



TOWN OF SOUTHBRIDGE
PLANNING BOARD AND SPECIAL PERMIT GRANTING AUTHORITY

APPLICATION FOR HEARING FOR SPECIAL PERMIT

Applicant: LabX Group, LLC Date: December 15, 2021

Applicant is: () Owner (X) Tenant () Licensee
() Prospective Purchaser () Other _____

Applicant's Address: 25 Foxborough St. New Bedford, MA 02746

Applicant's Phone: (201) 923- 1428 Email: labxgroup@gmail.com

Property Address: 393 E Main Street

Deed Reference: Book 34575 Page 128

Nature of Application: Operation of an Adult Use Marijuana Establishment (Independent Cannabis Testing Laboratory) and an alteration of the distance requirement from a non conforming residential structure in a non residential district.

(Narrative Description Required - See Page 2)

Applicable section(s) of Town of Southbridge Zoning By-laws adopted November 5, 2018, pertaining to this Special Permit:

Section(s) 8.7.3 Requirements for Adult Use Marijuana Establishments

Signature *Ricardo H. Correia*

A special permit application procedure description is available in the *Economic Development and Planning Department* at no cost. Obtaining a copy of the procedure is recommended for all first time applicants. It is also recommended that applicants obtain a copy of the Southbridge Zoning By-Laws through the Town Clerk or download from the Town's website: www.ci.southbridge.ma.us.

Abutters must be notified in accordance with MGL, CH 40A. Applicant must obtain a certified abutters' list through the Southbridge Assessors' Office.

Application Fee: Regular - \$650.00 Home-based Business - \$250.00 Earth Removal - \$650.00
(Fee includes legal notice) Livestock under 5 Acres only - \$150.00

Town Tax Collector Signature Required: *Carmen R* (MGL Ch. 40, § 57)



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Narrative

Using this page or a similar format, please provide a brief description of the proposed use. Include provisions for parking, lighting, signage, staffing, and any other items specific to the application.

LabX Group, LLC is proposing to open and operate an Independent Marijuana Testing Laboratory to be located at 393 E Main St. in Southbridge, MA.

We plan to employ about thirty three (33) individuals on a full time and part time basis with a percentage of them coming from the Southbridge community. We plan to operate Monday through Saturday 9 AM - 9 PM and Sundays 9 AM - 6 PM.

Our customers will solely be other cannabis establishments licensed from the Cannabis Control Commission. The entire facility will be closed to public access and will not add additional traffic but rather decrease the current traffic to the location.

We plan to have minimal signage for our facility which would include a sign on the front of the building and on the doors entering the establishment. During our construction, we plan to add additional square footage to the back of the building and fortify the existing addition. We also plan to remove and add drywall inside the main space. We will also remove the current garage doors on the front exterior of the building and replace them with concrete. With the current parking spaces in the back of the building as well as the increased space in the front of the building, we will have plenty of parking for staff as not every employee will be in the building at the same time due to the LabX rotating shift schedule and remote positions.

As per our Transportation Standard Operating Procedure as well as state law, only licensed agents will be transporting marijuana products in and out of the laboratory. Once received, one of our agents will log the product and the product will remain at the facility. Once tested, the material will be disposed of in accordance with our Waste Management Standard Operating Procedure and state law.

Please note: Under 8.7. 3E 5, LabX will also be asking for an alteration of the distance requirements from a non-conforming residential structure in a non-residential district which is only 208 ft away from our establishment.



Independent Testing Laboratory
393 E Main St, Southbridge, MA

 www.labx.express

Management Team Contact Information

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