



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

May 19, 2023

Christopher Rose  
37 Dillingham Avenue  
Berkley, MA 02779

Certified Mail #: 7022 2410 0003 4577 4527

Dear Chris:

On May 19, 2023 the decision for the approved special permit for property located at 121 ½ Wells Street (Assessor's Tax Map 64, Lot 25) in Greenfield was filed with the City Clerk. The twenty day appeal period begins on May 19, 2023 and so will end on Thursday, June 8, 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 20<sup>th</sup> day (any day after June 8<sup>th</sup>). 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](mailto: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 121 ½ Wells Street (Assessor's Tax Map 64, Lot 25), which is located in the Central Commercial (CC) Zoning District, pursuant to Sections 200-6.1(C); 200-7.17; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow a marijuana product manufacturer at this location with the following conditions:

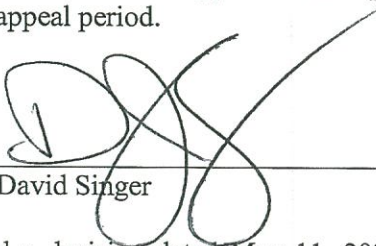
1. The hours of operation shall be 9:00 a.m. to 5:00 p.m. Monday through Friday;
2. The Board approves the request for waivers of submittal requirements as requested in the letter dated March 20, 2023 from Matthew O'Boyle of Valerie Architects, Inc.;
3. The Applicant shall obtain an approval letter on the proposed security system from Police Chief Robert Haigh and submit a copy to the Department of Planning and Development within 30 days of approval;
4. Delivery vehicles shall be limited to box trucks or smaller. Tractor trailer trucks shall be prohibited;
5. The Applicant shall provide a Knox box for Fire Department access;
6. The handicap off-street parking space shown on the submitted site plan shall be delineated by signage and meet all ADA guidelines;
7. A state of the art air filtration system shall be installed so that no odor is detectable outside of the building;
8. Any change, expansion, or alteration of the submitted site plan shall require the Applicant to come back to the Zoning Board of Appeals for approval;
9. The Board has determined that the project meets all of the review criteria under Section 200-8.3(F) of the Zoning Ordinance.

The hearing on this special permit was opened on May 11, 2023 and closed on May 11, 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 May 19, 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 May 11, 2023 on the application of Christopher Rose for property located at 121 ½ Wells Street (Assessor's Tax Map 64, Lot 25), in

GREENFIELD, MASS.  
CITY CLERK  
MAY 19 2023 9:22 AM  
OFFICE OF THE  
CITY CLERK

Greenfield, Massachusetts, Book 7995 Page 6. This decision was duly filed in the office of the City Clerk on \_\_\_\_\_. 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.

**Christopher Rose**  
**For property located at 121 ½ Wells Street (Assessor's Tax Map 64, Lot 25)**  
**May 11, 2023**

At a public meeting on Thursday, May 11, 2023 at 7:15 p.m., in the 2<sup>nd</sup> Floor Meeting Room of 20 Sanderson Street, the Greenfield Zoning Board of Appeals held a public hearing on the application of Christopher Rose for property located at 121 ½ Wells Street (Assessor's Tax Map 64, Lot 25), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-6.1(C); 200-7.17; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow a marijuana product manufacturer 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: Christopher Rose, Applicant and property owner; and Matthew O'Boyle, Architect, Valerie Architects, Inc.

- Singer Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.
- Rose Mr. Rose presented his project to the Board. He stated that he would like to establish a cannabis manufacturing facility at this location.
- Winn Inquired on if the Applicant received approval through the Cannabis Control Commission (CCC).
- Rose Responded that he will likely receive provisional approval from the CCC in one week.
- Singer Inquired on what was previously located at this address.
- Rose Responded that it used to be a paper store and a WB Mason. He stated that he has made exterior improvements to the existing building.
- O'Boyle Mr. O'Boyle presented the interior layout of the building to the Board. He pointed out the 3,500 square foot area of the building for the proposed cannabis manufacturing facility. The building has an existing basement, 1<sup>st</sup> floor and 2<sup>nd</sup> floor. The total square footage of the building is about 16,000 square feet. No cultivation or retail sales will occur at the facility and there will be no public access.
- Wozniak Inquired on odor mitigation for the facility.
- Rose Responded that a state of the art carbon filtration system will be installed to mitigate any odor.
- Gilkes Inquired on hours of operation.
- Rose Responded 9:00 a.m. to 5:00 p.m. Monday through Friday.
- Singer Inquired on the number of employees for the facility.
- Rose Responded that he will have about three (3) employees to start.
- Moschella Asked about the ADA space identified on the site plan and whether it will be paved with signage.
- Rose Responded that they were not planning on paving the ADA spot.



The Board discussed whether an ADA space needs to be provided since off-street parking is not required in the Central Commercial (CC) Zoning District. They also discussed whether if provided it would need to be paved. The Board reached consensus that it would need to be paved to meet ADA requirements.

Winn Inquired on removal of any waste material from the facility.

Rose Responded that any waste produced less than one ton (2,000 lbs.) can be disposed of in the solid waste stream. Any waste produced in excess of one ton will be mixed with an organic compound and disposed of. This helps to reduce any theft that might occur of any waste product(s).

Wozniak Inquired on where deliveries of product will be made to the facility.

Rose Responded that product will either be made through the front door area or through the loading area outside of the 3,500 square foot area shown on the plan set for the manufacturing facility.

The Board discussed whether deliveries could be made through the loading dock area since it was not shown in the submitted application materials to be an area for deliveries. Director Twarog stated to the Board that as part of the approval process, a letter from the local Police Chief approving the security system for the facility is required.

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

Chairman Singer opened the public hearing to public comment at 8:03 p.m. No public comment. Chairman Singer closed the public hearing at 8:03 p.m.

#### **Board Discussion/Decision**

**Christopher Rose for property located at 121 ½ Wells Street (Assessor's Tax Map 64, Lot 25)**

The Board discussed potential conditions of approval.

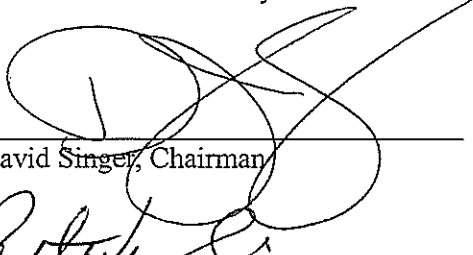
Winn **Moved to approve the application of Christopher Rose for property located at 121 ½ Wells Street (Assessor's Tax Map 64, Lot 25), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-6.1(C); 200-7.17; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow a marijuana product manufacturer at this location with the following conditions:**

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- detectable outside of the building;
8. Any change, expansion, or alteration of the submitted site plan shall require the Applicant to come back to the Zoning Board of Appeals for approval;
  9. The Board has determined that the project meets all of the review criteria under Section 200-8.3(F) of the Zoning Ordinance.


Maloni            Seconded the motion.

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



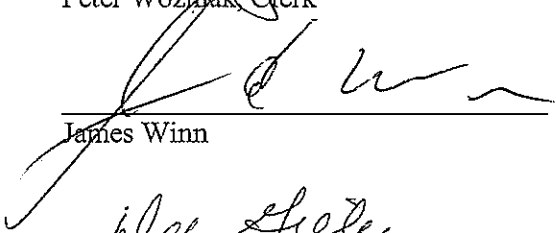
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David Singer, Chairman



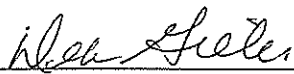
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Peter Wozniak, Clerk



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James Winn



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Debra Gilkes



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Mark Maloni