



## 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
<b>4.6.2.1.A Industrial Properties.</b> 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.
<b>Special Permit Criteria</b>	<i>See below</i>
<ul style="list-style-type: none"> <li>• Shall be found to be necessary where plant material is not adequate or possible</li> </ul>	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"> <li>• Shall not be deleterious to neighboring property</li> </ul>	The proposed sally port will have no effect on the neighboring properties.
<ul style="list-style-type: none"> <li>• Shall be made of a material that is of durable construction</li> </ul>	The material used to construct the sally port will be durable chain link fencing with a flexible privacy screen.



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

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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 professional engineer, architect, or landscape architect.

Keynotes/Sheet Notes

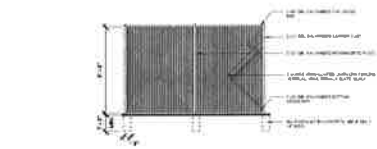
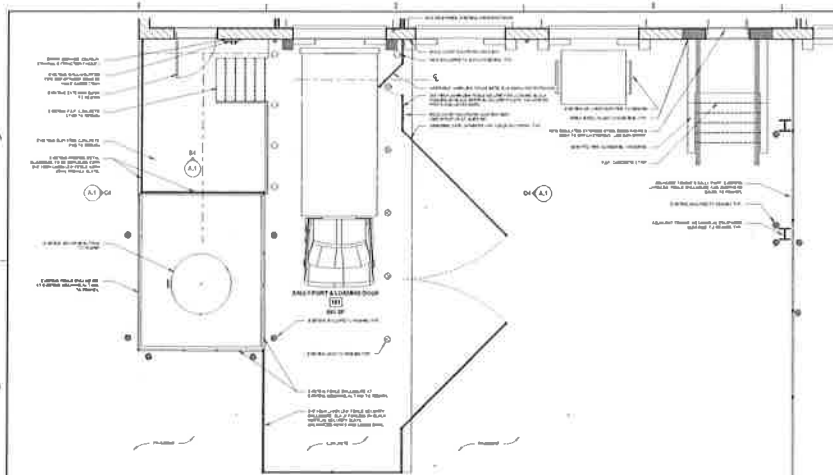
ZBA SPECIAL PERMIT SET

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 28 APPLETON ST  
 HOLYOKE, MA, 01040

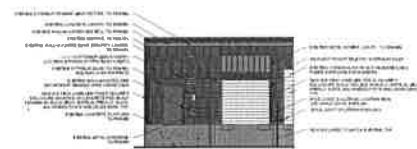
BCS ENTRY - PLAN & ELEVATIONS

Date: 02/01/2018  
 Project: 0001  
 Title: 18-000001  
 Issue No: 000

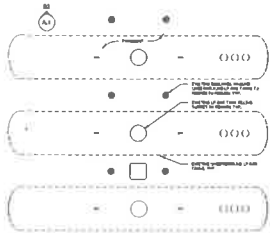
A.1



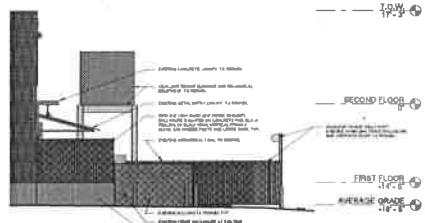
(A4) SECURITY FENCE - METAL  
18" x 12"



(B4) BCS ENTRY - EXTERIOR ELEVATION - A  
18" x 12"



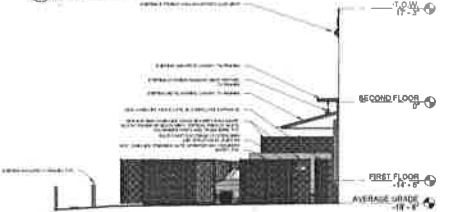
(A1) BCS ENTRY - ENLARGED PLAN - NEW WORK  
18" x 12"



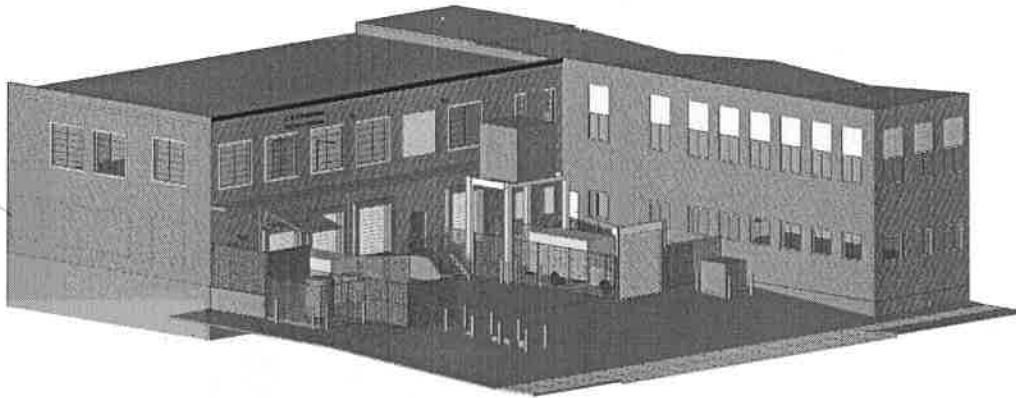
(B4) BCS ENTRY - EXTERIOR ELEVATION - B  
18" x 12"



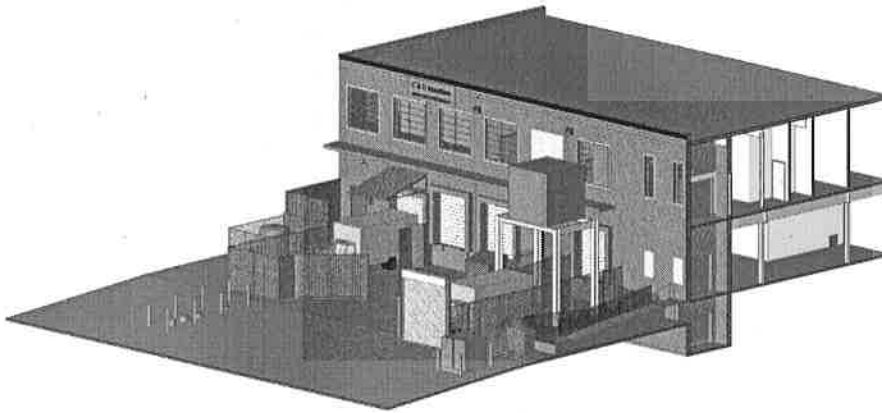
(B3) BCS ENTRY - EXTERIOR ELEVATION - G  
18" x 12"



(B4) BCS ENTRY - EXTERIOR ELEVATION - D  
18" x 12"



A1 BCS ENTRY - BRICK AERIAL PERSPECTIVE



B1 BCS ENTRY - GLASS AERIAL PERSPECTIVE

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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. The architect assumes no responsibility for the construction of the building.

Register/Professional Status

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BCS ENTRY - AERIAL PERSPECTIVES

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

**A.2**