

F R I T E & E R T I L

16 N I T F M F O N T R I T
F L Y E. A S C H S E S I 04

Y O R E C y f f l y e
R R : (y f f l y e
T o l n e c D r ** **

M E I O

B o l C a s - , 9 l a p e

|| IC 7 | 0 || 2 | 1 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 6 | 1 ||

7 B

V E T I E - I E A I K

V S T I L D I A 3 B 6
5 7 1) / 1 E

1 / 1 2 0 0

2 0 1 0

7 3 1 3

0 LL RS

Security features. Details on back.

F R I T E & E R T I L

ity Of l o l o k
ffi e (o p l s

6 / 1 / 2 0

2) . 0

7 3 1 3

re ulk

B d o a t - 1, 1 1 p p a e a n e

2) . 0



Date: 6/11/2020

CITY OF HOLYOKE PLANNING BOARD
SPECIAL PERMIT APPLICATION FOR

Fence Height 8'

Name of Owner: WBC Realty Trust
Address: 28 Appleton St, Holyoke
Contact Name Mark Cutting Address (if other) _____
Contact Phone 413.221.3636 Fax # _____

Name of Applicant: Bold Coast Solutions LLC
(if different from owner)
Address: 28 Appleton St Holyoke
Phone: 201.274.3520 Fax # _____

Name of Engineer/Surveyor/Sign Company: Kuhn Riddle
(if applicable)
Address: 28 Amity St, Amherst Phone 413.628.9949
Name of Project: Bold Coast Solutions

Property Address: 28 Appleton St Zoning District: IG
Deed of Property Recorded in Hampden County Registry of Deeds: Book: 9688 Page: 313
Holyoke Assessor Map Reference: Map 32 Block 1 Parcel 1

Pursuant to Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the Holyoke Zoning Ordinance, application is hereby made to the Holyoke Planning Board to do the following:

Fence Height 8'

Will any other permits or variances be required? If so, please list and indicate if they have been applied for or obtained.

City Council Special Permit filed 6/2/20

Bold Coast Solutions LLC
APPLICANT (please print)

WBC Realty Trust
OWNER (or LEGAL COUNSEL)

[Signature]
SIGNATURE OF APPLICANT

[Signature]
SIGNATURE OF OWNER (or LEGAL COUNSEL)



Mayor Alex B. Morse

Office of Planning & Development

City of Holyoke

Planning Department

Submit to the Planning Board:

- Two completed forms with original signatures;
- A proposed Fence plan; and
- A \$200.00 application fee
(Payable to the City of Holyoke)

If the submission is acceptable, the Board's Staff will date the application forms. Thereafter, one application shall be filed with the City Clerk. Under Section 9.3.6 of the City's Zoning Ordinance, the cost for publication of a Public Hearing Notice shall be borne by the applicant.



Special Permit Application for Fence Height

Applicant: Bold Coast Solutions LLC (“BCS” or the “Company”)

Location: 28D Appleton Street, Suite #4, Holyoke, MA 01040 (the “Facility”)

Subject: Special Permit for Fence Height

Date: June 9, 2020

Purpose

Bold Coast Solutions LLC is applying for a Special Permit to exceed the City of Holyoke’s maximum allowable fence height of 4 feet for its external sally port at 28D Appleton Street, Suite #4. This proposed sally port would be constructed around the Company’s exclusive loading dock door within the parking lot off of Canal Street. The proposed fencing would be 8 feet in height and designed to enable secure deliveries of cannabis and other product. This fencing would also be covered by a privacy screen to obstruct the view of pedestrians in the area.

Please see the attached architectural drawings – including three-dimensional renderings of the proposed sally port – for reference (*architectural drawings labelled as: A.1 and A.2*).

Relevant Code Assessment

Holyoke Zoning Ordinance Code Reference	BCS Compliance
4.6.2.1.A Industrial Properties. In the case of industrial uses in IP, IG, and WM zone fencing height may be increase on all sides when found necessary to shield the use from neighboring properties as well as for security purposes to a maximum of eight (8’) feet, with a Special Permit from the Planning Board.	BCS’s planned facility at 28D Appleton Street, Suite #4 is located within an IG zone; the proposed sally port is a key security measure to enable secure and shielded deliveries. These plans have been reviewed and approved by the Holyoke Police Department.
Special Permit Criteria	<i>See below</i>
<ul style="list-style-type: none"> • Shall be found to be necessary where plant material is not adequate or possible 	The proposed sally port will be located within the parking lot off of Canal Street; plant material is not available in this space.
<ul style="list-style-type: none"> • Shall not be deleterious to neighboring property 	The proposed sally port will have no effect on the neighboring properties.
<ul style="list-style-type: none"> • Shall be made of a material that is of durable construction 	The material used to construct the sally port will be durable chain link fencing with a flexible privacy screen.



**BOLD COAST
SOLUTIONS**

Special Permit Application for Fence Height

<ul style="list-style-type: none">• Shall not have razor, barbed, or any other similar type of element on the fence	The sally port will not have any razor or barbed elements.
<ul style="list-style-type: none">• Shall not impair sight distance of vehicular traffic	The sally port would not impact the sight distance of vehicular traffic.

KUHN RIDDLE ARCHITECTS
 28 AMITY ST. SUITE 2B
 AMHERST MASSACHUSETTS 01002
 413 259 1630
 www.kuhnrididdle.com



The drawings of this permit set are prepared by the undersigned professional engineer, architect, or landscape architect and are not to be construed as a representation of the work of any other professional.

Keynotes/Sheet Notes

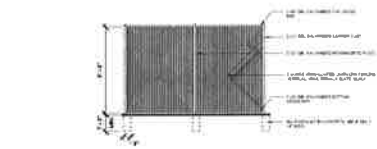
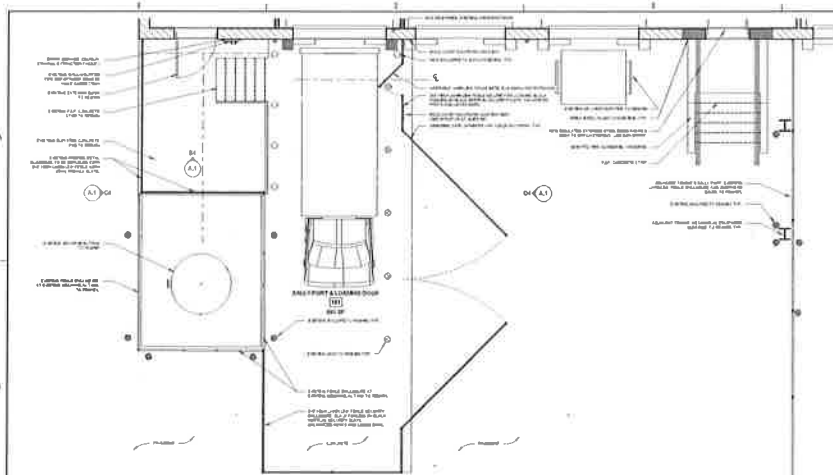
ZBA SPECIAL PERMIT SET

BOLD COAST SOLUTIONS
 28 APPLETON ST
 HOLYOKE, MA, 01040

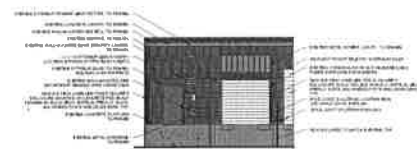
BCS ENTRY - PLAN & ELEVATIONS

Date: 02/01/2016
 Project: 0101
 Title: 16-000001
 Issue No: 010

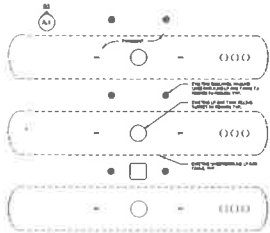
A.1



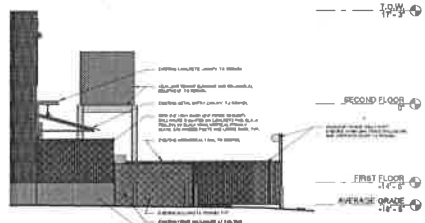
(A4) SECURITY FENCE - METAL
 18'-0" x 10'-0"



(B4) BCS ENTRY - EXTERIOR ELEVATION - A
 18'-0" x 10'-0"



(A1) BCS ENTRY - ENLARGED PLAN - NEW WORK
 18'-0" x 10'-0"



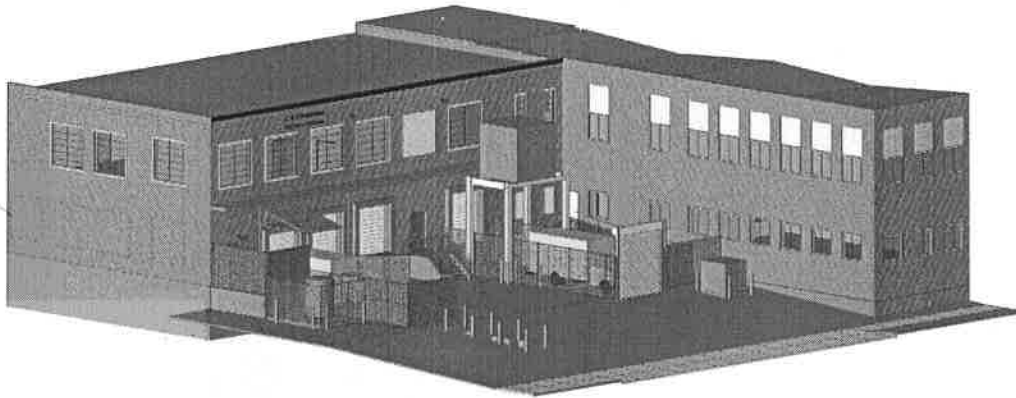
(B4) BCS ENTRY - EXTERIOR ELEVATION - B
 18'-0" x 10'-0"



(B3) BCS ENTRY - EXTERIOR ELEVATION - G
 18'-0" x 10'-0"

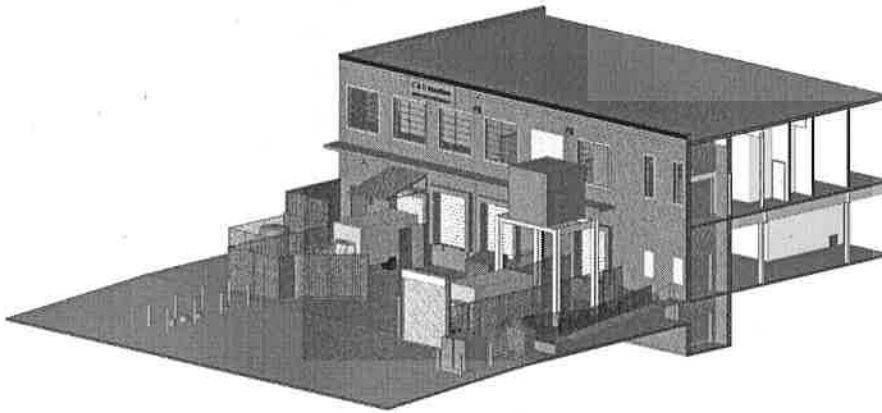


(B4) BCS ENTRY - EXTERIOR ELEVATION - D
 18'-0" x 10'-0"



PAINTED ROOF OVERSILL AT EXISTING
 WINDOW FINISH TO MATCH EXISTING
 BRICK COLOR APPROX. TYP.

(A1) BCS ENTRY - BRICK AERIAL PERSPECTIVE



(A2) BCS ENTRY - BRICK AERIAL PERSPECTIVE

**KUHN RIDDLE
 ARCHITECTS**
 38 AMITY ST. SUITE 2B
 AMHERST
 MASSACHUSETTS 01003
 413 259 1630
 www.kuhnridde.com



The drawings are prepared for the use of the architect and are not to be reproduced or used for any other purpose without the written consent of the architect.

Registered Professional Engineer

ZBA SPECIAL PERMIT SET

BOLD COAST SOLUTIONS
 28 APPLETON ST
 HOLYOKE, MA, 01040

BCS ENTRY - AERIAL
 PERSPECTIVES

Date: 05/20/2024
 Drawn By: JRM
 Check By: JRM

A.2