



City of
GREENFIELD, MASSACHUSETTS

PLANNING & DEVELOPMENT DEPARTMENT

Roxann Wedegartner
Mayor

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.org • www.greenfield-ma.gov

September 26, 2023

M2B Home Delivery, Inc.
Attn: Adam Provost
312 Davis Street
Greenfield, MA 01301

Certified Mail #: 7022 2410 0003 4577 6958

Dear Adam:

On September 26, 2023 the decision for the approved special permit for property located at 139 Silvio O'Conti Drive (Assessor's Tax Map R05, Lot 24H) in Greenfield was filed with the City Clerk. The twenty day appeal period begins on September 26, 2023 and so will end on Monday, October 16, 2023. If there are no appeals you may pick up the certified decision and recording verification form from the City Clerk's office after the 20th day (any day after October 16th). There is a \$10.00 fee for picking up the certified decision and recording verification form from the City Clerk's office. After the decision and recording verification form have been picked up, bring it with a \$105.00 check to the Franklin County Registry of Deeds to get it recorded. The recording verification form must be filled out by the Registry of Deeds as proof of recording. Once completed by the Registry, please return the recording verification form to the Department of Planning and Development.

Please note that the ZBA approval does not constitute you being allowed to begin construction without all appropriate permits. Various permits from multiple town departments may still need to be obtained and it is up to you to contact relevant departments and obtain approval on all permits before work begins. Contact names and numbers are listed on the attached sheet. Please contact the Inspections and Enforcement Center at (413) 772-1404 for more information. If you have any questions regarding the special permit please contact me at (413) 772-1549 or at eric.twarog@greenfield-ma.gov.

Sincerely,

Eric Twarog, AICP
Director of Planning and Development

Enclosure: City Department Contacts

SPECIAL PERMIT
CITY OF GREENFIELD, MA.
14 COURT SQUARE
GREENFIELD, MA 01301
413-772-1549



THE COMMONWEALTH OF MASSACHUSETTS
CITY OF GREENFIELD

Notice is hereby given that the Greenfield Zoning Board of Appeals granted a special permit for property located at 139 Silvio O'Conte Drive (Assessor's Tax Map R05, Lot 24H), which is located in the Planned Industry (PI) Zoning District, for a special permit pursuant to Sections 200-4.12(C17); 200-7.17; 200-8.3 and 200-8.4 of the Zoning Ordinance, in order to allow the establishment of a Marijuana Delivery Operator facility at this location with the following conditions:

- 1) The hours of operation shall be 8:00 a.m. to 9:00 p.m. seven (7) days per week;
- 2) The Applicant shall adhere to the submitted application materials and as presented to the Board.

The hearing on this special permit was opened on September 14, 2023 and closed on September 14, 2023.

The Zoning Board of Appeals hereby certifies that a copy of this decision and all plans referred to in this decision have been filed with the City Clerk on Sept 26, 2023

An appeal from the decision of the Zoning Board of Appeals may be made by any person aggrieved pursuant to MGL chapter 40A, section 17 as amended within twenty (20) days after the date of filing of a notice of decision in the Office of the City Clerk. Notice of the appeal and a copy of the complaint shall be given to the City Clerk within the twenty-day appeal period.

Board of Appeals:



David Singer

Chairman

The Greenfield Zoning Board of Appeals issued a decision dated September 14, 2023 on the application of M2B Home Delivery, Inc. for property located at 139 Silvio O'Conte Drive (Assessor's Tax Map R05, Lot 24H), in Greenfield, Massachusetts, Book 5881 Page 157. This decision was duly filed in the office of the City Clerk on Sept 26, 2023. Twenty (20) days have passed and no appeals are pending.

Attest:

Date issued: _____

cc: Applicant, Assessor, Inspector of Buildings, Department of Public Works, Fire Department, Licensing Commission, Planning Board, Abutters, Public hearing attendees requesting notification, Planning Board abutting Towns - Gill, Bernardston, Leyden, Colrain, Shelburne, Deerfield, Montague

OFFICE OF THE
CITY CLERK
2023 SEP 26 AM 9:34
GREENFIELD, MASS

M2B Home Delivery, Inc.
For property located at 139 Silvio O'Conte Drive (Assessor's Tax Map R05, Lot 24H)
September 14, 2023

At a public meeting on Thursday, September 14, 2023 at 7:30 p.m., in the 2nd Floor Meeting Room of 20 Sanderson Street, the Greenfield Zoning Board of Appeals held a public hearing on the application of M2B Home Delivery, Inc. for property located at 139 Silvio O'Conte Drive (Assessor's Tax Map R05, Lot 24H), which is located in the Planned Industry (PI) Zoning District, for a special permit pursuant to Sections 200-4.12(C17); 200-7.17; 200-8.3 and 200-8.4 of the Zoning Ordinance, in order to allow the establishment of a Marijuana Delivery Operator facility at this location. Chairman Singer explained the public hearing process to the Applicant. Wozniak read the public hearing notice into the record. Members of the Board sitting were David Singer, Chairman; Peter Wozniak, Clerk; James Winn; Debra Gilkes; and Mark Maloni. The following project proponents were present: Adam Provost, President of M2B Home Delivery; Mike Coco and Alexandra Mossey, future employees of M2B Home Delivery.

Singer Introduced the Board members sitting and asked the Applicants to introduce themselves and explain what they want to do, where they want to do it, and why.

Provost Mr. Provost himself and his team to the Board and gave an overview of the project. He stated that there currently is extra office space at Summit Ice located at 139 Silvio O'Conte Drive in the I-91 Industrial Park. He would like to use this space for a marijuana Delivery Operator business at this location. Bathrooms will be shared between Summit Ice and M2B Home Delivery. There will be no retail sales, curbside pickup, or public going to the facility. It would be only for deliveries out to customers. They would like to start off with two (2) delivery vehicles and expand to three in the future. The vehicles will be nondescript as per CCC regulations. There will be two (2) people per vehicle body cameras and vehicle cameras. The wholesale product will be delivered through the primary entrance to the building. Easthampton is the closest community with an operational delivery operator facility. M2B territory will initially be the surrounding communities with future expansion to a larger area.

Winn Inquired if they will be buying wholesale locally.

Provost Responded yes.

Gilkes Inquired on the hours of operation.

Provost Responded 8:00 a.m. to 9:00 p.m. seven (7) days per week.

Winn Inquired on signage.

Provost Responded that the only signage they will use are decals on the entrance door.

The Board had no further questions.

Chairman Singer opened up the public hearing for public comment at 9:48 p.m. No public comment.

Chairman Singer closed the public hearing at 9:48 p.m.

Wozniak read review comments from the Department of Planning and Development; Engineering Superintendent; Fire Prevention Officer; and Board of Health who all had no comments or issues with the project.

Board Discussion/Decision

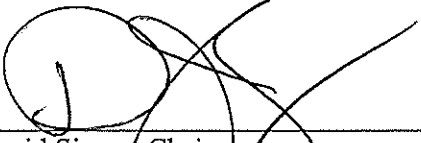
**M2B Home Delivery, Inc. for property located at 139 Silvio O'Conte Drive
(Assessor's Tax Map R05, Lot 24H)**

Winn **Moved to approve the application of M2B Home Delivery, Inc. for property located at 139 Silvio O'Conte Drive (Assessor's Tax Map R05, Lot 24H), which is located in the Planned Industry (PI) Zoning District, for a special permit pursuant to Sections 200-4.12(C17); 200-7.17; 200-8.3 and 200-8.4 of the Zoning Ordinance, in order to allow the establishment of a Marijuana Delivery Operator facility at this location with the following condition:**

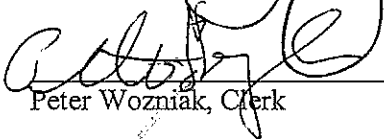
- 1) The hours of operation shall be 8:00 a.m. to 9:00 p.m. seven (7) days per week;**
- 2) The Applicant shall adhere to the submitted application materials and as presented to the Board.**

Wozniak Seconded the motion.

VOTED: With 5 yes votes the motion is declared unanimous.



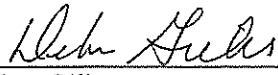
David Singer, Chairman



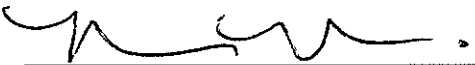
Peter Wozniak, Clerk



James Winn



Debra Gilkes



Mark Maloni