



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

Green River Cannabis Company, Inc.  
Attn: Constant Poholek  
398 Deerfield Street  
Greenfield, MA 01301

Certified Mail #: 7022 2410 0003 4577 4510

Dear Constant:

On May 19, 2023 the decision for the approved modification of your special permit for property located at 398 Deerfield Street (Assessor's Tax Map 11, Lot 5) 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

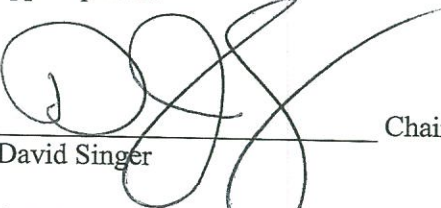
Notice is hereby given that the Greenfield Zoning Board of Appeals granted a modification of the approved special permit for property located at 398 Deerfield Street (Assessor's Tax Map 11, Lot 5), which is located in the General Commercial (GC) Zoning District, pursuant to Sections 200-4.9(C31); 200-7.17; 200-8.3; 200-8.4 of the Zoning Ordinance, in order to allow the following extended hours of operation: 9:00 a.m. to 8:00 p.m. Monday through Friday and 9:00 a.m. to 8:00 p.m. Saturday and Sunday.

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 Green River Cannabis Company, Inc. for property located at 398 Deerfield Street (Assessor's Tax Map 11, Lot 5), in Greenfield, Massachusetts, Book 8071 Page 309. This decision was duly filed in the office of the City Clerk on May 19, 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.

GREENFIELD, MASS  
2023 MAY 19 AM 9:00  
OFFICE OF THE  
CITY CLERK

**Green River Cannabis Company, Inc.**  
**For property located at 398 Deerfield Street (Assessor's Tax Map 11, Lot 5)**  
**May 11, 2023**

At a public meeting on Thursday, May 11, 2023 at 7:00 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 Green River Cannabis Company, Inc. for property located at 398 Deerfield Street (Assessor's Tax Map 11, Lot 5), which is located in the General Commercial (GC) Zoning District, for a modification of the approved special permit pursuant to Sections 200-4.9(C31); 200-7.17; 200-8.3; 200-8.4 of the Zoning Ordinance, in order to allow extended hours of operation. 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 proponent was present: Constant Poholek, Property Owner and Applicant.

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.

Poholek Mr. Poholek presented his request for extended hours to the Board. Condition #3 of the previously approved special permit limited hours of operation to 9:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 3:00 p.m. Saturday and Sunday. He would like to extend the hours to 8:00 p.m. Monday through Friday and 8:00 p.m. Saturday and Sunday.

Chairman Singer opened the public hearing for public comment at 7:09 p.m.

Jazz Peck, 207 Briar Way, Greenfield

Ms. Peck expressed concerns about a potential increase in traffic.

Singer Inquired of the Applicant on any increase in traffic as a result of any extended hours of operation.

Poholek Responded that there will not be an increase in traffic as a result of his request for extended hours of operation.

Chairman Singer closed public comment at 7:18 p.m. Chairman Singer closed the public hearing at 7:18 p.m.

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

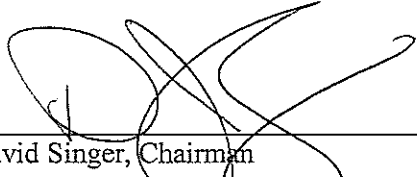
**Board Discussion/Decision**

**Green River Cannabis Company, Inc. for property located at 398 Deerfield Street  
(Assessor's Tax Map 11, Lot 5)**

Winn Moved to approve the application of Green River Cannabis Company, Inc. for property located at 398 Deerfield Street (Assessor's Tax Map 11, Lot 5), which is located in the General Commercial (GC) Zoning District, for a modification of the approved special permit pursuant to Sections 200-4.9(C31); 200-7.17; 200-8.3; 200-8.4 of the Zoning Ordinance, in order to allow the following extended hours of operation: 9:00 a.m. to 8:00 p.m. Monday through Friday and 9:00 a.m. to 8:00 p.m. Saturday and Sunday.

Gilkes Seconded the motion.

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



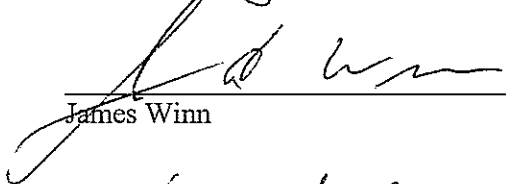
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David Singer, Chairman



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Peter Wozniak, Clerk



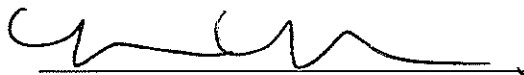
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James Winn



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Debra Gilkes



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Mark Maloni