

ATTY. EDWARD J. SYLVIA, JR. & ASSOCIATES

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June 22, 2018

City of New Bedford
Attention: City Council
133 William Street
New Bedford, MA

RE: Marijuana Dispensary Site Location
New Bedford, MA

Dear City Council:

Enclosed please find a plan for a location in the northend of New Bedford, Massachusetts that would be ideal for a dispensary site. This location is "Industrial B" and is in a high traffic shopping center area, with a lot separated from any residences, shoppers, churches, or schools and there is bus service to the site. The site is a separate fenced parcel with sufficient parking surrounded by commercial real estate development. This site has high traffic numbers and plenty of parking abutting the three northend shopping centers, but is not a part thereof. The site is behind the Brodeur & Sons Heating and Air Conditioning to the west and east of the small Panagakos Plaza at the railroad crossing on King's Highway and this is a large lot, set back, surrounded by commercial properties with plenty of off-street parking.

Please provide me with the courtesy of you examining the site. The owners of the site, Park Plaza N.B. LLC, have and currently hold a liquor license for many years without a single violation or late filing. The LLC member's name is Alexandre El Tom, who is familiar to many agencies in the City of New Bedford, Massachusetts for his compliance with the rules and by-laws of the City of New Bedford.

Yours truly,


Edward J. Sylvia, Jr.

Real Estate Broker License #118901

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June 22, 2018

RE: Application for Retail Marijuana Sales License

Dear Sir or Madam:

Racing Mart, LLC has been working since 2013 on developing the properties located at 525 Church Street and 507 – 513 Church Street, New Bedford, Massachusetts. I am enclosing a development plan for a marijuana dispensary at the vacant property known as Church Street Station, LLC. The property is isolated from residences and schools, and it is on one of the busiest northend streets of New Bedford, Massachusetts. Tarkiln Hill Road not only serves the northend of New Bedford, but is also serves as a main access road to Acushnet and Rochester, Massachusetts. CVS, Rite Aid, and all major retail outlets seek to capture this traffic.

This location is unique in that the property is surrounded with retail but does not require entrance into the shopping centers. Park Plaza N.B., LLC has taken over the vacant property and believes that the facility is well suited for use as a marijuana retail store, if licensed.

For the above reasons, with the essential plan review, Park Plaza N.B., LLC hereby requests that the required parties visit and review the site for the location of a new store for the sale of marijuana for recreational purposes. Enclosed is a first round proposed plan with adequate circulation around the building, adequate existing driveway access, ADA compliant with proposed handicapped parking and access.

Please forward any application form for such a license to this office. Thank you for your attention to this matter.

Yours truly,



Edward J. Sylvia, Jr.

EJS:larp

Enclosure(s)

