*or specifications for any upgrades required, if any*) for your Planning Board submission.

When you pull all of these required materials together I can then review to make sure your application is complete and then schedule you for your Planning Board hearing. We still have your check, so no need to submit additional funds.

Thank you,
Kate

Edward X DeSousa

From: Dan Lynch <DLynch@CityofNewburyport.com>
Sent: Monday, June 11, 2018 9:28 AM
To: Edward X DeSousa
Subject: RE: Special Permit for RiverRun Gardens for Marijuana Cultivation

Good morning Mr. DeSousa,

Speaking on behalf of water only, there is a sufficient capacity of water available for your daily needs. If you need anything further please feel free to contact me at any time.

Thank you,

Dan Lynch
Distribution System Manager
City of Newburyport, Water Division
Phone (978) 465-4464 ext. 1720

Confidentiality Notice: This email transmission, and any documents, files, or previous email messages attached to it, may contain confidential information. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by email or telephone and destroy the original transmission and its attachments without reading them or saving them. Any attachments to this message have been checked for viruses, but please rely on your own virus checker and procedures. Thank-you

From: Edward X DeSousa [<mailto:biged@riverrungardens.com>]
Sent: Monday, June 11, 2018 9:06 AM
To: Dan Lynch; Jamie Tuccolo
Cc: Paul OBrien
Subject: RE: Special Permit for RiverRun Gardens for Marijuana Cultivation

Good Morning Mr. Lynch and Mr. Tuccolo;

Can you advise on below, as we need your responses that water and sewage capacity is adequate (at 18 Graft Rd Units 24 & 25, that warehouse for the 928 gallons of water we will use daily) to apply to the Planning Board

Thank You

Edward X. DeSousa
RiverRun Gardens, LLC
CELL# 978-273-4352
978-207-1251

1

From: Edward X DeSousa
Sent: Monday, June 04, 2018 11:08 AM
To: 'dlynch@cityofnewburyport.com'; 'jtuccolo@cityofnewburyport.com'
Subject: Special Permit for RiverRun Gardens for Marijuana Cultivation

Dear Mr. Lynch & Mr. Tuccolo;

As part of the Special permit process, the Planning department needs written confirmation that the water and sewage supply is adequate for our business at;
18 Graf Road Units 25 & 26 (Book/page 28065/0457 & 25724/0170 currently occupied by Rick Boudrow of Graf St Powerhouse.

We are a small Micro Business Cultivator (under 5000 SqFt) and will grow plants in 2,474 SqFt. There will be four employees total Full Time. Possible two occasional temporary employees Part Time as needed.

Those plants will require 928 gallons of water per Day;

No Waste water as the water will all be absorbed by the plants themselves.

If there is anything else needed just let me know.

Thank You

Edward X. DeSousa
RiverRun Gardens, LLC
CELL# 978-273-4352
978-207-1251
www.riverrungardens.com

From: Kathryn Newhall-Smith [<mailto:KNewhallSmith@CityofNewburyport.com>]
Sent: Monday, June 04, 2018 9:25 AM
To: Edward X DeSousa
Subject: FW: Permit from RiverRun Gardens for Marijuana Cultivation

From: Kathryn Newhall-Smith
Sent: Thursday, May 31, 2018 4:48 PM

To: 'Edward X DeSousa'
Cc: Andrew Port; Paul OBrien
Subject: RE: Permit from RiverRun Gardens for Marijuana Cultivation

Good Afternoon,

The Council will take their final vote on 6/11 to adopt it. So we are not able to process an application until after that date.

Regardless, you will need to submit a **brand new** application b/c your previous ones are to the ZBA, not the Planning Board. Please read through this application (attached) and submit all of the necessary documents/plans. The week or so between now and the final vote on 6/11 will provide you some time to pull together a completed application.

I have also attached the zoning that we are assuming will be adopted on 6/11. This zoning includes a list of **additional documents** that must accompany your application – see page 5 of the document.

We will not accept incomplete applications.

One item of particular note – I strongly recommend that you contact the City's Department of Public Services to confirm that there is (or will be) adequate Water and Sewer service to the facility. Specifically I recommend speaking with Dan Lynch (of the Water Division) and Jamie Tuccolo (of the Sewer Division), dlynch@cityofnewburyport.com and jtuccolo@cityofnewburyport.com. You will need written confirmation from them (or specifications for any upgrades required, if any) for your Planning Board submission.

When you pull all of these required materials together I can then review to make sure your application is complete and then schedule you for your Planning Board hearing. We still have your check, so no need to submit additional funds.

Thank you,
Kate

18 HENRY GRAF JR RD UNIT 24

24

Location 18 HENRY GRAF JR RD UNIT
24

Mblu 82/ 2/ 24/ /

Owner GRAF STREET POWERHOUSE
LLC

Assessment \$289,700

PID 103370

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$289,700	\$0	\$289,700

Owner of Record

Owner GRAF STREET POWERHOUSE LLC
Co-Owner C/O BOUDROW
Address 50 MERRIMAC ST
AMESBURY, MA 01913

Sale Price \$190,000
Certificate
Book & Page 28065/0457
Sale Date 09/29/2008
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GRAF STREET POWERHOUSE LLC	\$190,000		28065/0457	00	09/29/2008
G/D ACQUISITIONS LLC	\$0		000		08/24/2006

Building Information

Building 1 : Section 1

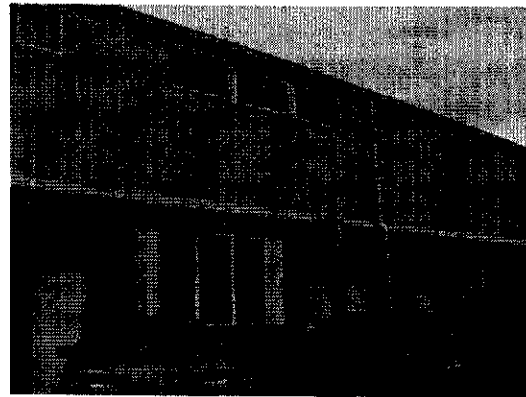
Year Built: 2006
Living Area: 2,399

Building Photo

Building Attributes	
Field	Description
STYLE	Indust Condo
MODEL	Com/Ind Condo
Stories:	1
Occupancy	1
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1	Concr-Finished

24

Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Hot Air-no Duc
AC Type:	Central
Ttl Bedrms:	00
Ttl Bathrms:	0
Ttl Half Bths:	
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Grd	
Grade	Average +10
Stories:	1
Residential Units:	0
Exterior Wall 1:	Pre-finish Metl
Exterior Wall 2:	Brick/Masonry
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Cmrcl Units:	32
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	



(http://images.vgsi.com/photos/NewburyportMAPphotos/\01\00\56\65.jpg)

Building Layout

BAS[2399]

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,399	2,399
		2,399	2,399

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ2	FINISHED	725 S.F.	\$20,700	1

Land

Land Use

Use Code 4021
 Description IND CONDO MDL-06
 Zone

Land Line Valuation

Size (Acres) 0
 Depth
 Assessed Value \$0

Outbuildings

--

#24

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$240,400	\$0	\$240,400

(c) 2016 Vision Government Solutions, Inc. All rights reserved.

18 HENRY GRAF JR RD UNIT 25

25

Location 18 HENRY GRAF JR RD UNIT
25

Mblu 82/ 2/ 25/ 1

Owner GRAF STREET POWERHOUSE
LLC

Assessment \$281,500

PID 103378

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$281,500	\$0	\$281,500

Owner of Record

Owner GRAF STREET POWERHOUSE LLC
Co-Owner
Address 50 MERRIMAC ST
AMESBURY, MA 01913

Sale Price \$300,000
Certificate
Book & Page 25724/0170
Sale Date 05/31/2006
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GRAF STREET POWERHOUSE LLC	\$300,000		25724/0170	00	05/31/2006
G/D ACQUISITIONS LLC	\$0		25397/0393	1P	02/23/2006

Building Information

Building 1 : Section 1

Year Built: 2006
Living Area: 2,326

Building Photo

Building Attributes	
Field	Description
STYLE	Indust Condo
MODEL	Com/Ind Condo
Stories:	1
Occupancy	1
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1	Concr-Finished

#25

Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Hot Air-no Duc
AC Type:	Central
Ttl Bedrms:	00
Ttl Bathrms:	0
Ttl Half Bths:	
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Grd	
Grade	Average +10
Stories:	1
Residential Units:	0
Exterior Wall 1:	Pre-finish Metl
Exterior Wall 2:	Brick/Masonry
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Cmrc'l Units:	32
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	



(<http://images.vgsi.com/photos/NewburyportMAPhotos//01\00\67\49.jpg>)

Building Layout

BAS[2326]

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,326	2,326
		2,326	2,326

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ2	FINISHED	725 S.F.	\$20,700	1

Land

Land Use

Use Code 4021
 Description IND CONDO MDL-06
 Zone

Land Line Valuation

Size (Acres) 0
 Depth
 Assessed Value \$0

Outbuildings

--

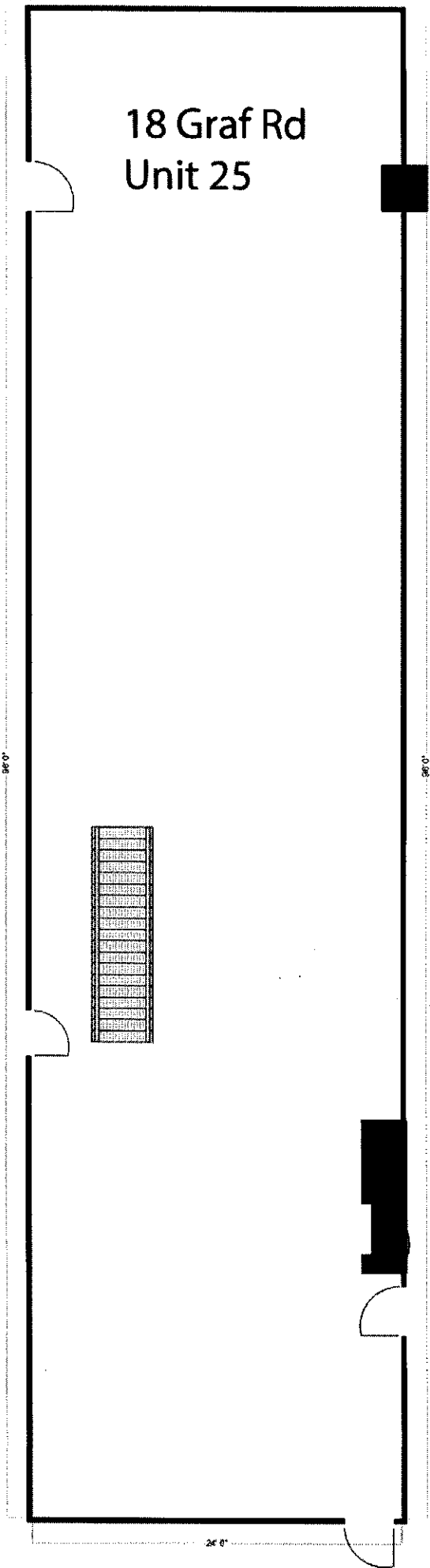
#25

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$233,800	\$0	\$233,800

(c) 2016 Vision Government Solutions, Inc. All rights reserved.



18 Graf Rd
Unit 25

Existing 2/2
Current
Warehouse

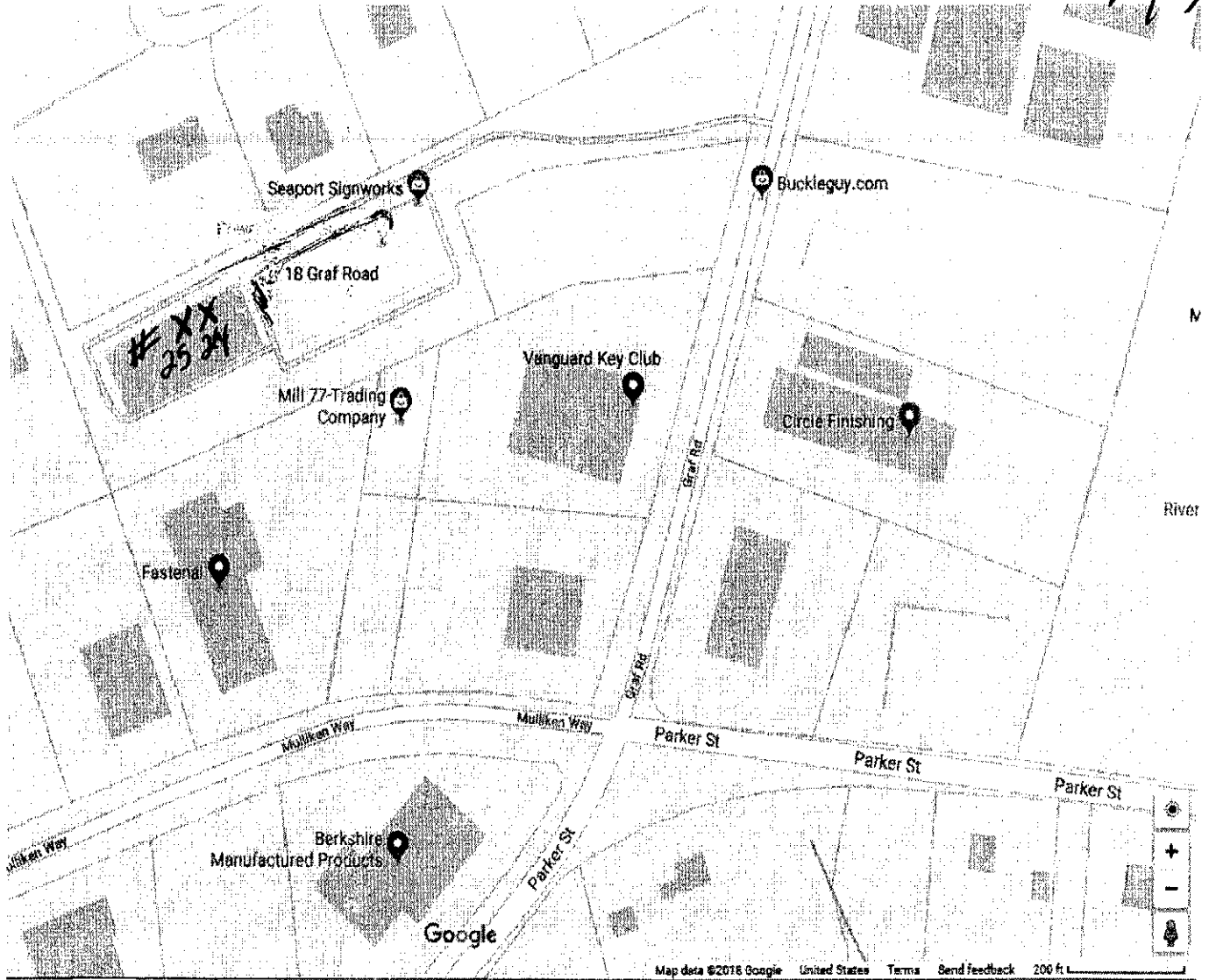
18 Graf Rd
Unit 24

Existing
Current
Warehouse

1/2

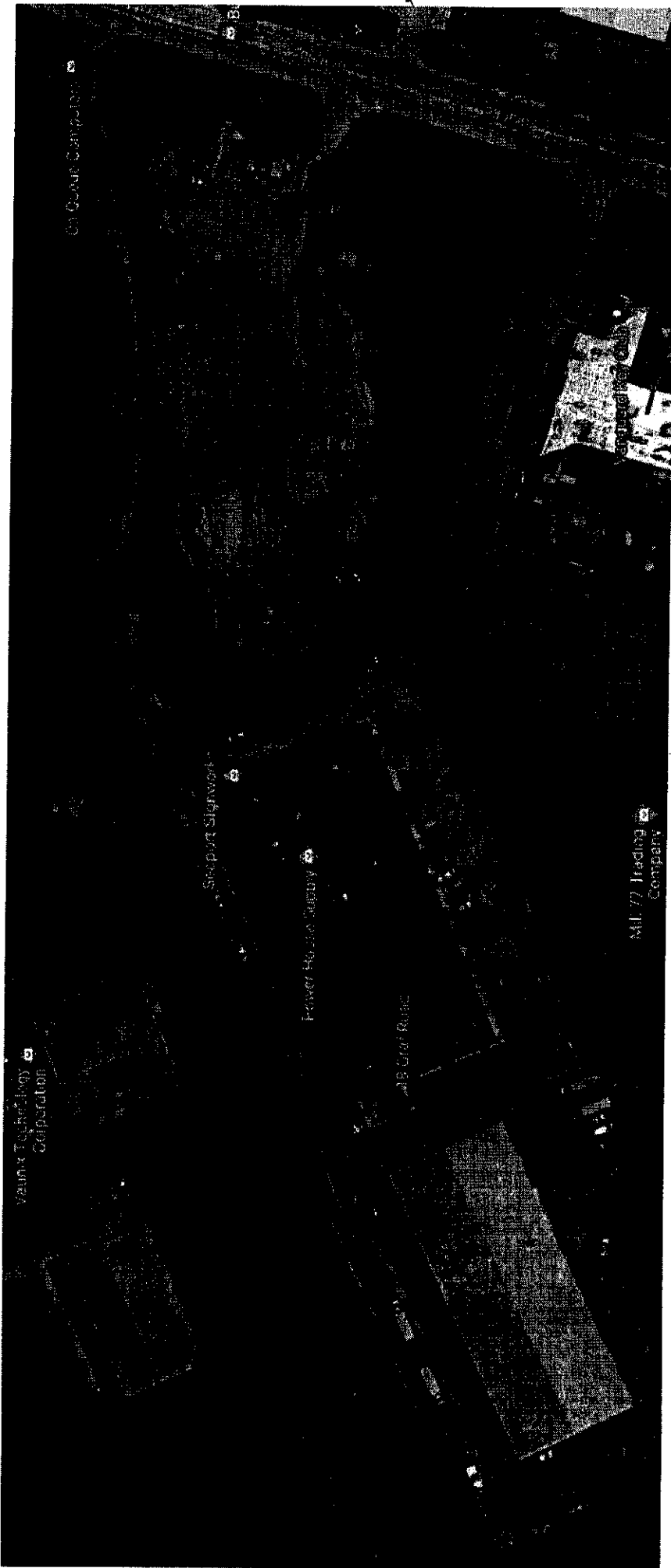


5/7/18 18 Graf Units 24 & 25
1 of 7



↑ North

Grat HK:

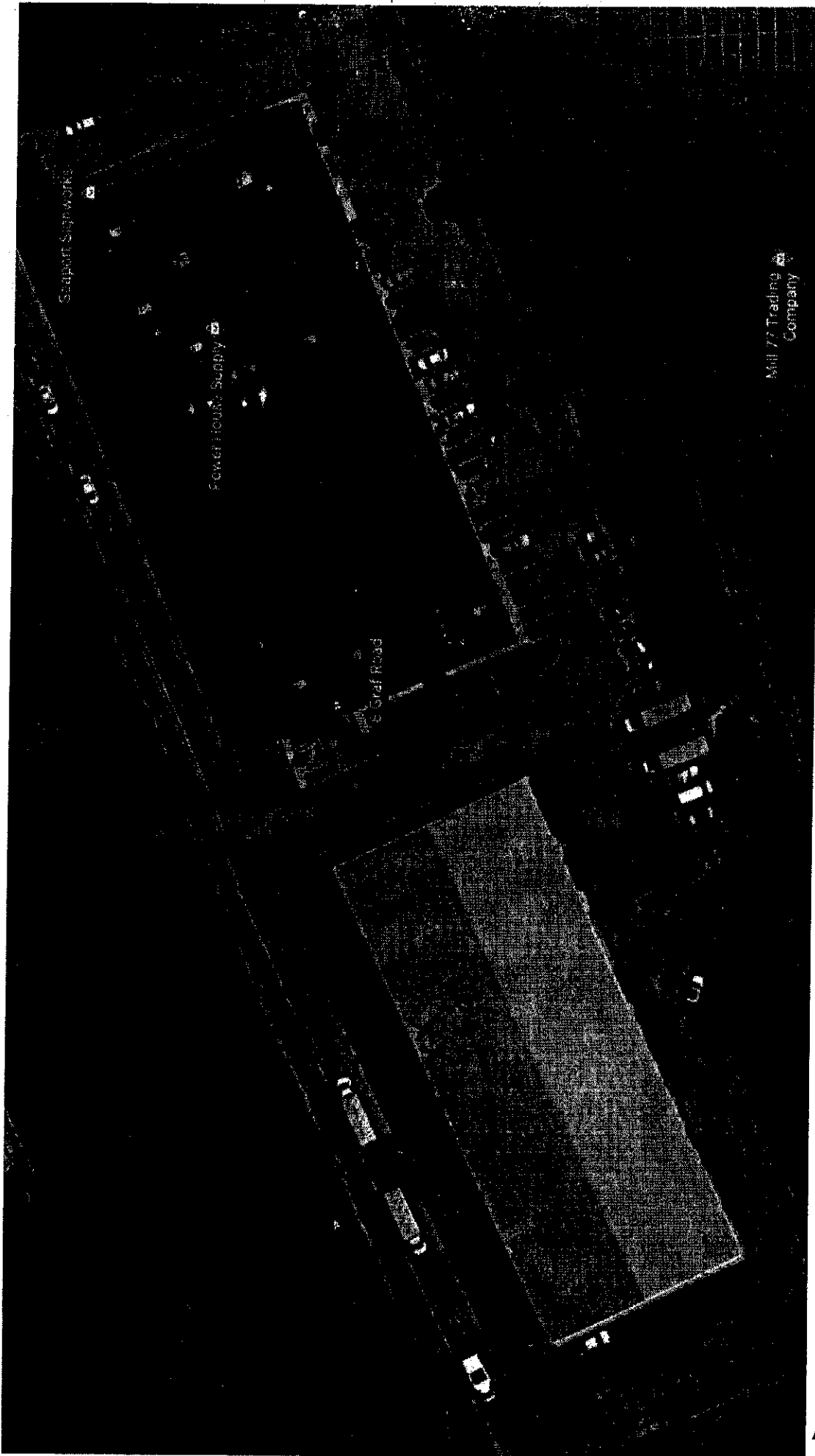


18 Grat Rd
 Units
 # 24 & 25 2/7
 5/7/18

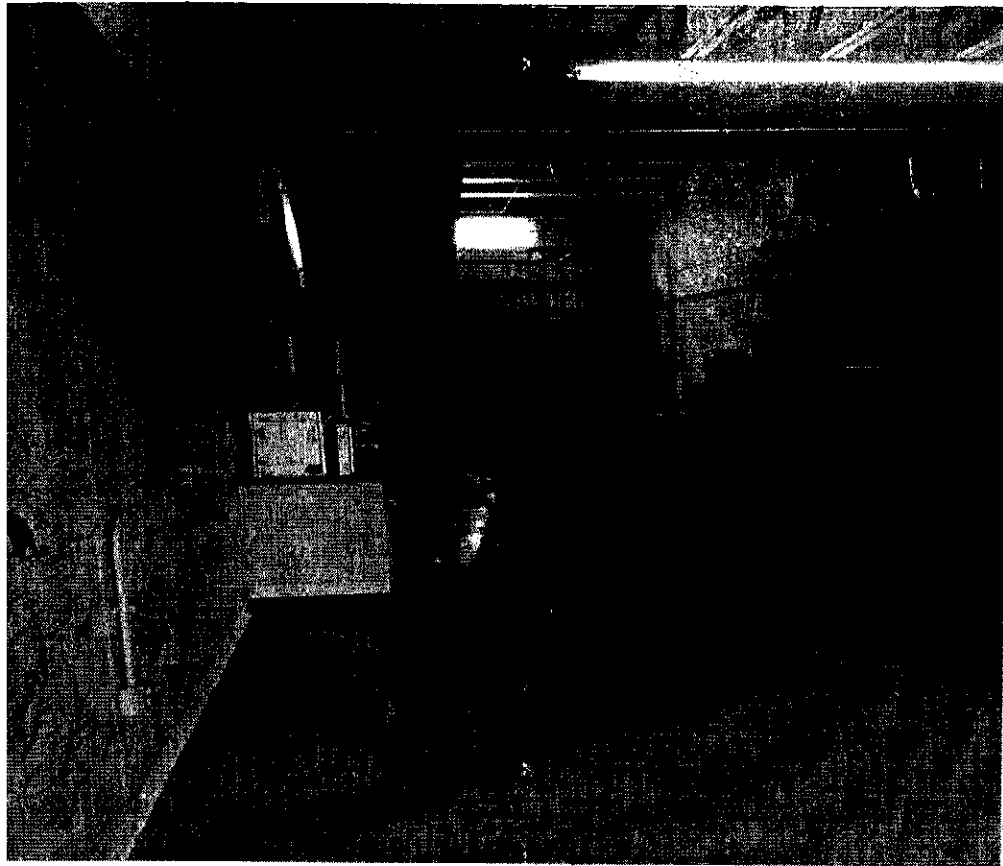
← No. #

Grat Rd

18 Grat Rd
Units 24-25
5/7/18
347

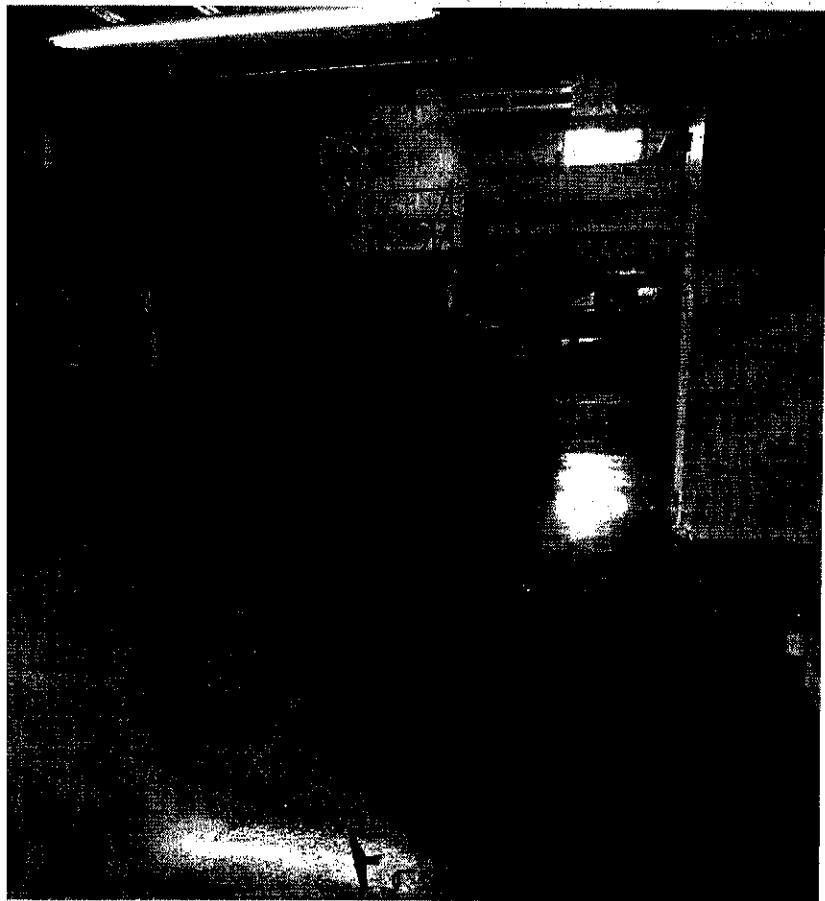


North

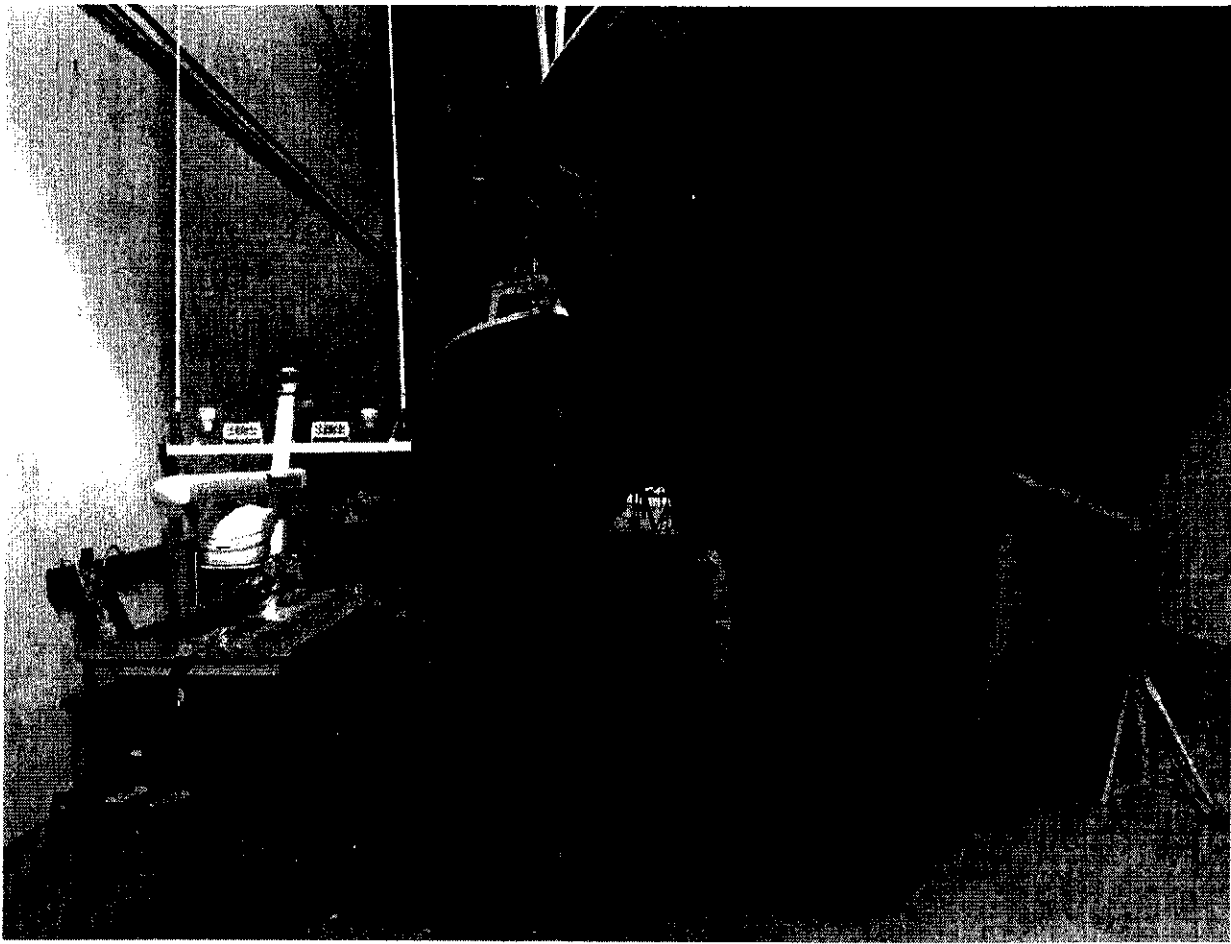


407

Unit #25

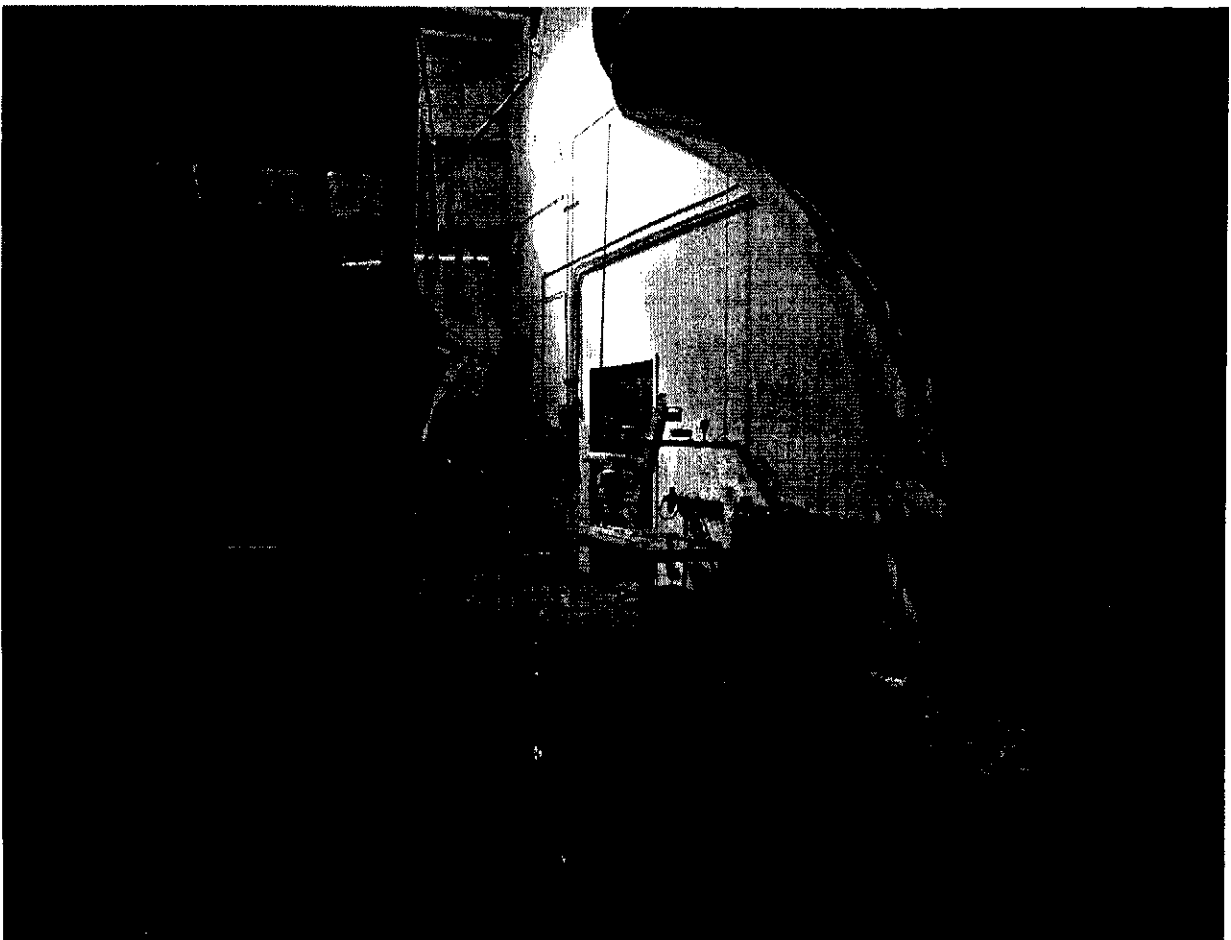


18 Graf Rd
Units 24 & 25
5/7/18



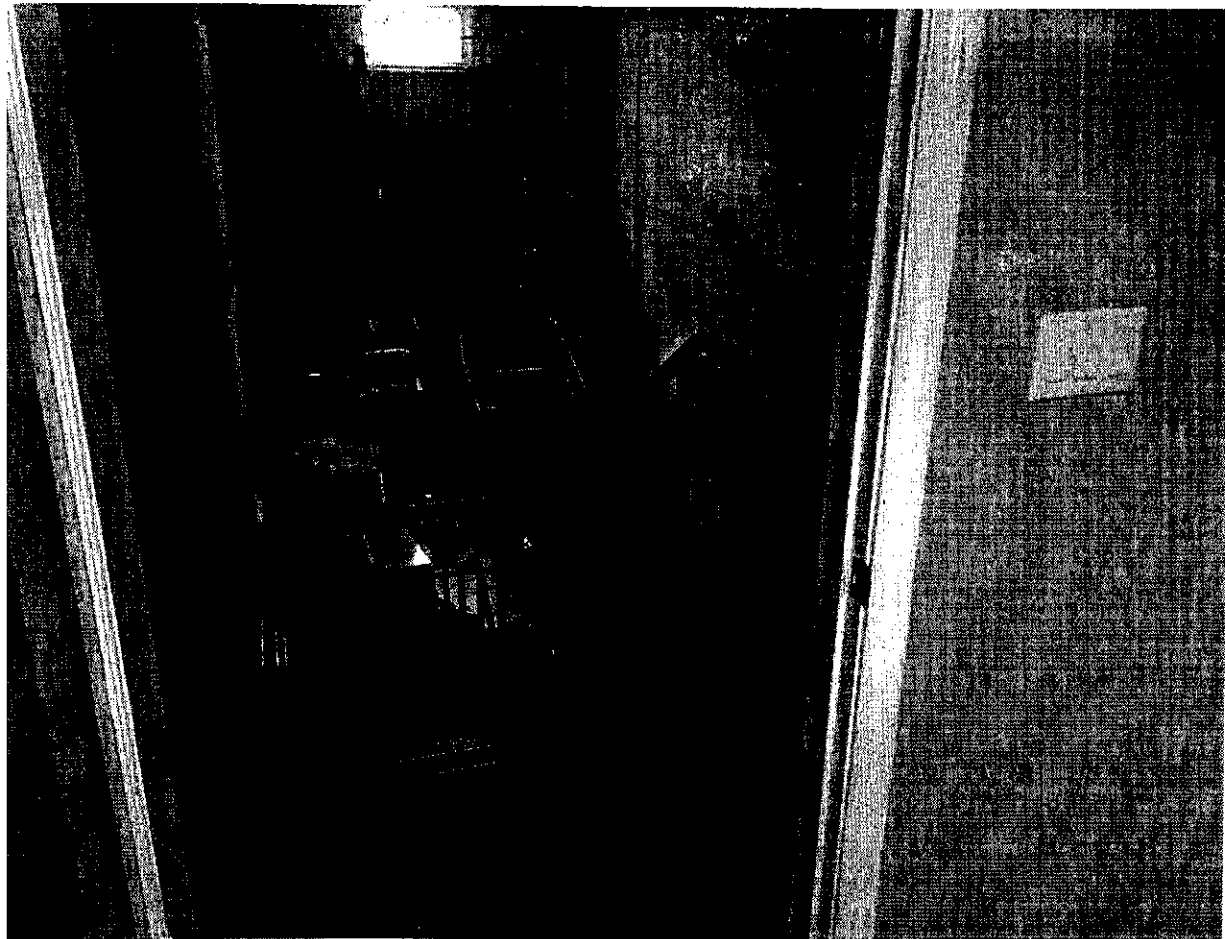
517

Unit # 261



18 Graf Rd
Units 242
5/2/18

Front



647

#25

18 Graf RD
Units 24 & 25



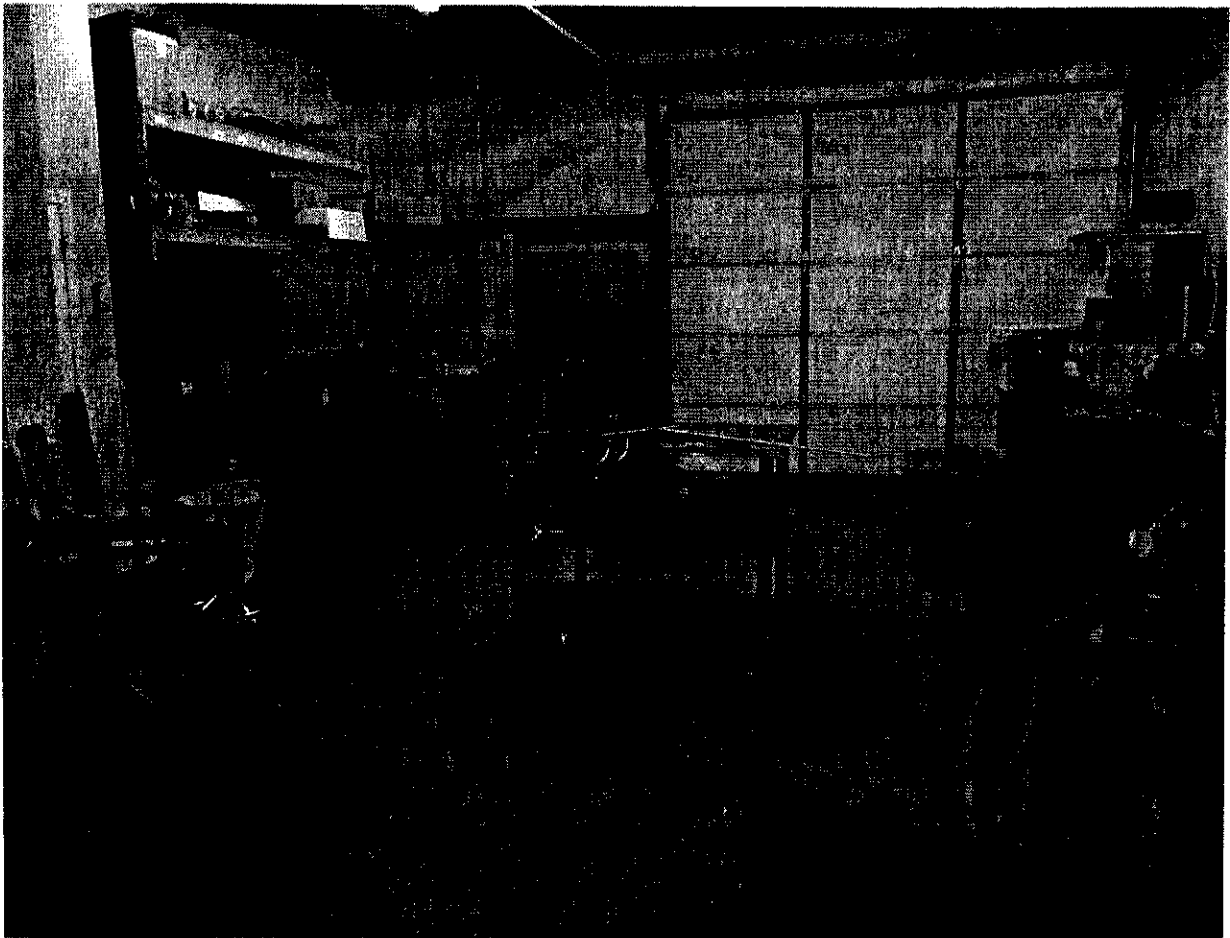
#24



#17

#24

18 Graf PD
Units 24+25
5/7/18



This Area
of
#24
Belongs
To
Graf St
Powerhouse
LLC

Powerhouse LLC -

PARKING

4 Spaces, Designated Parking

12	3	4
11	24	
25		

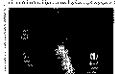
→ Additional Parking →

10/2

→ Additional Parking →

Google

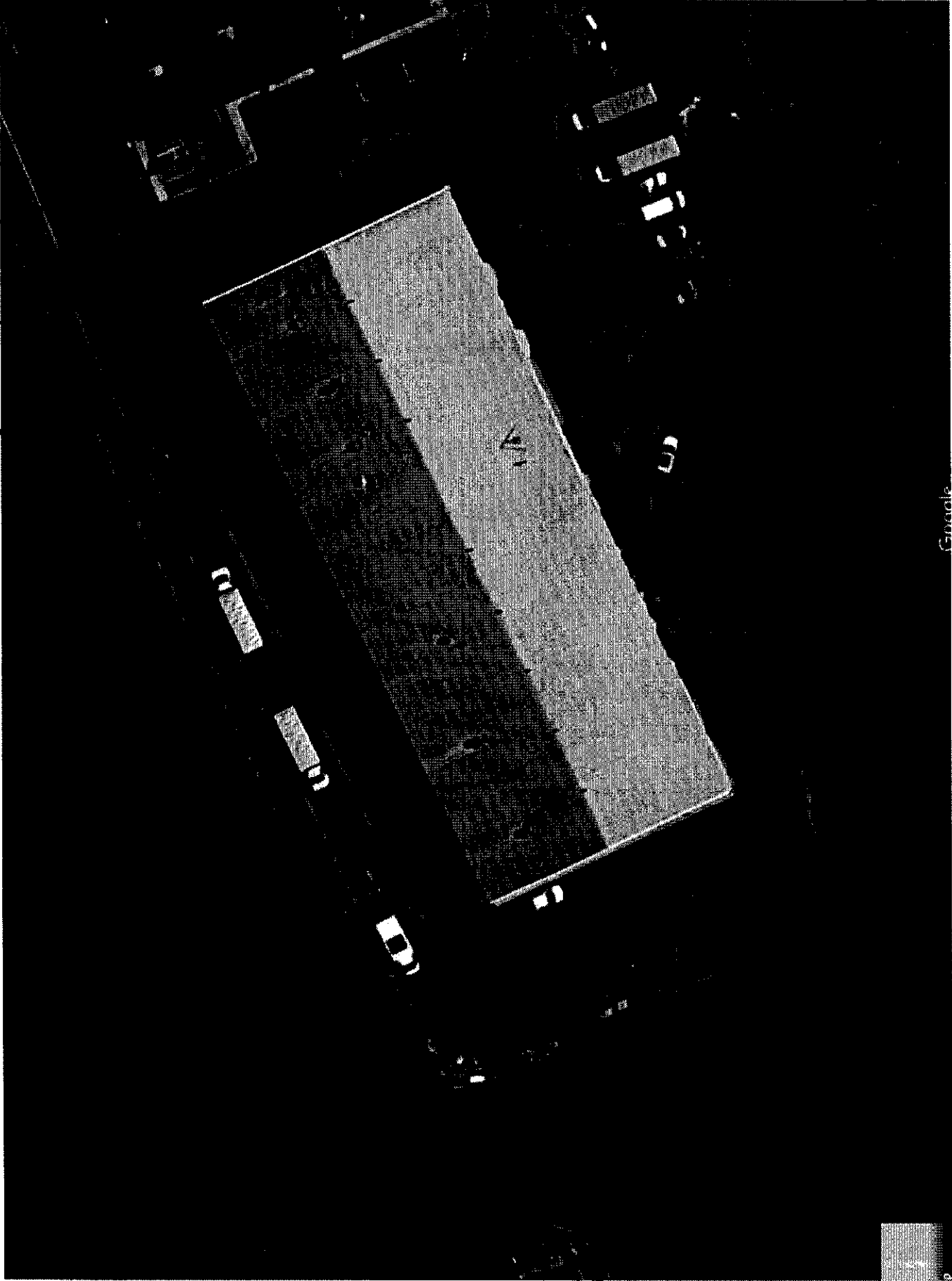
Additional Parking



4 Spaces, Designated Parking

PARKING

2 of 2

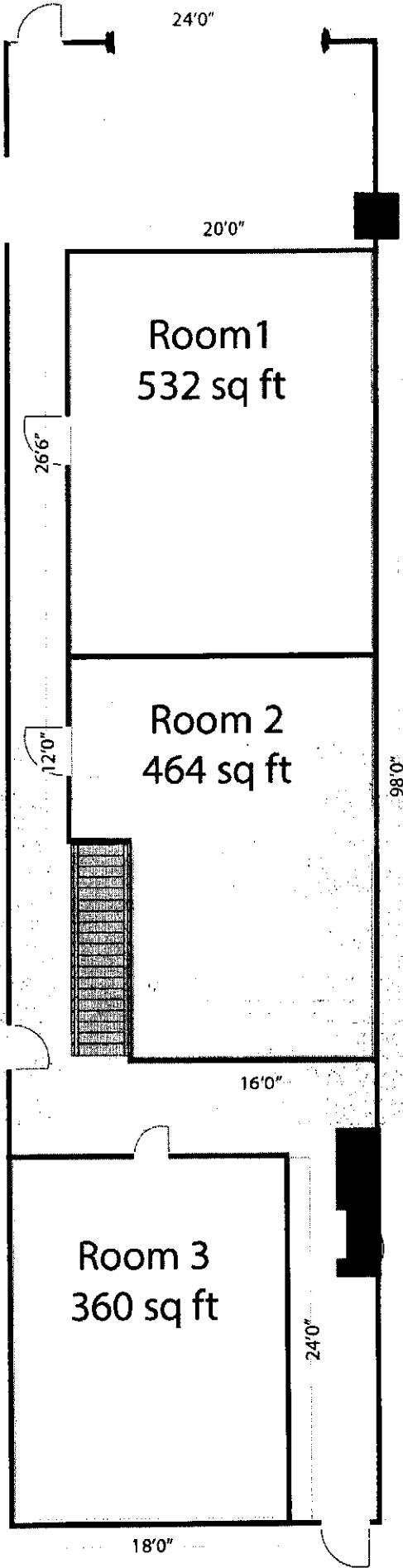


Graphic

New

18 Graf Rd
Unit 25

1/15



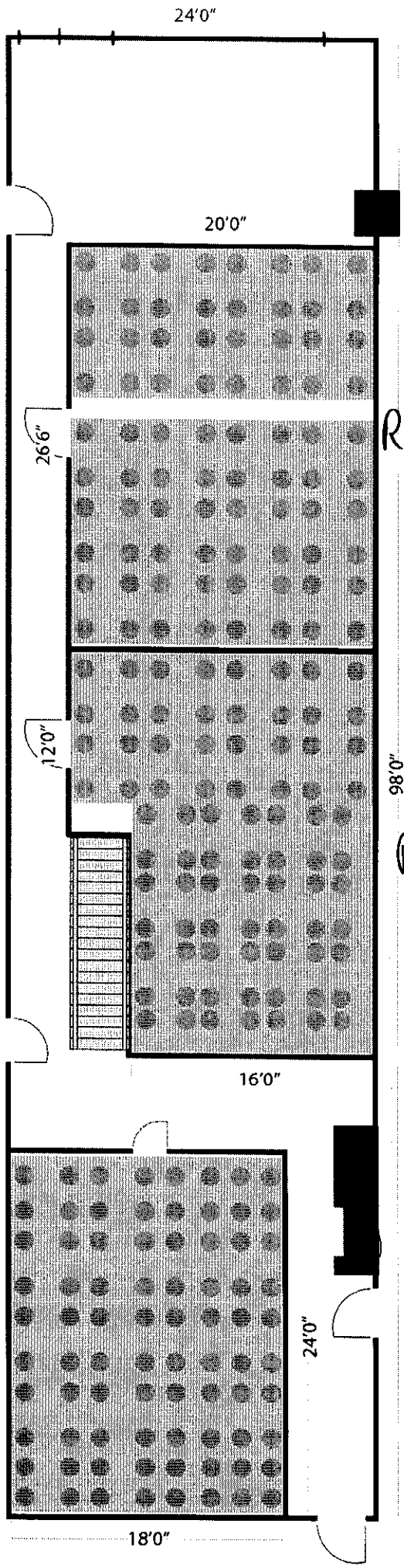
Scale: Inch is Equal to Feet

Ceiling Height: 15ft
Light Height: 12ft

New
18 Graf Rd
Unit 25

2 of 15

Scale: Inch is Equal to Feet



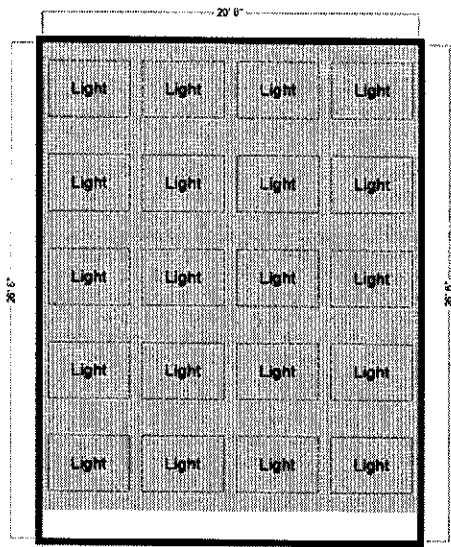
Room #1
532 SqFt

Room #2
464 SqFt

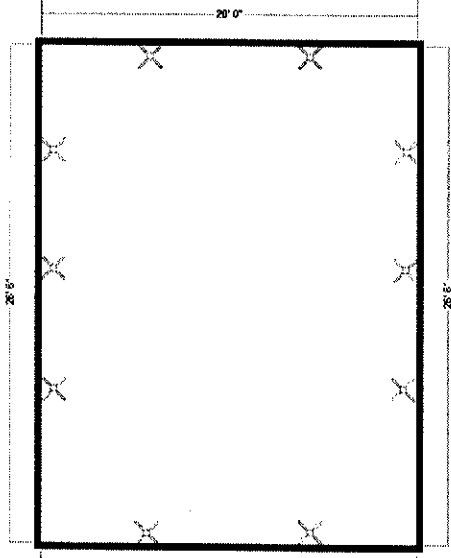
Room #3
360 SqFt

3/15

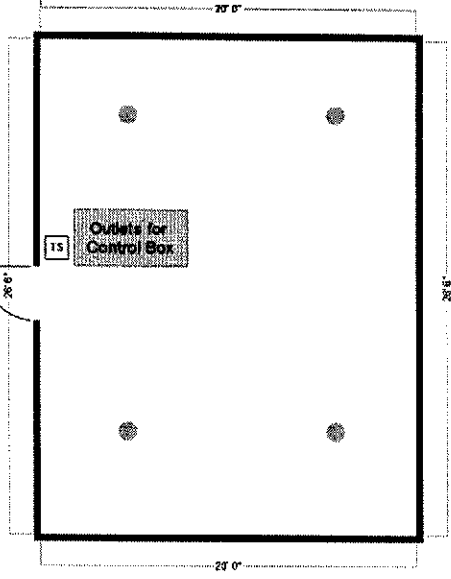
Room 1



20 Lights



10 Fans

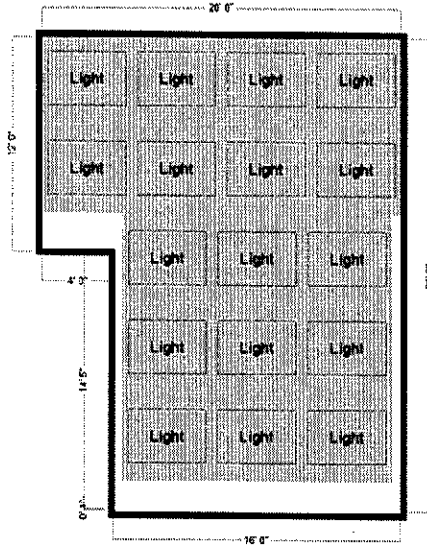


4 In-line Fans

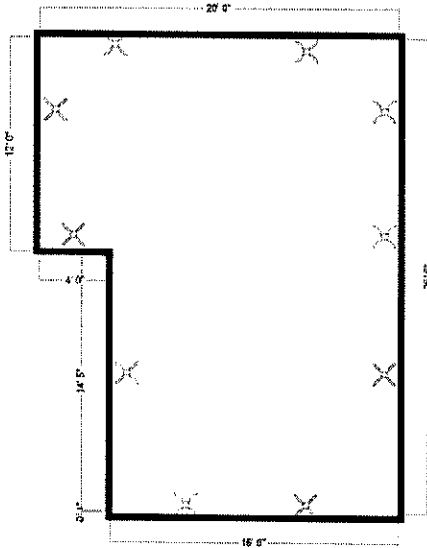
15

Room 2

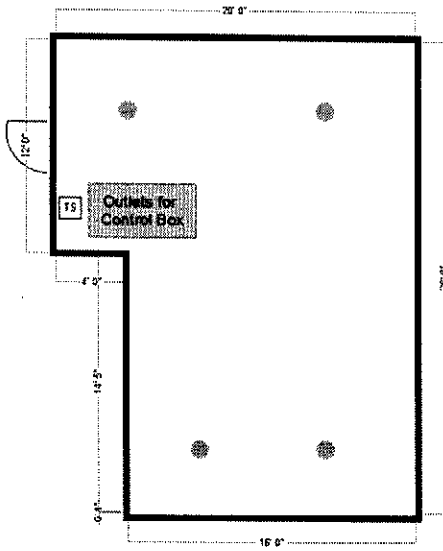
4 of 15



17 Lights



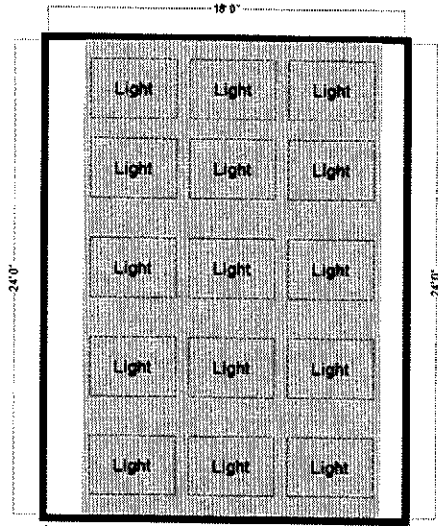
10 Fans



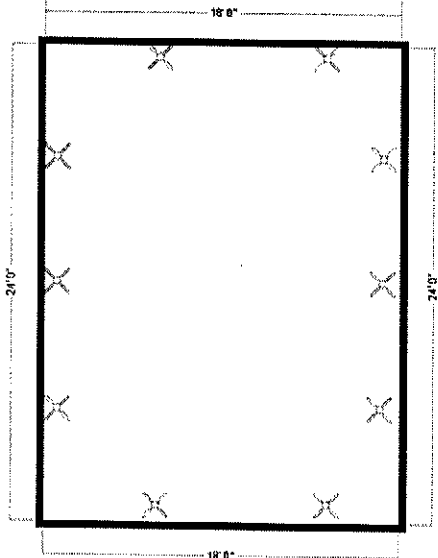
4 Inline Fans

5/15

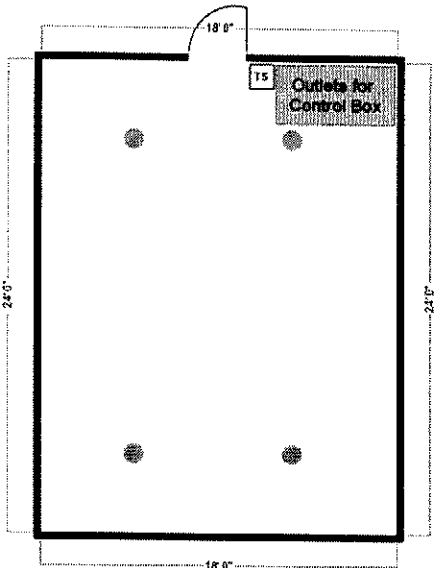
Room 3



15 Lights



10 Fans



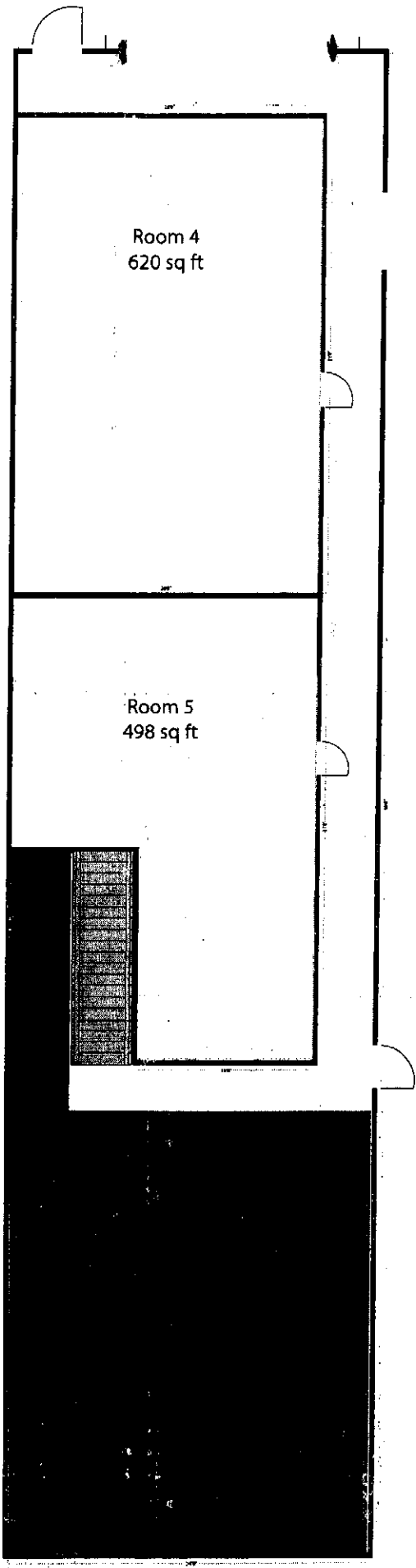
4 Inline Fans

6 of 15

18 Graf Rd
Unit 24

Scale: Inch Is Equal to Feet

Ceiling Height: 15 ft
Light Height: 12 ft



Room 4
620 sq ft

Room 5
498 sq ft

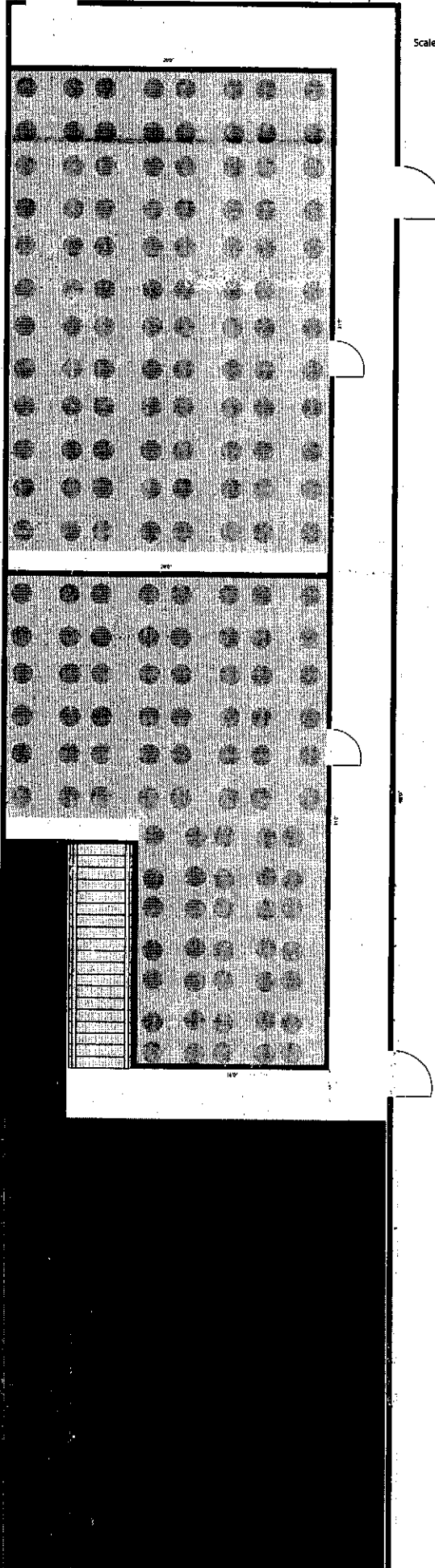
18 Graf Rd
Unit 24

7/15

Scale: Inch Is Equal to Feet

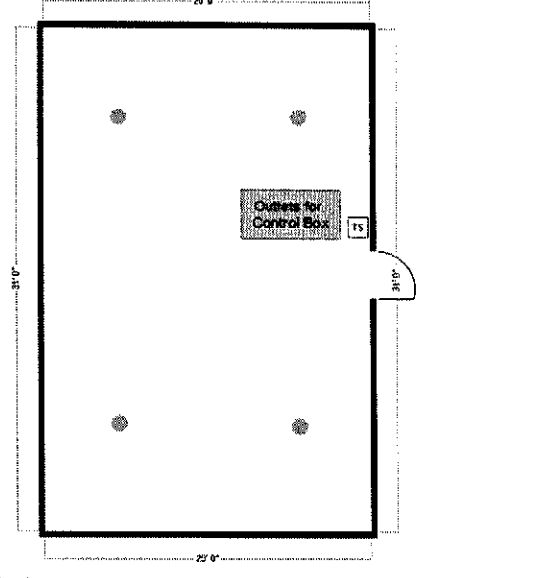
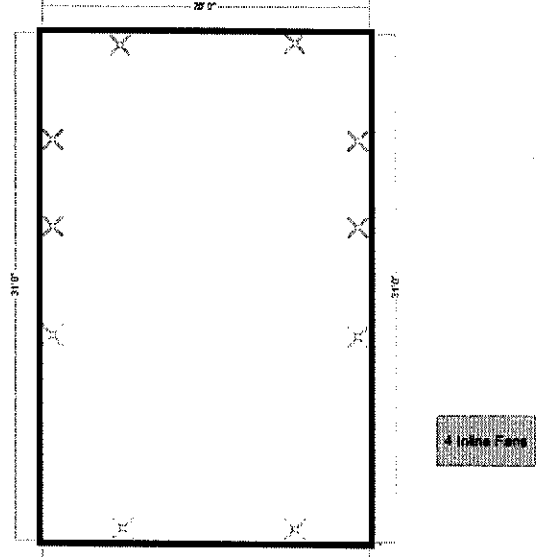
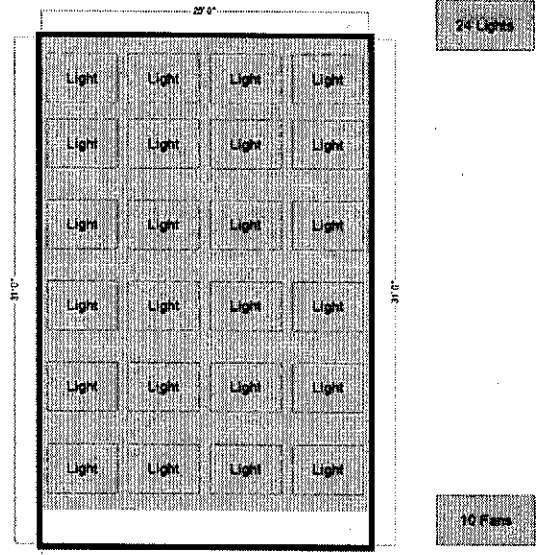
Room #4
620 Sq ft

Room #5
498 Sq ft



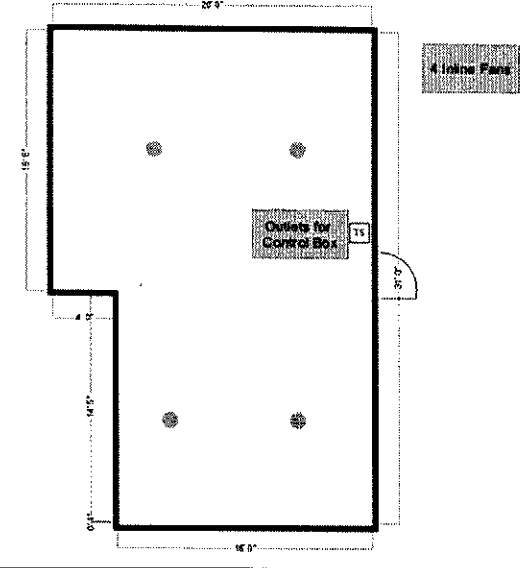
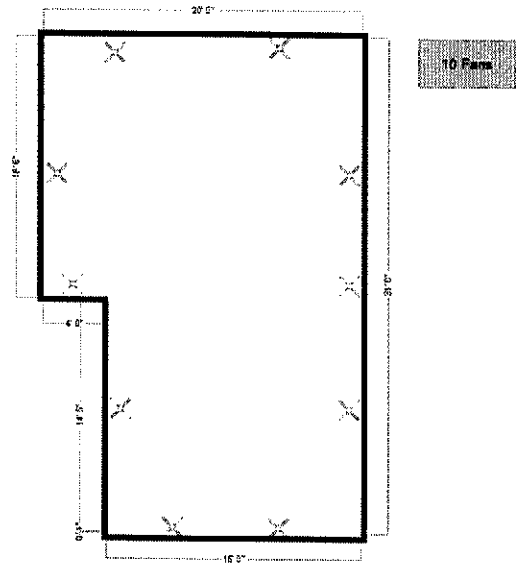
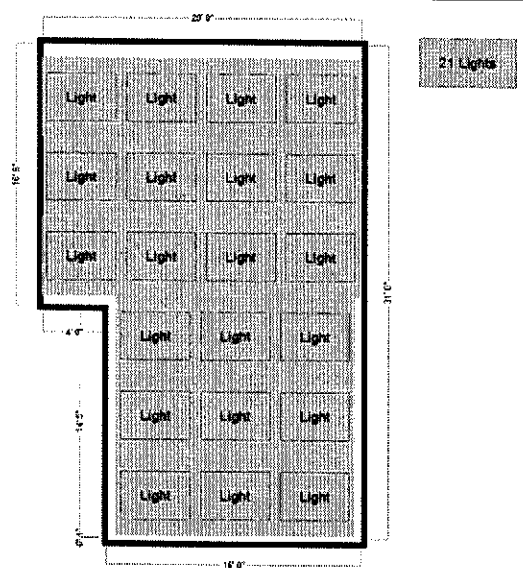
8/15

Room 4



9 of 15

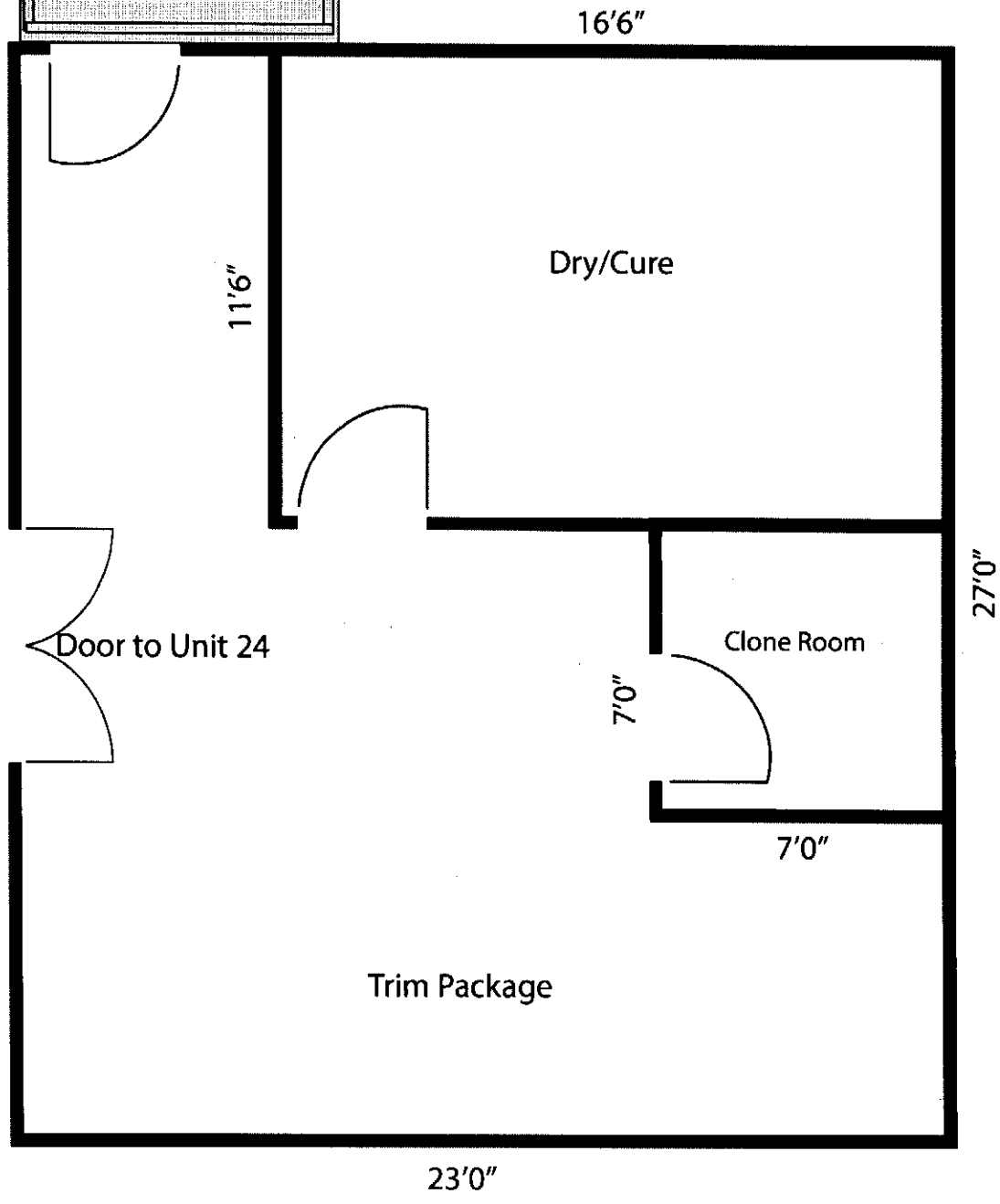
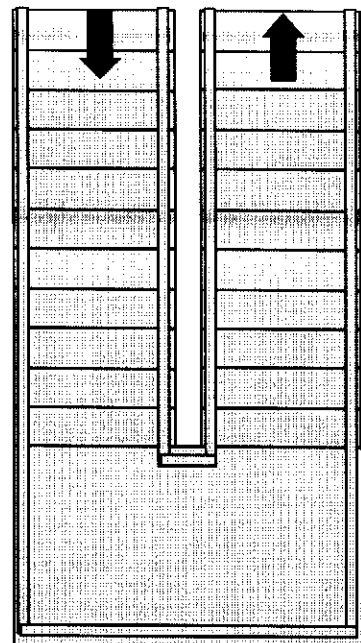
Room 5



10 of 15

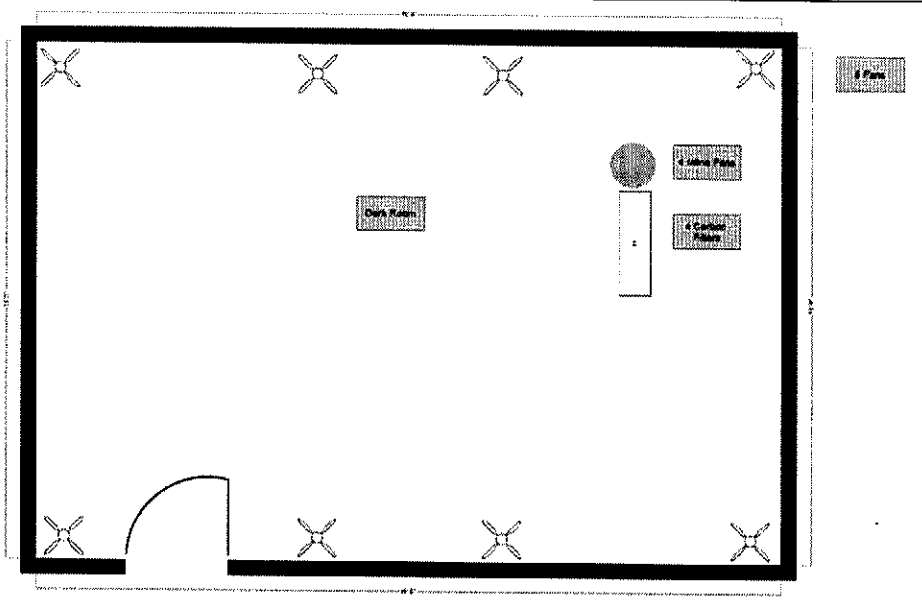
18 Graf Rd, Unit 25 Upstairs

Scale: Inch is Equal to Feet



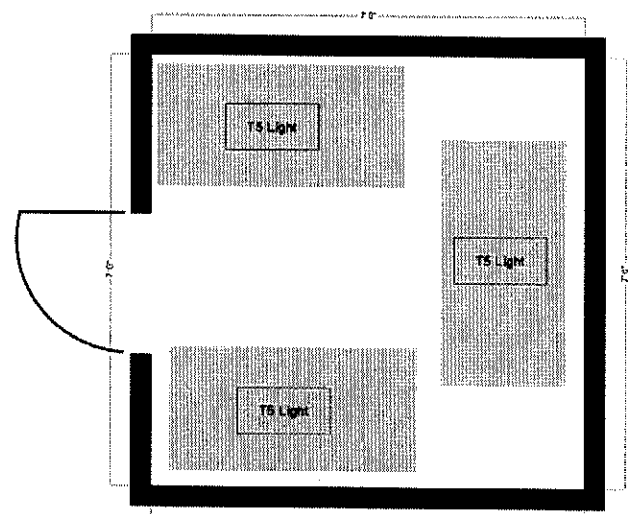
11/15

DryCure Room

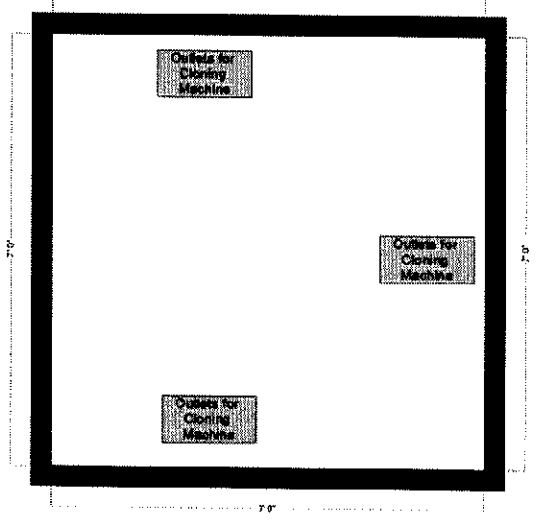


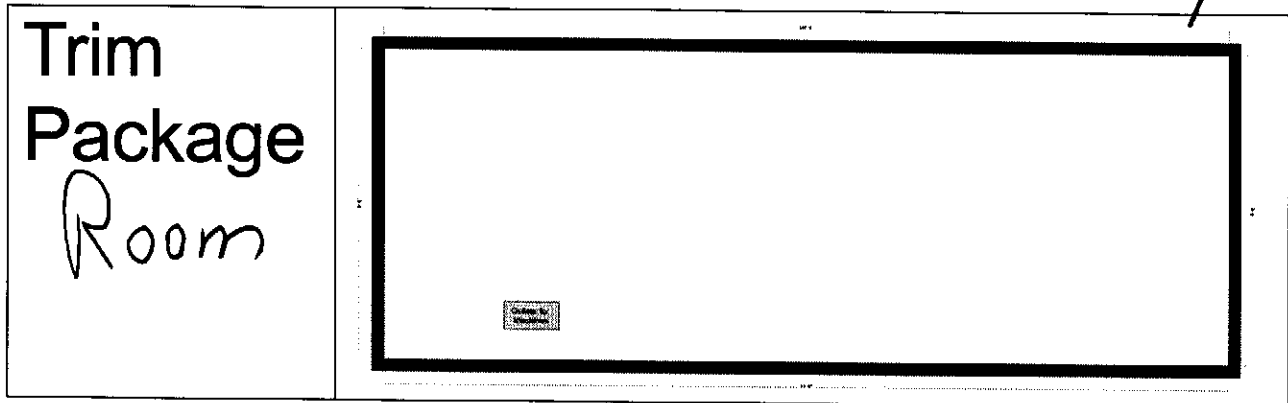
12 of 15

Cloning Room



3 Lights






Lights

Lights for Rooms 1-5

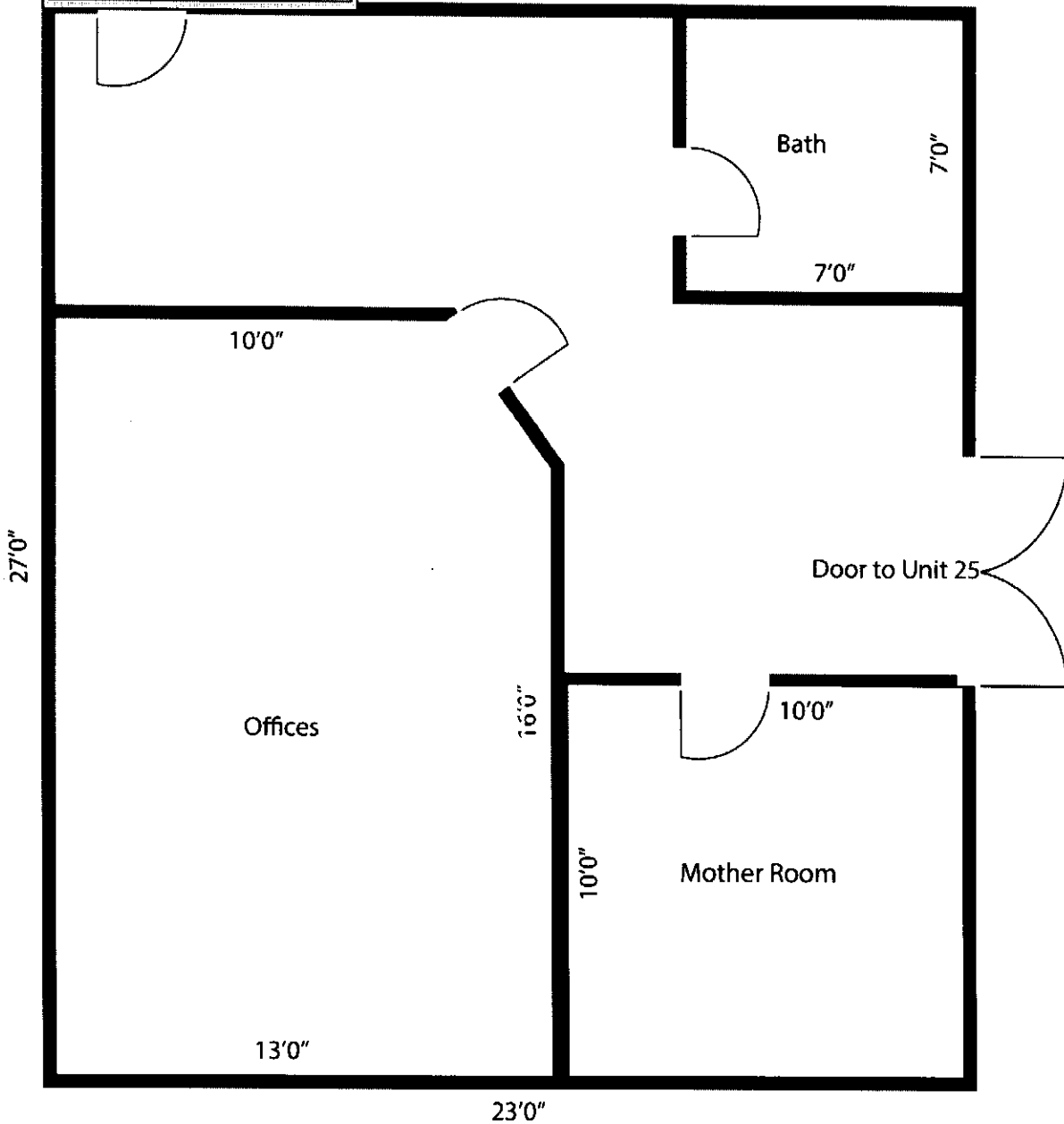
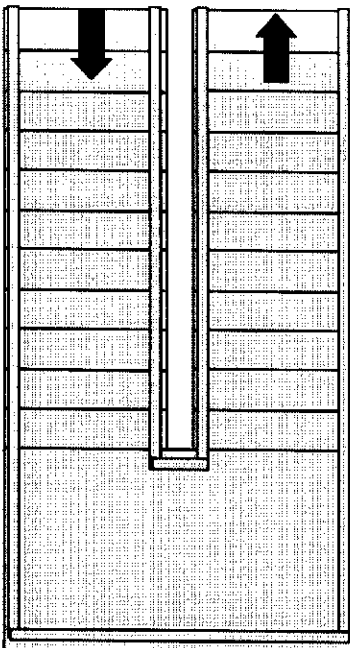
<https://growershouse.com/nanolux-1000w-de-complete-grow-fixture-277v-grow-lamp-v2-app-version>

Name	NanoLux 1000W DE Complete Grow Fixture 277V w/ Lamp (V2 App Version)
Brand	Nanolux
SKU	DEF277-A-1000W
Alternate SKU/MPN	DEF277-1000W
Weight (lbs)	18
Warranty	3 Year
Dimensions	26.2" x 12" x 6.1"
Watts	1000w
Voltage	277v
Kelvin Rating:	2100 K
Amps	5.2A/240V @ 1200W
UL Listed 	Yes
ETL Listed	Yes
CE Listed	Yes

14 of 15

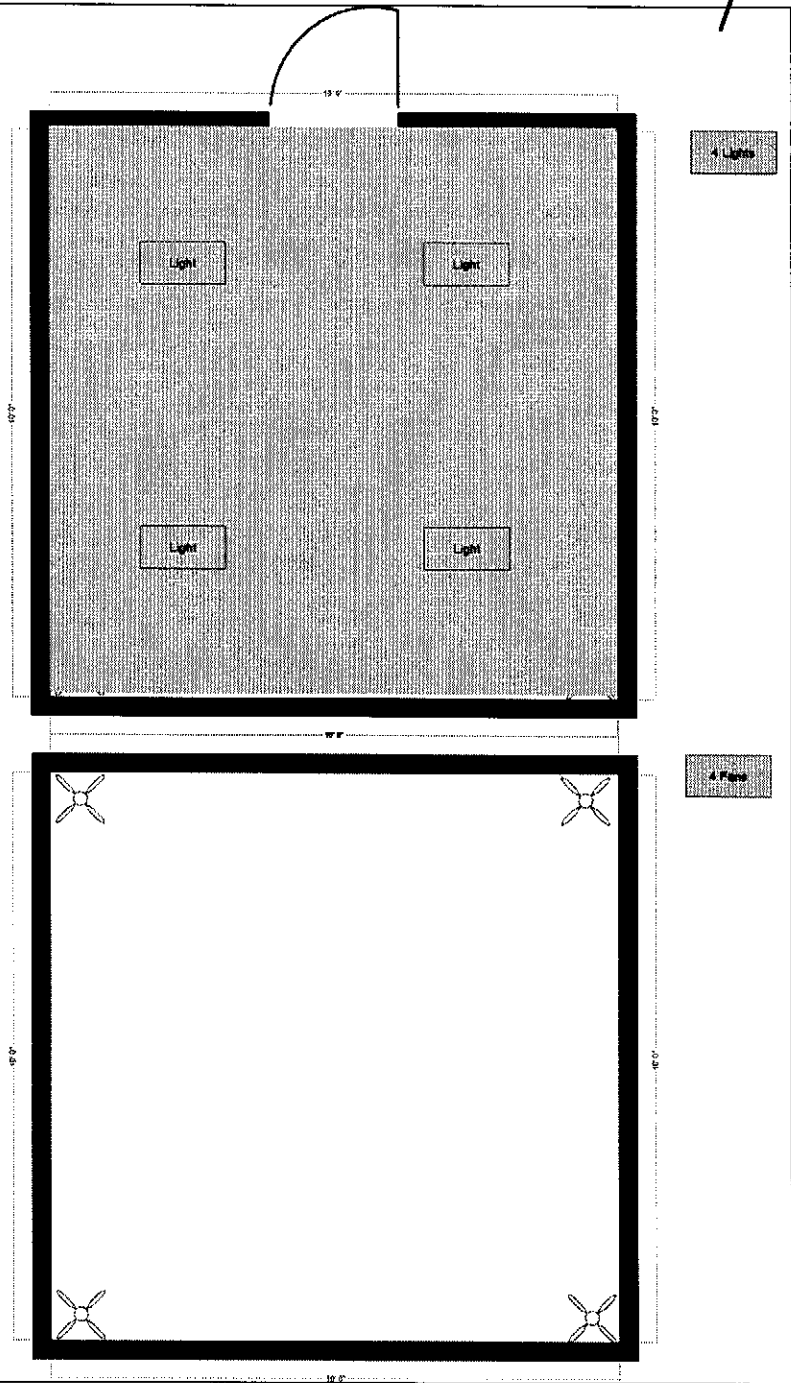
18 Graf Rd, Unit 24 Upstairs

Scale: 1/4 inch is Equal to 1 Foot

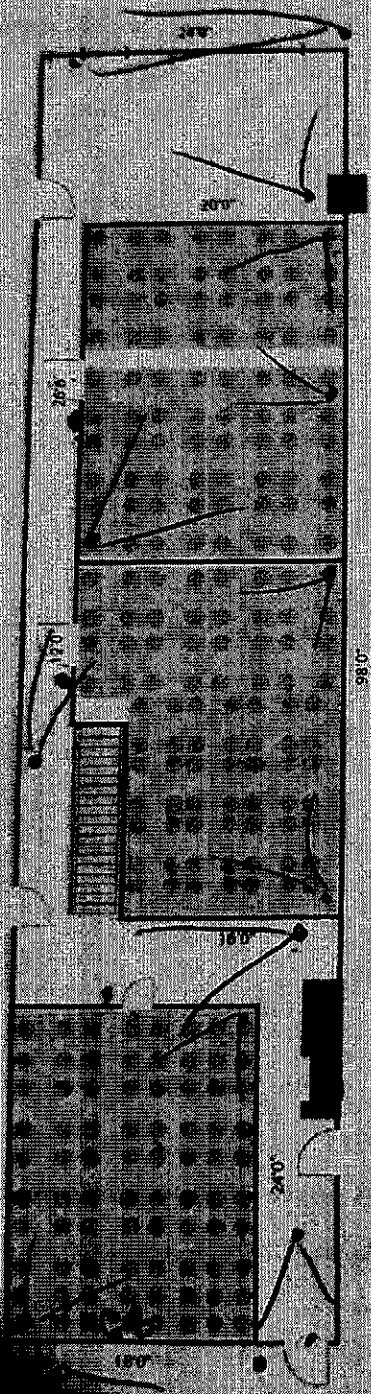


15 x 15

Mother Room



Security Plans 144 Cameras



18 Graf Rd
Unit 25

Scale: Inch is Equal to Feet

- 11 x mb32
- (2) 642D
- (7) Identical Doors
- (3) contacts

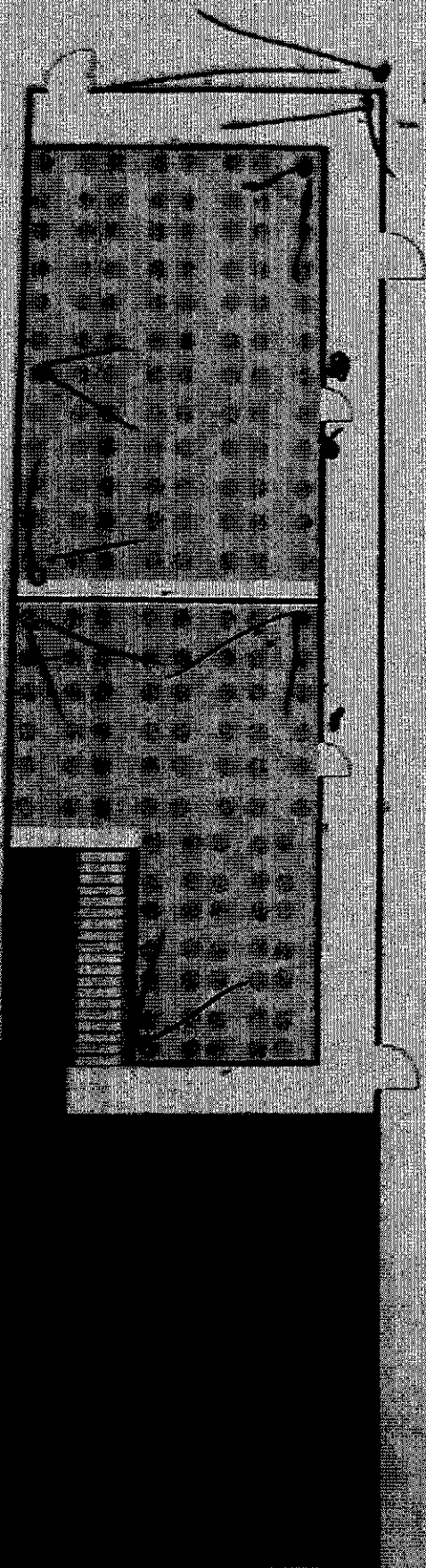
Security

18 Graf Rd
Unit 24

2 of 4

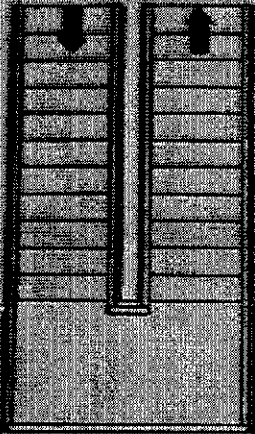
(7) x m632

(1) 6420



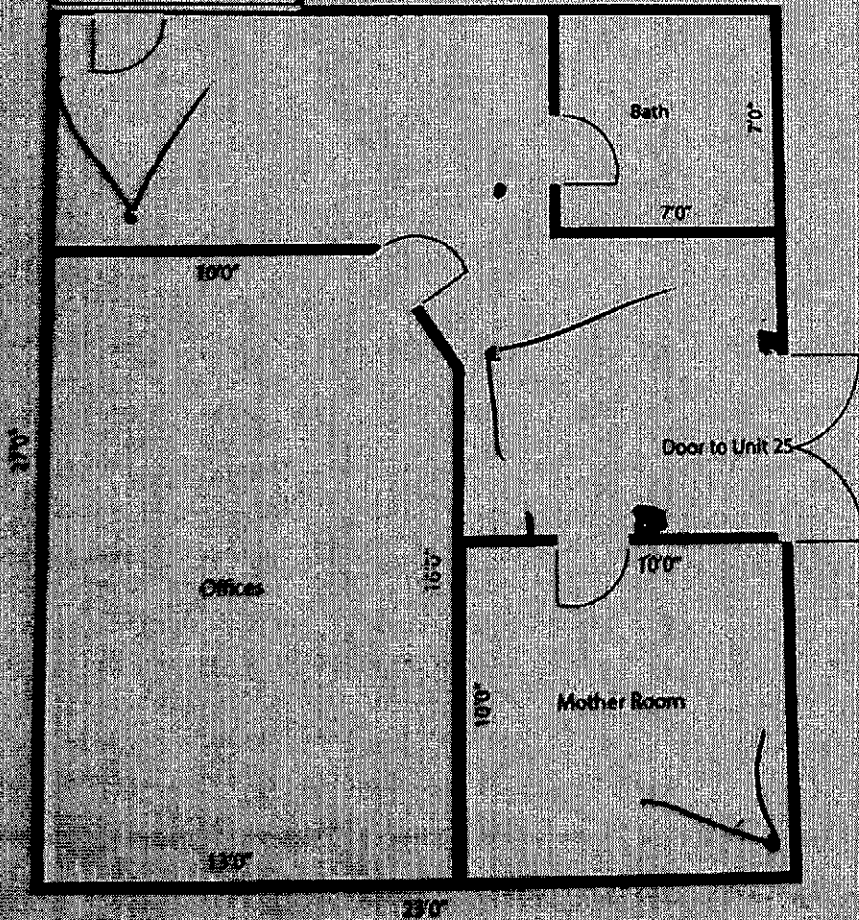
Security

3 of 4



18 Graf Rd, Unit 24
Upstairs

Scale: 1/4" = 1 Foot



(3) X m 632

Security

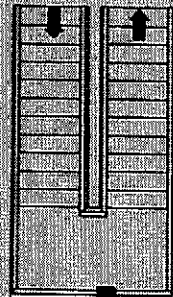
4/4

Video (26) XM632

(3) 6420

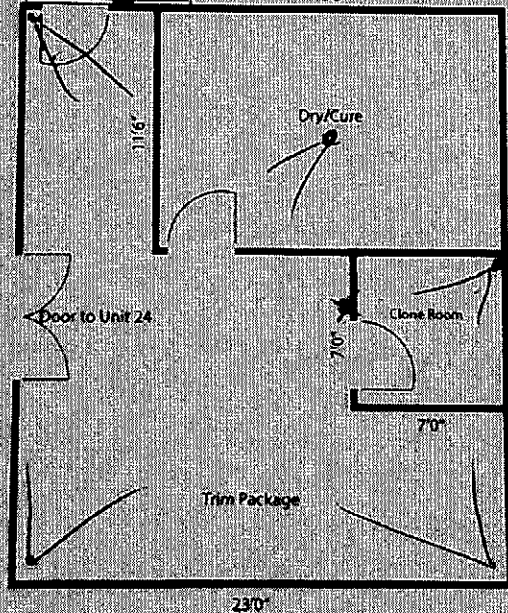
(19) 6000% Record

(7) motion 35%



18 Graf Rd, Unit 25
Upstairs

Scale: Inch is Equal to Feet



(5) XM632

(9) Card Readers

(5) contacts

(2) Glass Breaks

(6) panic

Basel
B 35/12 #169

Plum - 2477
2660-32
1084

Basel
DS/1031
Glass
35

GR
4532 overhead
Door
cabinet
42.6

Lights for Mother Room

<https://growershouse.com/nanolux-1000w-ceramic-metal-halide-cmh-fixture-3k-4k>

Name	Nanolux 1000w Ceramic Metal Halide (CMH) Fixture - 3K & 4K
Brand	Nanolux
SKU	CMH-1000-240-277-3KA-4KA
ETL Listed	Yes

Output Power: 1000W

Input Voltage: 208-240V, 277

Input Current: 4.6/4.3A

Bulb: CMH

Dimming Settings: 500W, 750W, 875W, 1000W

PF: >0.99

THDI: <10%

CF: <1.7

Weight: 14.6 lbs

Size: 26.4"x12"x4.7"

Input Frequency: 50/60

Lights for Clone Room

<https://growershouse.com/new-wave-t5-ho-fluorescent-light-fixture-8-lamp-48>

Name	New Wave T5 HO Fluorescent Light Fixture - 8 Lamp - 48 inch
Brand	Sunlight Supply Inc.
SKU	960202
Weight (lbs)	23.55
Warranty	2 Year
ETL Listed	Yes

Fans

<https://growershouse.com/hurricane-super-8-digital-wall-mount-fan-16-in>

Technical Specs

Oscillating

Number of Speeds	Yes
Voltage	3
Hz	120
Amps - High	60
Watts - High	0.50
Air Flow (CFM) - High	58
CFM Per Watt	2118
RPM - High	37
Blade Diameter	1250
Length (Inches)	15.7
Width (Inches)	17.8
Height (Inches)	13.8
Number of Blades	22.0
Guard Material	3
Blade Material	Steel
NEMA Plug Configuration	PP
Number of Conductors	1-15P
Cord Length	No
	5ft

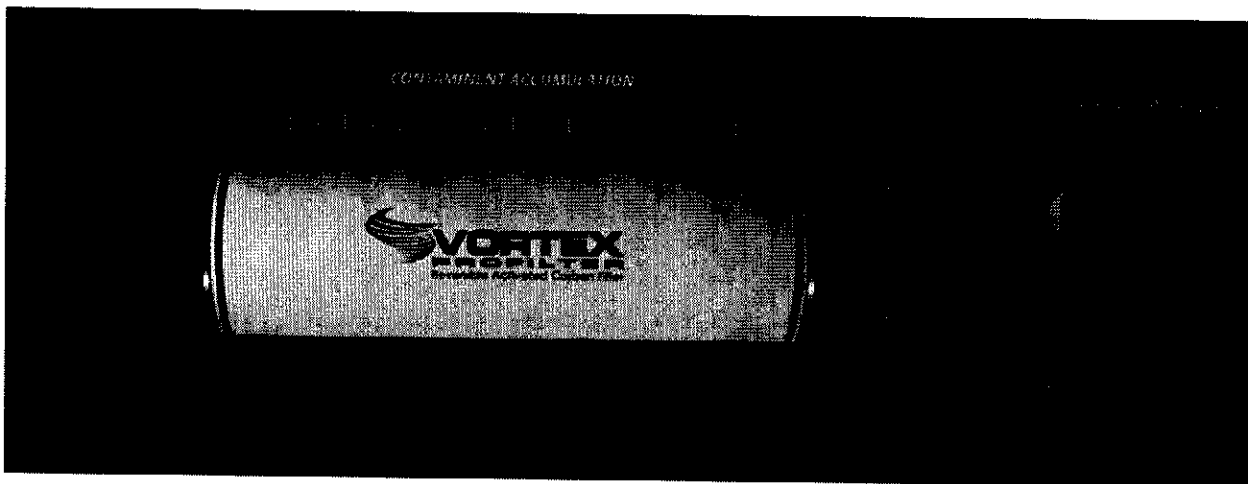
Inline Fans

<http://vortexpowerfans.com/v-12-xl>

Model		Voltage		Max		Static Pressure in Inches W.G.		Max	
CFM	CFM	Volts	Watts	Amps	#"	12"	25"	12"	25"
1185	1185	120	1100	9.5	12"	0.15"	0.25"	0.15"	0.25"

Carbon Filters

<http://vortexpowerfans.com/pro-150>



Trim Machine

<https://growershouse.com/twister-t4-trimmer>

Name	Twister T4 Wet Trimmer w/ Extra Wet Tumbler
Brand	Twister
SKU	TWISTT4+TMBLR
Warranty	2 Year
Dimensions	25in L x 15in W x 16.5in H inches
Voltage	120-240v
Amps	10A running, 53A startup
CFM	1185 CFM

May 7, 2018

City Of Newburyport

Office of Planning and Development & City Council

60 Pleasant St.

Newburyport, MA 01950

Dear Office of Planning & City Council;

As owners of property at 18 Henry Graf Jr., Rd Units 24 & 25, we fully support RiverRun Gardens LLC's business for cultivating Marijuana at that location.

We have met with them for several months and do not see any detrimental effect for their business operations at that location. Considering the strict regulations from the State's Cannabis Control Commission, their business will be severely monitored and controlled to insure complete compliance and not to cause any harm to the city.

In fact, their contributions to the city will be a valuable resource of income for many needed Newburyport budgeted projects.

Sincerely



Rick Boudrow

June 18, 2018

City Of Newburyport
Office of Planning and Development & City Council
60 Pleasant St.
Newburyport, MA 01950

Dear Office of Planning and Development and Planning Board;

As owners of the property being leased from us by RiverRun Gardens LLC for Marijuana cultivation at 18 Henry Graf Jr. Rd. Units 24 (partial) & 25; we approve their use and submission to the Special Permit Granting Authority (SPGA).

Sincerely,



Rick Boudrow, Manager
Graf St. Powerhouse, LLC