

170 Commercial Street  
PROPERTY ADDRESS OF PROJECT



180-33  
CASE NO.

**TOWN OF PROVINCETOWN PLANNING BOARD**

**SPECIAL PERMIT**

TO THE TOWN CLERK, PROVINCETOWN, MASSACHUSETTS: (please print legibly)

1. The undersigned hereby files with specific grounds for this Special Permit application:  
Applicant seeks a **Special Permit** under:

- Article 2, Section 2440, Permitted Principal Use, Accessory Dwelling Units (under footnote 20 & 21 Use table)
- Article 2, Section 2440, Permitted Principal Uses, B13, Large Scale Ground-Mounted Solar;  
B14
- Article 2, Section 2440, Permitted Principal Uses, D7, Medical Marijuana Treatment Center; and recreational sales;
- Article 4, Section 4180, Inclusionary and Incentive Zoning Bylaw, Development of two or more dwelling units; or
- Article 7, Section 7080, Application Requirements, Wireless Telecommunications Towers & Facilities.

2. **PRIOR RELIEF GRANTED TO PROPERTY:**  SPECIAL PERMIT  VARIANCE  UNKNOWN

3. **PLEASE ATTACH A NARRATIVE DESCRIBING YOUR PROJECT**

4. **Applicant/Representative** Curaleaf Massachusetts, Inc. pjonsson@curaleaf.com  
(full name) (email)  
2001 Washington Street, Unit B, Hanover, MA 02339 (617) 750-6885  
(mailing address including zip code) (phone number)

5. **Owner (if other than applicant)** Thomas Tannariello, Trustee of TGT Realty Trust  
(full name) (email)  
P.O. Box 412, Provincetown, MA 02657  
(legal mailing address including zip code) (phone number)

6. **Property located at:** 170 Commercial Street Assessors Map & Parcel 7-2-112-002 Zoning District TCC  
(email)  
 Present use of premises \_\_\_\_\_ Proposed use of premises Marijuana Establishment

7. **Deed Book & Page:** 30842/43 **or Land Court Certificate #:** \_\_\_\_\_

Signing this application declares that the statements and information on the foregoing application are true and accurate, to the best of your knowledge and belief. Signing this application also signifies that you have read and fully understand the attached instructions and general information.

Patric Jonsson, President  
Curaleaf Massachusetts, Inc.  
 Applicant's Signature Patric Jonsson, President  
EBB54B2CFB70428  
 Owner's Signature Thomas Tannariello, Trustee

April, 2018 5/9/2018 7:55:16 AM PDT  
 date  
 April, 2018  
 date



## **NARRATIVE**

### **SPECIAL PERMIT APPLICATION OF CURALEAF MASSACHUSETTS, INC.**

Applicant is proposing to open a Retail Marijuana Establishment to be located on the lower level of the property at 170 Commercial Street in the TCC Zoning District. The Applicant has entered into an Agreement with the Owner of the property to Lease the Premises.

A Special Permit is required under Article 2, Section 2440 B14 for this use. Access to the business will be from the southwesterly side of the building.

Applicant submits that the social, economic or other benefits of this proposal, including the payments to the Town, outweigh any adverse impacts such as hazard, nuisance or environmental degradation.

### QUITCLAIM DEED

**170 COMMERCIAL STREET, LLC**, a Massachusetts Limited Liability Company, having an address of P.O. Box 62, Provincetown, MA 02657,

for consideration paid in the amount of One Million Six Hundred Thousand and 00/100 (\$1,600,000.00) Dollars, paid,

grants to **THOMAS G. TANNARIELLO, TRUSTEE of the TGT REALTY TRUST**, an abstract of which is recorded in Book 29424, Page 1, having a mailing address of P.O. Box 412, Provincetown, MA 02657

with QUITCLAIM COVENANTS,

**UNIT 1 and UNIT 2** of the 170 Commercial Street Condominium, located at 170 Commercial Street, Provincetown, Barnstable County, Commonwealth of Massachusetts, created pursuant to Chapter 183A of the Massachusetts General Laws by Master Deed dated August 23, 2011, and recorded with the Barnstable County Registry of Deeds at Book 25638, Page 226 as amended in Book 30336, Page 132, Book 30336, Page 134 and in Book 30831, Page 155.

The Units are laid out as shown on the site and floor plans of the Condominium, which are recorded with the Barnstable County Registry of Deeds in Plan Book 641, Pages 27-28,

The Units are conveyed together with:

(a) an undivided 100% interest in the common areas and facilities of the Condominium and the organization of unit owners through which the Condominium is managed and regulated,

(b) such other rights and easements appurtenant to the Unit as may be set forth in any document governing the operation of the Condominium, including without limitation the Master Deed as amended of record, the 170 Commercial Street Condominium Declaration of Trust recorded in Book 25638, Page 251, the By-Laws of the organization of unit owners and any administrative rules and regulations adopted pursuant thereto (all of which hereinafter referred to as the "Condominium Documents").

Being the same premises set forth in the deed dated January 10, 2006 and recorded with the Barnstable County Registry of Deeds in Book 20791 Page 31, to which reference should be made for Grantor's title.

**Property Address: Unit 1 and Unit 2, 170 Commercial Street, Provincetown,  
Massachusetts 02657**

WITNESS my hand and seal this 20<sup>th</sup> day of October, 2017.

*Gregg Russo, Manager, duly authorized*  
Gregg Russo, Manager, duly authorized

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

October 20, 2017

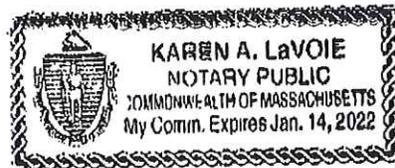
On this 20, day of October, 2017, before me, the undersigned notary public, personally appeared Gregg Russo, Manager of 170 Commercial Street, LLC, duly authorized, proved to me through satisfactory evidence of identification which was a license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and on behalf of the 170 Commercial Street, LLC.

(seal)

*Karen A. Lavoie*

Notary Public:

My Commission Expires: 1/14/22





*The Commonwealth of Massachusetts*  
*Secretary of the Commonwealth*  
*State House, Boston, Massachusetts 02133*

William Francis Galvin  
Secretary of the  
Commonwealth

October 16, 2017

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

**170 COMMERCIAL STREET LLC**

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **February 15, 2006.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **NONE**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **GREGG RUSSO**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **GREGG RUSSO**



In testimony of which,  
I have hereunto affixed the  
Great Seal of the Commonwealth  
on the date first above written.

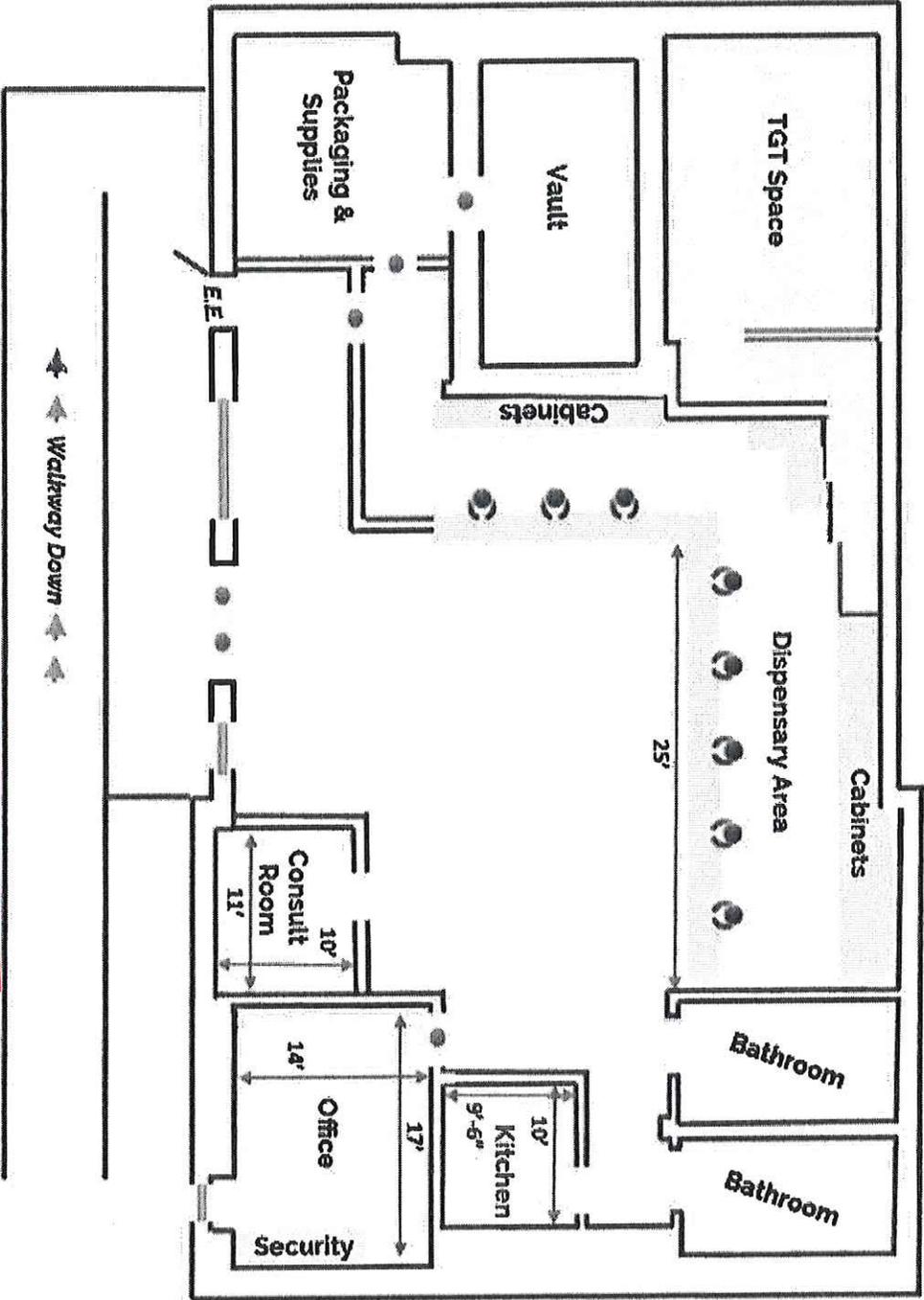
*William Francis Galvin*  
Secretary of the Commonwealth

Processed By:CB



# Proposed Layout

Layout Notes:  
 Items in green will be customized by Curaleaf  
 Measurements are estimates

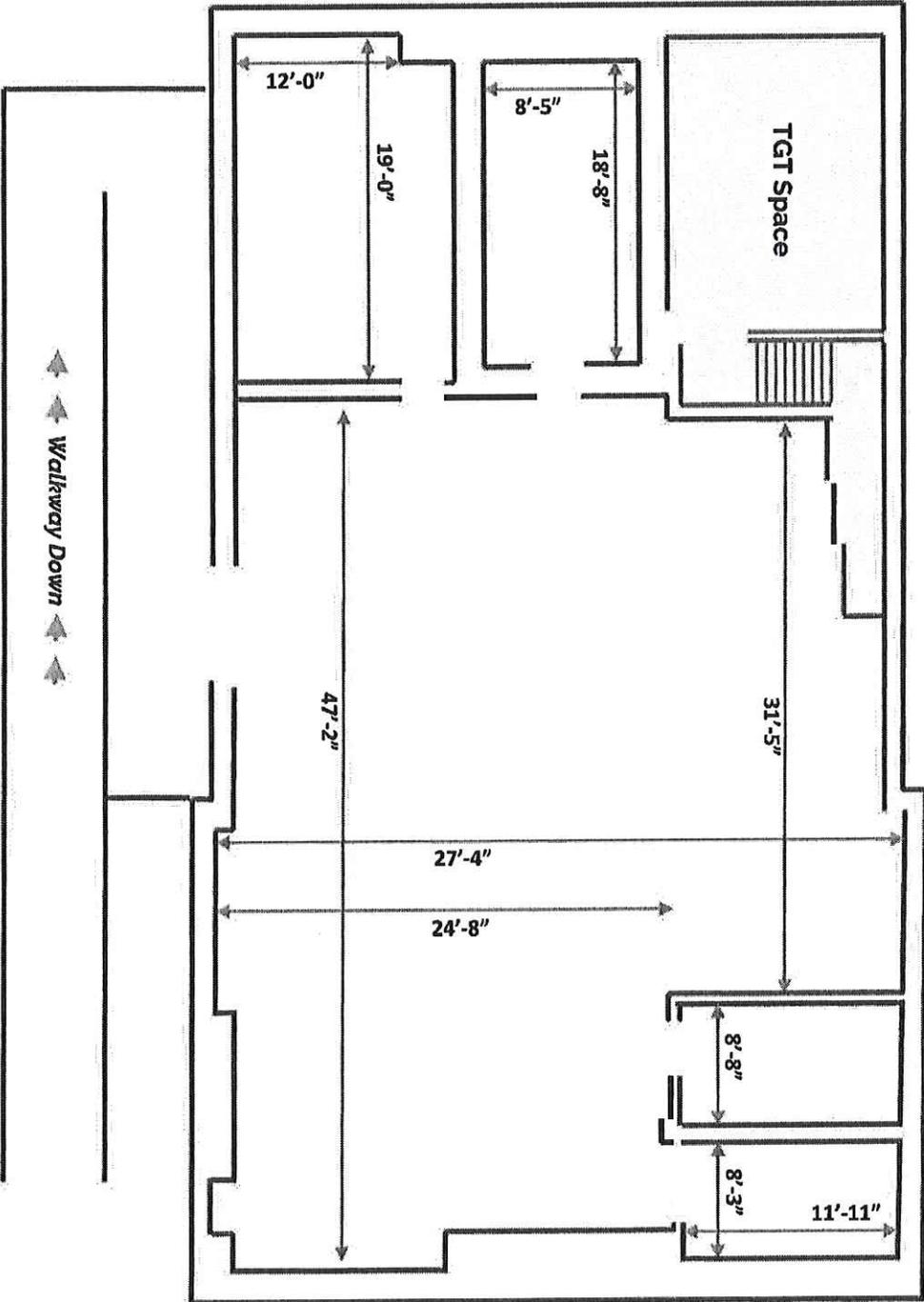


Main RFID doors will not be locked during business hrs

**RECEIVED**  
 MAY 14 2018  
 TOWN CLERK

● RFID access  
 ▭ Shatter proof glass w/  
 white translucent film

# Unit Measurements







F:\SDSKPROJ\18000\C18929-01\C18929-01.dwg Aug 03, 2018 - 11:20am

ASSESSORS MAP 7-2 PARCEL 113  
JAMES F. FOSS

ASSESSORS MAP 7-2 PARCEL 106  
THE INN AT 7 CENTRAL

ASSESSORS MAP 7-2 PARCEL 107  
RONALD & CAROL PAVAO

ASSESSORS MAP 7-2 PARCEL 107A  
RONALD & CAROL PAVAO

ASSESSORS MAP 7-2 PARCEL 111 JAMES  
168 COMMERCIAL STREET CONDOMINIUM

COMMON AREA WITH  
PARKING SPACE EASEMENTS

COMMON  
AREA  
PROPOSED  
GENERATOR  
4'x3'  
PROPANE FUEL  
SOURCE

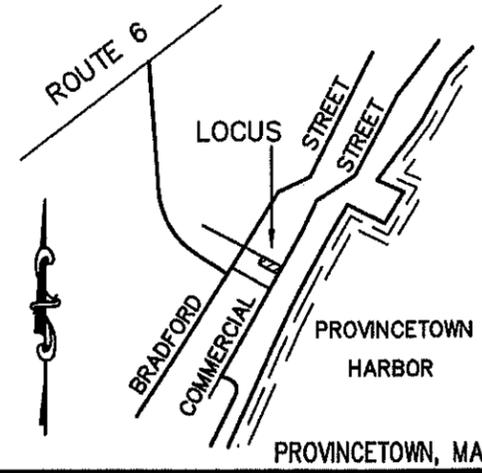
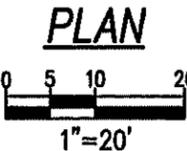
EXCLUSIVE USE  
PARKING AND  
EASEMENT PARKING

WINTHROP STREET  
(UNDEFINED TOWN WAY)

170  
COMMERCIAL  
STREET

LOT 3  
9,731± SF.

COMMERCIAL STREET  
(UNDEFINED TOWN WAY)



**KEY MAP**  
NO SCALE

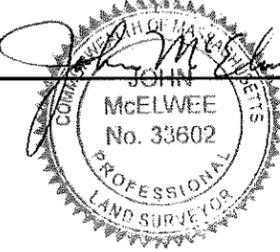
**PLAN REFERENCES:**

ASSESSORS MAP 7-2 PARCEL 112  
PLAN BOOK 641, PAGE 27  
170 COMMERCIAL STREET CONDOMINIUM  
OWNER OF RECORD: TGT REALTY TRUST  
DEED BOOK 30842, PAGE 43

I HEREBY CERTIFY THAT THE CONDITIONS  
SHOWN HEREON ARE LOCATED AS THEY  
EXISTED ON THE GROUND AS OF 07-18-18.

DATE August 3, 2018

P.L.S. [Signature]



C18929-01.dwg  
DRAWN BY: JDM  
Coastal Engineering Co., Inc. © 2018



PROJECT

CURELEAF INC.  
PLAN  
PROPOSED GENERATOR

170 COMMERCIAL STREET

PROVINCETOWN, MA

SHEET NO.

C18929.01

SCALE

1"=20'

DATE

8/1/2018

SHEET NO.

**SKC-1**