

August 18, 2021

Town of Wareham, Zoning Board of Appeals  
c/o Chairman Nazih Elkalassi  
54 Marion Road  
Wareham, MA 02571

**Re: Special Permit and Site Plan Review Application for an Adult Use Cultivation and Product Manufacturing Marijuana Establishment at 3119 Cranberry Highway in Wareham, MA**

Dear Chairman Elkalassi,

In supplement to Trava, Inc.'s ("Trava") Special Permit and Site Plan Review Application ("Application"), please accept the following correspondence providing additional information relative to Site Plan Review, Parking, Landscaping, and Signage at the proposed site, located at 3119 Cranberry Highway in Wareham, Massachusetts (the "Property").

### **1. Site Plan Review Criteria**

Pursuant to Article 15 of the Wareham Zoning Bylaws, Section 1520, any "change of use other than a single-family or two family residence which would, under the parking schedule "Number of Parking Spaces Required" of Section 920, require ten (10) or more parking spaces, regardless of the number of parking spaces existing on the premises, shall be permitted only upon the issuance of a special permit from the Planning Board for Site Plan Review. In addition, any development of any type on 30 acres or greater shall be subject to Section 1510. A special permit shall be granted only if the Special Permit Granting Authority finds that it is consistent with the purposes outlined in Section 1510 of this By-Law."

Here, because Trava is seeking to change the use of 3119 Cranberry Highway in Wareham, Massachusetts and the required number of parking spaces under Section 920 of the Wareham Bylaws is twelve (12), Site Plan Review is required. Because Trava also requires a Special Permit in connection with its proposed use of the Property, the Zoning Board of Appeals (the "Board") is the special permit granting authority. (See Section 1520 of Wareham Zoning Bylaws).

Given the limited scope of Trava's proposed project, Trava's initial submission did not provide narrative responses to all Site Plan criteria delineated in Article 1530, *et. sq.* of the Town of Wareham Bylaws. Our communications with the Director of Planning and Community Development confirmed that this was not required, particularly where the Wareham Zoning Board of Appeals previously issued Site Plan Approval to Nature's Medicines for its adult use

marijuana establishment at 3119 Cranberry Highway in Wareham. Trava will provide additional information upon request to assist in the Board's review of its Application.

## **2. Parking**

Trava will have access to up to 16 parking spaces at the Property, but does not anticipate needing more than the 12 parking spaces required under the zoning bylaws to accommodate Trava's ten to fifteen full time employees (who will work in separate shifts), as well as visitors.

## **3. Landscaping**

Trava does not intend to make any significant alterations to the existing landscaping at the Property.

## **4. Signage**

Trava does not intend to install any new signage at the Property, nor does it plan to make any substantive changes to the exterior of the building that would alter its current facade outside of the installation of necessary security features.

Trava looks forward to appearing before the Board on September 8, 2021 to further discuss its proposal to operate an Adult Use Marijuana Cultivation and Product Manufacturing Facility at 3119 Cranberry Highway in Wareham. If the Board requires any additional information in advance of the meeting, please do not hesitate to reach out.

Thank you for your attention to this Application.

Sincerely,

*Margaret Nash*

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Margaret C. Nash, Esq.

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