



September 27, 2022

Linda Vacon, Chairperson
City Council Ordinance Committee
C/o Assistant to the City Council

RE: Upper Echelon Cultivation LLC – 420 Race Street, Suite 1A (ZONE: IG, Industrial General)

Dear Councilor Vacon

Beginning on September 12, 2022, Planning staff had the opportunity to review materials received on August 31, 2022, from Upper Echelon Cultivation LLC for a special permit for the redevelopment of +/- 8,616 square foot portion (Suite 1A) of the existing building located at 420 Race Street (Parcel 028-07-014). This facility will be for marijuana cultivation and manufacturing. They will not be open to the general public. Per Section 7.10.4 the site is zoned appropriately, Industrial General (IG), and requires a Special Permit granted by the City Council to operate. After reviewing the submittal materials based on the City of Holyoke Zoning Ordinance, Sec. 7.10, **MARIJUANA FACILITIES**, and other applicable Sections (10.1.6.1 & 10.1.6.2), Planning staff offers the following review:

Per Holyoke Zoning Ordinance:

Section 7.10.6.1 Pre-Application Meeting: A pre-application meeting was held on August 4, 2022

+ + + + +

Section 7.10.6.2(a): Two (2) original application forms have been included in the submittal.

Section 7.10.6.2(b): Copies of plans have been received and have been prepared by a registered engineer, including their signatures and seals.

Section 7.10.6.2(c): A digital (pdf.) file of the plans and all other required submittal materials has been included.

+ + + + +

Section 7.10.6.3(a): The Applicant has submitted the name and address of each owner as part of the August 31, 2022 submittal.

Section 7.10.6.3(b): Copies of all required registrations, licenses, and permits issued by the Commonwealth have not been provided within the submittal as the Commonwealth has **Not** issued them to date within the process. They do currently possess a Provisional License from the CCC.

- Copies of all CCC approvals should be provided upon receipt by the applicant.
 - **Applicant Response: A copy of the Applicant's Provisional License from the CCC is attached to this letter and hereby submitted as an addendum to the Special Permit application.**

Section 7.10.6.3(c): The Applicant has submitted evidence of site control by way of a Lease Agreement for the use of the property located at 420 Race Street Suite 1A. (Appendix A-2)

Section 7.10.6.3(d): The Applicant has submitted a copy of a notarized statement of representatives dated June 2022 from the organization's Sole Owner/Manager as part of the August 31, 2022 submittal. (Appendix A-3).

Section 7.10.6.3(e): The Applicant has submitted a description of activities to occur on premises which are in line with the proposed MME use as part of the August 31, 2022 submittal. ("Operations")

Section 7.10.6.3(f): A letter signed by the Holyoke Police Chief dated August 30, 2022 approving of the security plan was included as part of the August 31, 2022 submittal to the City Clerk’s Office. (Appendix A-4)

Section 7.10.6.3(g): The Applicant has submitted a Development Impact Statement per Section 10.1.6.1 of the Holyoke Zoning Ordinance (“Development Impact Statement”).

Section 7.10.6.3(h): The Applicant has submitted a Traffic Impact Statement per Section 10.1.6.2 of the Holyoke Zoning Ordinance. (“Traffic Impact Statement”)

Section 7.10.6.3(i): The Special Permit fee was paid to the City Clerk’s Office at the time of submittal.

+ + + + +

Section 7.10.6.4 (a) Locus Plan: The Applicant has **NOT** submitted a **Locus Plan**.

- **Applicant Response:** A Locus Plan is included on the Survey Plan referenced below.

Section 7.10.6.4 (b) Survey Plan: The Applicant has **NOT** submitted a **Survey Plan**.

- **Applicant Response:** A survey plan (and locus plan) created by Heritage Land Surveying & Engineering, Inc., entitled “ALTA/ NSPS Land Title Survey in Holyoke Massachusetts Surveyed for Gary Youm” dated November 15, 2021 is attached to this letter and is hereby submitted as an addendum to the Special Permit application.

Section 7.10.6.4 (c) Improvements Plan: The Applicant has submitted an **Improvements Plan**.

Section 7.10.6.4 (d) Photometric Plan: The Applicant has **NOT** submitted a **Photometric Plan**.

- **Applicant Response:** The Applicant requests a waiver of the Photometric Plan requirement because no new lighting is being installed on the exterior of the building. The Applicant’s Development Impact Statement references possible installation of exterior downcast lighting, however, as a result of subsequent analysis of existing lighting at the site and infrared capabilities of cameras to be used for the applicant’s security plan, the Applicant has determined that no additional exterior lighting shall be required.

Section 7.10.6.4 (e) Building Plan: The Applicant has submitted **Building/Floor Plans**.

- **Applicant Response:** An updated Building/Floor Plan created by Dan Daigle, entitled “Proposed Modifications For: Cannabis Cultivation 420 Race Street, Holyoke, Massachusetts” and dated October 7, 2022 is attached to this letter and is hereby submitted as an addendum to the Special Permit application. Amendments from the previously submitted Building/Floor Plan include (i) the labeling of location of CO2 tanks and (ii) addition of a fourth flower room. No changes were made to the total footprint of the Leased Premises.

Section 7.10.6.4 (f) Elevation Plan: The Applicant has **NOT** submitted an **Elevation Plan**.

- **Applicant Response:** An elevation plan created by Blue Skies Unlimited LLC, entitled “Proposed Elevations: Upper Echelon LLC” and dated October 7, 2022 is attached to this letter and is hereby submitted as an addendum to the Special Permit application. Please note, the attached Elevation Plan shows existing conditions only because Applicant is making no modifications to the exterior of the building.

Section 7.10.6.4 (g) Details: The Applicant has **NOT** included a **Details** sheet.

- **Applicant Response:** The Applicant requests a waiver of the Details sheet because no improvements are proposed for the site.

Section 7/10.6.4 (h) Revision List: Will be required for all revisions to plans and/or narrative

+ + + + +

1. The plans submitted on August 31, 2022 are presumed to be final.

2. Section 7.10.6.3(e) **Description of Activities to Occur on Premises**

- According to the "Operations" section of the submittal, the proposed sally port "may be shared with another licensed ME in the same building..." Clarification should be sought as to whether or not other ME's in the building have the proper approvals and amendments to utilize a shared sallyport with Upper Echelon Cultivation LLC.

- **Applicant Response:** The sally port is not part of the Applicant's leased premises; it is a designated common area shared with the adjacent tenant in the Building. The Applicant will have exclusive access to the sally port during designated times for purposes of sending and receiving deliveries. At all other times the sally port is not under the Applicant's exclusive control and access to the Applicant's Leased Premises from the sally port shall be prohibited. To the best of Applicant's knowledge, all use of the sally port by other tenants of the Building shall strictly comply with all relevant rules, regulations and approvals.

3. Section 7.10.6.3(g) **Development Impact Statement**

- The Development Impact Statement indicates that a CO2 tank will be placed on the exterior of the building and states the location is indicated on the site plans. There does not appear to be any indication of a proposed CO2 tank on the provided site plans. Could the applicant please indicate the proposed location of the CO2 tank on the site plans and provide confirmation that the Holyoke Fire Department approves of the proposed location.

- **Applicant Response:** The Development Impact Statement incorrectly states that CO² tanks will be installed on the exterior of the building. No CO² tanks will be located on the exterior of the building. Instead, the Applicant will be using small, portable CO² tanks that can be replaced when empty. Each tank is approximately 10 inches in diameter and 54 inches tall and contains 50 pounds of CO² when full. Twenty One (21) CO² tanks will be kept in the Leased Premises at all times as follows: One tank will be utilized in each of Flower Rooms #1 and #2, and two tanks will be utilized in each of Flower Rooms #3 and #4; the remaining fifteen tanks will be kept in reserve in the Limited Access Storage/IT room, all as shown in the updated Floor Plan.
- Whenever an operational tank in one of the Flower Rooms runs out of CO², it will be moved to the Limited Access Storage/IT room and replaced by one of the full reserve tanks. Approximately once a week, a third party vendor will take away all empty tanks and replace them with full tanks. All usage and storage of CO² tanks will be approved by the Holyoke Fire Department.

- The Development Impact Statement indicates that the site plan packet contains three (3) plans which includes a Locus Plan, Improvements Plan, and Building Plan. It does not appear that the Locus Plan was included. Could the Applicant please provide a Locus Plan.

- **Applicant Response:** A Locus Plan is included in the survey plan created by Heritage Land Surveying & Engineering, Inc., entitled "ALTA/ NSPS Land Title Survey in Holyoke Massachusetts Surveyed for Gary Youm" dated November 15, 2021, which is attached to this letter and is hereby submitted as an addendum to the Special Permit application.

- It appears that the leased space is on two separate parcels. Would the Applicant, in conjunction with the property owner, consider submitting an ANR (Approval Not Required) plan to join the parcels?

- **Applicant Response:** The Applicant does not own the parcels and cannot make commitments on behalf of the property owner, however, once the Applicant has received all necessary approvals to operate at the Leased Premises, it will cooperate with the property owner to facilitate the submission of an ANR plan to join the parcels.

4. Section 7.10.6.3(h) **Traffic Impact Statement**

- The Traffic Impact Statement indicates that there will be 5-8 employees at maximum capacity. Could the Applicant indicate if those 5-8 employees would all be working at the same time, or will there be shifts?
 - **Applicant Response:** Although the operations will only require 2-3 employees per shift in the early stages, at maximum capacity as many as 7-8 employees could be on duty at once. Employees will be encouraged to commute by public transportation or bicycle, or to utilize available street parking on Race St and Sargeant St.

- The Traffic Impact Statement indicates that there will be incentives to encourage employees to utilize public transportation and biking to work. Would the Applicant consider including a bike rack to further encourage biking to work?
 - **Applicant Response:** The property outside of the building is owned by the City, however the Applicant would be very interested in installing a bike rack alongside the Race St. entrance if granted necessary permission by the City. In the alternative, the Applicant will allow employees that commute by bicycle to store their bike at appropriate locations inside the Building during their shift. The Applicant shall ensure that employee bike storage (whether inside the building or outside the building) will not block building entrances/exits or public walkways adjacent to the site.
- Would the Applicant consider working with the property owner to develop a "Master Plan" for this site given the number of different Marijuana Establishments occupying the building?
 - **Applicant Response:** The Applicant does not own the parcels and cannot make commitments on behalf of the property owner, however, once the Applicant has received all necessary approvals to operate at the Leased Premises, it will cooperate with the property owner to facilitate the submission of a Master Plan for the site.

5. Section 6.4 **Signs.**

- Should there be any temporary pre-development signage proposed for the project (i.e. contractors, builders, designers, "coming soon")? (7.10.6.2.d), its location(s) must be illustrated in the plans. Details will need to be provided and referenced and include size, location, and materials and they must conform to all requirements of the City of Holyoke Zoning Ordinance. The City Council may request color samples of the materials. A copy must be submitted to the Building Commissioner for review/approval in order to erect any temporary signage (Section 6.4.3.7). Multiple signs on a wall or signs greater in area (s.f.) than what is allowed on a wall require a Special Permit reviewed/granted by the Planning Board (6.4.6.4).
- Any permanent signage proposed for the site will require a building permit granted by the Building Commissioner. In order to erect wall signs or any other pole-mounted signage or monument signage, details will need to be provided and include size, location, and materials and they must conform to all requirements of the City of Holyoke Zoning Ordinance. The City Council may request color samples of the materials. Multiple signs on a wall or sign(s) area (s.f.) greater than what is allowed on a wall will require a Special Permit reviewed/granted by the Planning Board (6.4.6.4).
 - **Applicant Response:** The Applicant's operations will not be open to the public and no temporary or permanent signs are proposed for the Site. In the event that contractor's want to utilize any temporary signage during buildout, they shall be restricted to less than 6 square feet and shall not require any permit. Certain legal notices required by the CCC shall be posted by entrances (i.e., "Access limited to persons 21 and older"), but such notices shall not be considered signs within the context of the Holyoke Zoning Ordinance pursuant to Section 6.4.2(b).

6. Sidewalks, walkways, and ramps must all comply with Massachusetts accessibility codes (521 CMR).

- **Applicant Response:** Agreed.

7. In the event there are any proposed changes to the approved Plan(s), prior to their implementation, the Applicant will be required to come back to the City Council for review and approval and file as an amendment to the Special Permit.

- **Applicant Response:** Agreed.

**Please consider that revised materials submitted beyond the original application received date of August 31, 2022 may result in additional Department review and additional information and/or details may be requested in subsequent letters to the Applicant as the plans are revised. In the event that there are any proposed changes to the approved Plan(s), prior to their implementation, the Applicant will be required to come back to the City Council for review and approval and file as an amendment to the Special Permit.*

Sincerely,

Mimi Panitch, Planning Board Chair



July 14, 2022

Upper Echelon Cultivation, LLC
MBN282384
juana@upperecheloncultivation.com

NOTICE: PROVISIONAL LICENSE APPROVED

WHY ARE YOU RECEIVING THIS NOTICE?

The Cannabis Control Commission (“Commission”) has approved the issuance of a provisional license subject to the conditions listed below. A provisional license authorizes the applicant to develop, but not operate, the proposed Marijuana Establishment or Medical Marijuana Treatment Center identified in the application, reiterated below:

Establishment Name	Upper Echelon Cultivation, LLC
License Type	Microbusiness (Cultivation and Product Manufacturing)
Physical Address	460 Race St., Holyoke, MA 01040

Commission staff recommend provisional licensure with the following conditions:

1. Final license is subject to inspection to ascertain compliance with Commission regulations.
2. Final license is subject to inspection to ascertain compliance with applicable state laws, local codes, ordinances or bylaws, and local licensing requirements.
3. Final licensure is subject to the applicant providing Commission staff, upon inspection, with a detailed list of all proposed products to be produced with specific information as to types, forms, shapes, colors, and flavors.
4. Final license is subject to the applicant reviewing the diversity hiring goals within submitted Diversity Plan under 935 Code Mass. Regs. § 500.101(1)(c)8k and projected number of employees and provide any updates to CCC Licensing Division.
5. The applicant shall cooperate with and provide information to Commission staff.
6. Provisional licensure is subject to the payment of the appropriate license fee.

The applicant has demonstrated compliance with the laws and regulations of the Commonwealth and suitability for licensure. Therefore, the applicant is recommended for provisional licensure.

WHAT ARE YOUR NEXT STEPS TOWARDS FINAL LICENSURE?



The following next steps are required to move your business through the licensing process unless otherwise indicated.



Step 1: Pay the Required License Fee

To complete the process for obtaining a provisional license, your license fee must be received and processed. Please access your application in the Massachusetts Cannabis Industry Portal (“MassCIP”). MassCIP will provide instructions for payment and calculate the appropriate license fee.

If you are unable to make your payment electronically through MassCIP via NCourt, please forward your payment in the form of a check, money order, or certified check along with the instruction sheet from MassCIP to one of the following:

Via USPS:	Cannabis Control Commission PO Box 412144 Boston MA 02241-2144
Via courier/overnight:	Bank of America Lockbox Services Cannabis Control Commission 412144 MA5-527-02-07 2 Morrissey Blvd Dorchester, MA 02125

Please note that if the license fee payment is made electronically through NCourt, you must follow the instructions, return to MassCIP, and ensure the payment is recorded and submitted. If you pay by check/mail, please allow 7-10 days from receipt to record your payment and for the license to be active in MassCIP.

Once your license fee is paid and recorded, this letter will serve as your provisional license and this notice shall be posted in a conspicuous location on the premises. You will not receive a “license certificate” until approved by the Commission for final licensure.

Once your payment is processed and your application is approved in MassCIP, your license will become active. The license is then valid for one (1) year. **Licensees are required to renew annually and can be done by submitting a renewal application in MassCIP and paying the required license fee at least 60 days prior to the expiration date.**



Step 2: Start Registering Agents



Once your license becomes active in MassCIP, you may now submit agent registration applications. Agent registration applications are required for all owners, employees, executives, and volunteers, pursuant to Commission regulations, who shall be 21 years of age or older.

Individuals listed on the license and any others that meet the definition of the terms above at the time of the issuance of the license shall submit agent registration applications as soon as possible to ensure full compliance with the Commission’s regulations regarding access to the facility.

When completing adult-use agent registration applications in MassCIP, the licensee will need to verify their license number, which will be the application number listed above without the “N”. For example, application number MCN456789 will have the license number MC456789. Medical Marijuana Treatment Centers are required to utilize the Medical Use of Marijuana Online System (“MMJOS”) for registering MTC agents—please contact licensing@cccmass.com for additional information on access.

All agent registration applications are reviewed within 7-10 business days. The *Guidance on Agent Registration* is available and can answer most questions about the application process and other related compliance requirements. This document can be found on the Commission’s website here: <https://masscannabiscontrol.com/public-documents/guidance-documents/>.

All registered agents shall have personnel files containing background check reports and all applicable information within those background reports were provided within the agent registration applications. The background check report in each personnel file must have been obtained within 30 days prior to the submission of the agent registration application, unless the agent registration application was approved with a submitted background check waiver.

Please note that all registered agents shall comply with the Commission’s training requirements pursuant to 935 CMR 500.105(2) and 501.105(2). All registered agents shall take a four (4) hour Responsible Vendor Training (“RVT”) course within 90 days of being hired. Additionally, all registered agents shall receive a minimum of eight (8) hours of training—the RVT course may count towards the eight (8) hour requirement. More detailed information on registered agent training can be found in the Commission’s Guidance on Responsible Vendor Training located here: https://masscannabiscontrol.com/wp-content/uploads/2019/09/202107_Guidance_RVT.pdf.



Step 3: Architectural Review Process

If the licensee plans to or is required to build out or renovate a facility after the issuance of a provisional license, an architectural plan request must be submitted to the Commission and receive approval prior to work being performed. Please complete an Architectural Plan Review Request form, which is located on the Commission’s website at: <https://masscannabiscontrol.com/public-documents/forms-templates/>. These requests shall be sent to inspections@cccmass.com.



Please note the request must be submitted and approved prior to starting or continuing work at the licensed premise. Additionally, architectural plan review requests will not be reviewed unless the appropriate license fee has been paid and the license is an active status (see step 1 above for additional information).



Step 4: Metrc

All licensees are required to onboard and register with the Commission’s seed-to-sale system of record—Metrc.

In order to register with Metrc, you will need your Metrc Industry Identification Number (“IIN”). This IIN will populate in MassCIP overnight following the approval of your agent registration application and will be available through MassCIP the next day (see Step 2 above for more information). Once an individual listed on the approved license (licensee) has successfully registered as an agent, they may contact Metrc at (877) 566-6506 to obtain administrator credentials and take all necessary introductory courses. Please note that there is a monthly Metrc fee that may apply to your license. Additional information about Metrc can be found here: <https://www.metrc.com/massachusetts>.



Step 5: Full Compliance with Commission Regulations & Inspection Request

If no renovations are needed, or once all construction has been completed, the licensee must request its Post-Provisional License Inspection (“PPLI”). In submitting its request, the licensee is certifying, among other compliance-related matters, that it is (1) in full compliance with the Commission’s regulations, and (2) the licensed premises is ready for Commission staff to conduct an inspection.

To request a PPLI, please submit the following documents:

1. The PPLI Request Form (which is attached to this notice).
2. A detailed floor plan of the Marijuana Establishment or Medical Marijuana Treatment Center that shows all entrances/exits, any loading bays, limited access areas including the identification of rooms utilized for cultivation, manufacturing, and retail/dispensing operations that will be accessible by the public/patients, where applicable.
3. A copy of any building permits that were required, if applicable.
4. A copy of the certificate of occupancy.
5. A copy of the limited liability insurance binder or certificate of insurance.
6. A copy of any local license or special permit that were required, where applicable.



- Documentation demonstrating that the licensee has complied with all conditions of licensure.

Additionally, as all licensees are subject to the Commission’s regulations regarding labeling of marijuana and marijuana products, the following symbols are being provided. These symbols shall only be used by the licensee subject to this notice and in compliance with 935 CMR 500.105(5) or 935 CMR 501.105(5).



WHAT ELSE SHOULD YOU KNOW?

Once licensed, all licensees are required to be aware of, and remain in full compliance with, all applicable laws and Commission regulations. Applicable laws and Commission regulations can be found here: <https://masscannabiscontrol.com/know-the-laws-2/#laws>. Guidance documents that provide additional regulatory interpretation and policies are located here: <https://masscannabiscontrol.com/public-documents/guidance-documents/>.

While licensees are required to understand all of their compliance obligations, the Commission would like to highlight the following:

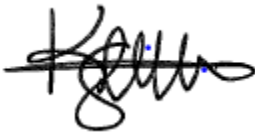
Certain License Changes	All licensees are required to submit an application and receive approval, prior to changing its business name, doing-business-as name, location, ownership or control, or the structure of its building (following the initial architectural review request, if one was made). Forms related to these requests can be found here: https://masscannabiscontrol.com/public-documents/forms-templates/ .
Other Information Changes	All licenses are required to keep the information/documentation they have submitted to the Commission up-to-date. Notification to the Commission is required within five (5) business days for updated plans, background check information, hours of operation, and any other information previously submitted to the Commission.



License Renewal	All licenses expire one (1) year from the date the license fee was paid and the provisional license was issued, and annually thereafter, whether or not a final license has been issued. Renewal applications require the updating of previously submitted information, updated certificates of good standing from certain state agencies, and detailed statements and documentation on the progress or success of a licensee’s Plan to Positively Impact Disproportionately Harmed People and Diversity Plan. Licensees are expected to make some progress whether or not the licensee has received a final license or notice to commence operations.
Marijuana Possession	Licensees shall not possess marijuana or marijuana products for its operation prior to being approved for a final license.
Failure to Comply with Commission Regulations	Failure to remain compliant with Commission regulations may result in denial of renewal, final license, suspension, revocation, fine, or other enforcement action.

If there are any questions with regards to this notice, please contact the Commission at licensing@cccmass.com.

Sincerely,



Kyle Potvin, Esq.
 Director of Licensing
 Cannabis Control Commission



REQUEST FOR POST-PROVISIONAL LICENSE INSPECTION (“PPLI”)

Please use this form to officially request a PPLI. This form may be used to request inspections on multiple licenses provided that all the listed licenses operate at the same location. Please submit an additional request for a license located at a different location. **Please email this request, along with the required documentation, to inspections@ccmass.com when ready for an inspection.**

Name of the Licensee:

Inspection Requested on License Number(s):

Location of Marijuana Establishment/Medical Marijuana Treatment Center:

Name of Person on License Submitting Request:

Licensee Contact Information:

As a Licensee, I certify to the following:

1. The licensee’s facility is in full compliance with Commission regulations to the best of my knowledge. This includes, but is not limited to, the following:
 - a. All security, inventory, and storage requirements are in full compliance;
 - b. All record-keeping requirements, i.e. standard operating procedures, personnel records, and all business records are in full compliance. This shall include all management, loan, or other contractual agreements being ready for review by Commission staff;
 - c. All individuals required to be registered as agents have been approved by the Commission and are appropriately badged; and
 - d. Any and all advertising elements of the licensee are in full compliance with applicable Commission regulations.
2. The licensee’s facility is ready for inspection.
3. The licensee’s license(s) is in an active status and not expired.
4. Any vehicles that will be used for transportation or delivery, as applicable, are ready for inspection.



5. The licensee has been granted access to Metrc following any required training and onboarding.
6. The licensee has received all appropriate local approvals, i.e., local license, special permit, building permits, and certificates of occupancy.
7. The licensee has an active limited liability insurance policy ready for inspection.
8. The licensee has complied with all conditions of its provisional license and information/documentation proving compliance is ready for inspection.

As a Licensee, I certify that the applicable documents have been included with this PPLI Request Form:

1. A detailed floor plan of the Marijuana Establishment or Medical Marijuana Treatment Center that shows all entrances/exits, any loading bays, limited access areas including the identification of rooms utilized for cultivation, manufacturing, and retail/dispensing operations that will be accessible by the public/patients, where applicable.
2. A copy of any building permits that were required, if applicable.
3. A copy of the certificate of occupancy.
4. A copy of the limited liability insurance binder or certificate of insurance.
5. A copy of any local license or special permit that were required, where applicable.
6. Documentation demonstrating that the licensee has complied with all conditions of licensure.

Signature of Person on License Submitting Request and Attesting to the Above:

Date of Request:

Please note that the completed PPLI Request Form and all applicable documents shall be combined into a single PDF and submitted electronically to inspections@cccmass.com. Additionally, inspections will be scheduled within 1-2 weeks from receipt of the request, but the actual inspection date will depend on availability.



IMPORTANT! This document(s) contains important information that could impact your license application or license. It is critical that you understand the information in this document. Please have it translated immediately.

Spanish:

¡ATENCIÓN! Este documento incluye información importante que podría afectar su licencia o solicitud de licencia. Es fundamental que entienda la información en este documento. Por favor, traducir de inmediato.

Traditional Chinese:

重要信息！ 本文檔包含可能影響您的執照申請或執照的重要信息。您理解本文檔中的信息這一點至關重要。請立即找人翻譯此文件。

Haitian Creole:

ENPÒTAN! Dokiman sa a genyen enfòmasyon enpòtan ladan li ki te ka afekte demann ou pou lisans oswa lisans ou. Li kritik ou konprann enfòmasyon ki nan dokiman sa a. Tanpri fè yon moun tradwi li imedyatman.

Portuguese:

IMPORTANTE! Este(s) documento(s) contém informações importantes que podem afetar seu requerimento de licença ou licença. É fundamental que você compreenda as informações contidas nele(s). Obtenha a tradução imediatamente.

CV Creole:

É IMPORTANT! Es dukumentu(s) ten informasonn importantis ki podi afeta bu pididu di lisensa ou lisensa. É fundamental ki bu kompriendi informasonn nes dukumentu. Pur favor, traduzi imidiatamenti.

Vietnamese:

QUAN TRỌNG! (Các) tài liệu này có chứa thông tin quan trọng có thể ảnh hưởng đến đơn xin cấp giấy phép hoặc giấy phép của quý vị. Điều quan trọng là quý vị phải hiểu thông tin có trong tài liệu này. Hãy dịch nó ngay lập tức.

Yoruba:



Ó ŞE PÀTÀKÌ! Ìfitónilétí pàtàkì wà nínú (àwọn) ìwé yìí tí ó lè ní ipa lóri ibéèrè fún ìwé àşẹ tàbí ìwé àşẹ rẹ. Ó şe kókó kí ifitónilétí inú ìwé yìí yé ọ. Jòwó túmò rẹ lójúkan nàà.

French:

"IMPORTANT ! Ce(s) document(s) contient des informations importantes qui pourraient avoir un impact sur votre demande de licence ou votre licence. Il est essentiel que vous compreniez les informations contenues dans ce document. Veuillez le faire traduire immédiatement."

Greek:

ΣΗΜΑΝΤΙΚΟ! Αυτό το έγγραφο περιέχει σημαντικές πληροφορίες που μπορεί να επηρεάσει την αίτηση έκδοσης άδειας ή την ίδια την άδεια. Είναι πολύ σημαντική η κατανόηση των πληροφοριών αυτού του εγγράφου. Παρακαλώ μεταφράστε το άμεσα!

Italian:

IMPORTANTE! Questo(i) documento(i) contiene informazioni importanti che potrebbero influenzare la tua richiesta di candidatura o licenza. È fondamentale che tu comprenda le informazioni contenute in questo document. Si prega di farlo tradurre immediatamente.



SURVEYOR'S NOTES:

THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.

ADDRESSES DISCLOSED DURING THE COURSE OF THIS SURVEY ARE SHOWN HEREON

THE SITE FALLS WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON MAP NUMBER 25013C0203E HAVING AN EFFECTIVE DATE SHOWN AS JULY 16, 2013 ON FILE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY

TOTAL COMBINED LAND AREA IS 0.784 ACRES, 34,155 SQ. FT. GROSS MORE OR LESS

NO ZONING REPORT HAS BEEN PROVIDED.

EXTERIOR BUILDING FOOTPRINTS AND DIMENSIONS ARE SHOWN HEREON.

ALL SUBSTANTIAL FEATURES ARE SHOWN AND LABELED HEREON.

THERE WERE NO DIVISION NOR PARTY WALLS TO LOCATE. ADJOINING BUILDINGS ARE SHOWN HEREON.

THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE, SNOW OR OVERGROWN BRUSH, TREES AND SHRUBS.

NAMES OF ADJOINING OWNERS SHOWN HEREON ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF THE SURVEY.

NO FIELD DELINEATION OF ANY WETLANDS WAS FOUND ON SITE AT THE TIME OF THE SURVEY.

NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES WERE DISCLOSED.

ALL POINTS OF INGRESS AND EGRESS FROM THE PROPERTY ARE SHOWN HEREON.

ALL EXCEPTIONS LISTED IN THE TITLE EXAMINATION ARE LISTED HEREON.

THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/-0.07' OF THEIR ACTUAL LOCATIONS.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

HERITAGE LAND SURVEYING & ENGINEERING, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD-PARTY INFORMATION REFERENCED OR REPRESENTED HEREON, ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

THE BUILDINGS ON SITE ARE BRICK FACTORY/WAREHOUSE STRUCTURES

ACCESS TO THE BUILDINGS IS VIA THE LOCATIONS ALONG THE ALLEY AS LABELED AND AT DOORWAYS ALONG RACE STREET AND SARGEANT STREET AS SHOWN HEREON.

NO SPECIFIC LOCATIONS WERE GIVEN TO MEASURE THE BUILDING HEIGHTS. HEIGHTS WERE NOT MEASURED

ANY AND ALL ENCROACHMENTS ARE LISTED UNDER THE SURVEY NOTES.

I REPORT THAT THERE ARE NO STRIPS, GAPS OR GORES ASSOCIATED WITH THIS PROPERTY.

TITLE NOTES:

THIS ALTA/NSPS LAND TITLE SURVEY IS BASED UPON TITLE REPORT PREPARED BY FIRST LAND TITLE COMPANY DATED AUGUST 9, 2021, REFERENCE: 32499 CLIENT: ESC&M. REFERENCE TO SAID EXAMINATION IS MADE HEREON FOR FURTHER INFORMATION.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

RACE STREET PROPERTIES, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY

SUBJECT TO THE FOLLOWING ENCUMBRANCES:

ITEM 1 REFERS TO A MORTGAGE.

ITEM 2 REFERS TO AN ASSIGNMENT OF LEASES

ITEM 3 REFERS TO A MORTGAGE

ITEM 4 REFERS TO AN ASSIGNMENT OF LEASES

ITEM 5 REFERS TO A MORTGAGE

ITEM 6 REFERS TO AN ASSIGNMENT OF RENTS

ITEM 7 REFERS TO A NOTICE OF ACTIVITY AND USE LIMITATION AFFECTING AN AREA SHOWN HEREON AND LABELED AS RECORDED IN BOOK 16984, PAGE 505 AND BY CONFIRMATORY NOTICE OF ACTIVITY AND USE LIMITATION RECORDED IN BOOK 17781, PAGE 227. REFERENCE IS MADE HERE TO SAID DEEDS FOR PARTICULAR DETAILS.

ITEM 8 REFERS TO A SPECIAL PERMIT BY HOLYOKE CITY COUNCIL

ITEM 9 REFERS TO RIGHTS AND RESERVATIONS IN PASSAGEWAY AS RECITED IN DEEDS OF HOLYOKE WATER POWER COMPANY RECORDED IN BOOK 236, PAGE 321 AND BOOK 244, PAGE 126 REFERENCE IS MADE HEREON TO SAID DEEDS FOR PARTICULAR DETAILS.

ITEM 10 REFERS TO RIGHTS IN ALLEY OR COMMON PASSAGEWAY/UTILITY EASEMENT.

ITEM 11 REFERS TO RIGHTS IN COMMON IN SARGEANT STREET AND RACE STREET

ITEM 12 IS A NOTE THAT HAMPSHIRE PROBATE NO. 03P-0569 IS NOT AVAILABLE

ITEM 13 IS A NOTE-QUERY UNRECORDED LEASES AND OPTIONS TO PURCHASE THEREUNDER?

ITEM 14 REFERS TO THE NEED OF A CERTIFICATE OF GOOD STANDING FOR RACE STREET PROPERTIES LLC

ITEM 15 STATES NO SURVEY OF RECORD REFERENCED TO ESTABLISH ACCURACY OF DESCRIPTIONS.

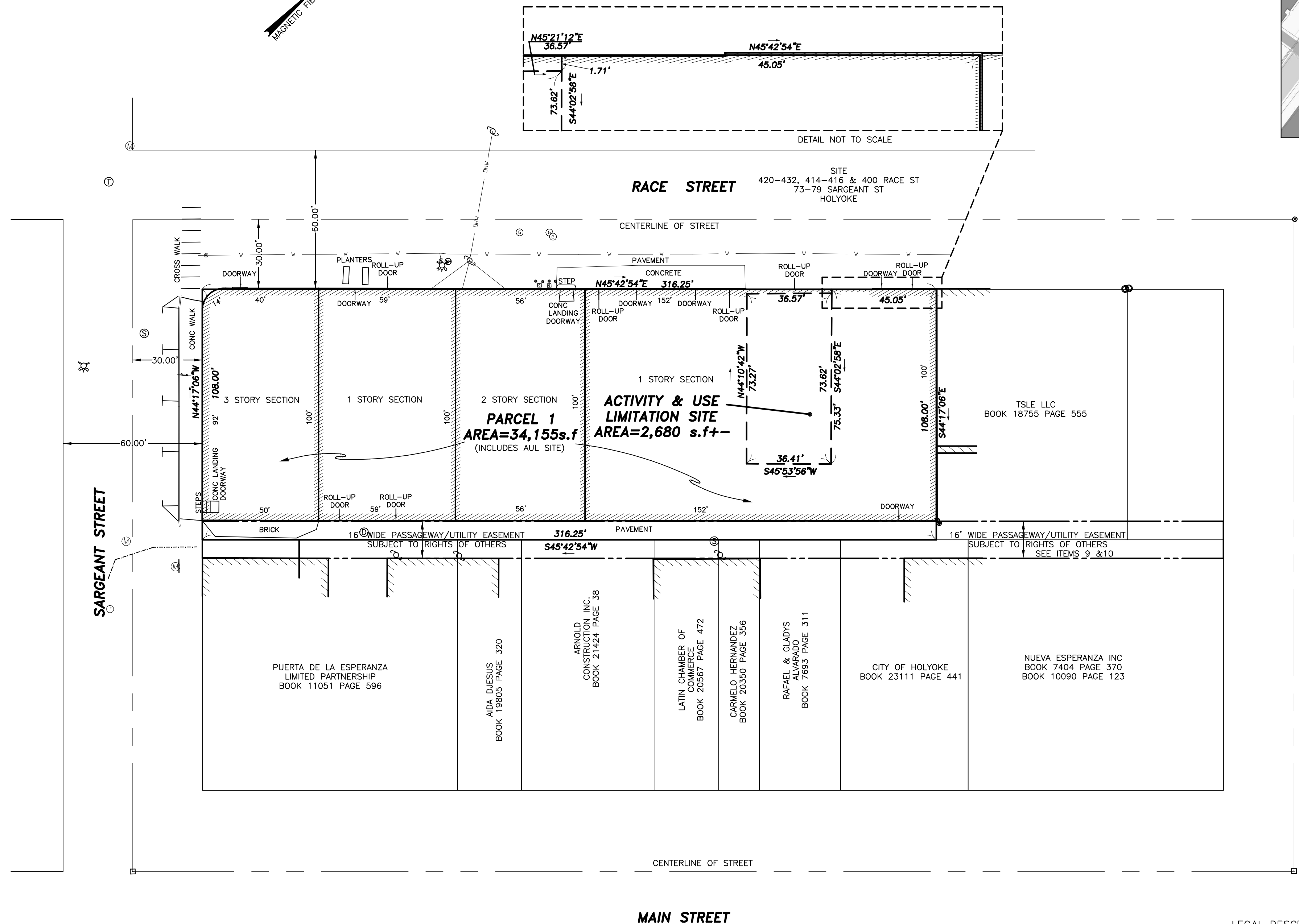
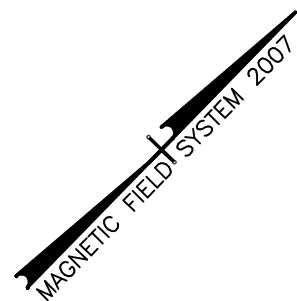
SURVEYOR'S CERTIFICATION:

TO
SARGEANT RACE LLC
AVIDIA BANK
CHICAGO TITLE INSURANCE COMPANY
AND THEIR SUCCESSOR AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7 (A) (B-1), 8 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 25, 2021

11/15/21
DATE

Bruce A. Coombs
REGISTRATION NO. 27814



LOCUS MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

73 SARGEANT STREET AND 400, 414 & 420 RACE STREET
HOLYOKE, HAMPDEN COUNTY, MA

THE LAND IN HOLYOKE, HAMPDEN COUNTY, MASSACHUSETTS,
BOUNDED AND DESCRIBED IN DEED DATED JANUARY 8, 2008
AND RECORDED IN BOOK 17232, PAGE 561., REFERENCE IS MADE
HEREON TO SAID DEED FOR FULL DESCRIPTIONS OF THE SITE.

LEGEND	
BOUND FOUND	UTILITY POLE
IRON PIPE FOUND	HYDRANT
IRON ROD FOUND	WATER GATE
CATCH BASIN	GAS GATE
DRAINAGE MANHOLE	GAS METER
SANITARY MANHOLE	TRANSFORMER
ELECTRIC MANHOLE	HANDHOLE
MANHOLE	SIGN
BOLLARD	
TEL MANHOLE	
TEL LINE	
GAS LINE	
WATER LINE	
OVERHEAD WIRES	
CHAIN LINK FENCE	
EASEMENT	

ALTA/NSPS LAND TITLE SURVEY IN
HOLYOKE, MASSACHUSETTS
SURVEYED FOR
GARY YOUM

SCALE: 1" = 30'

DATE: NOVEMBER 15, 2021

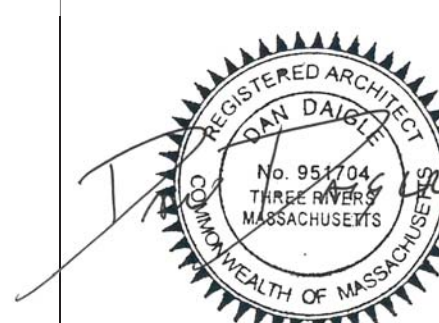
HERITAGE
LAND SURVEYING & ENGINEERING, INC.
241 COLLEGE HIGHWAY & CLARK STREET
POST OFFICE BOX 90
SOUTHAMPTON, MASSACHUSETTS 01073-0090
(413) 527-3600
INFO@HERITAGESURVEYS.COM

BRUCE A. COOMBS
No. 27814
REGISTERED SURVEYOR

JOB # 8242-210810 DWG # 8242-Y001 MAP # 8242-211115

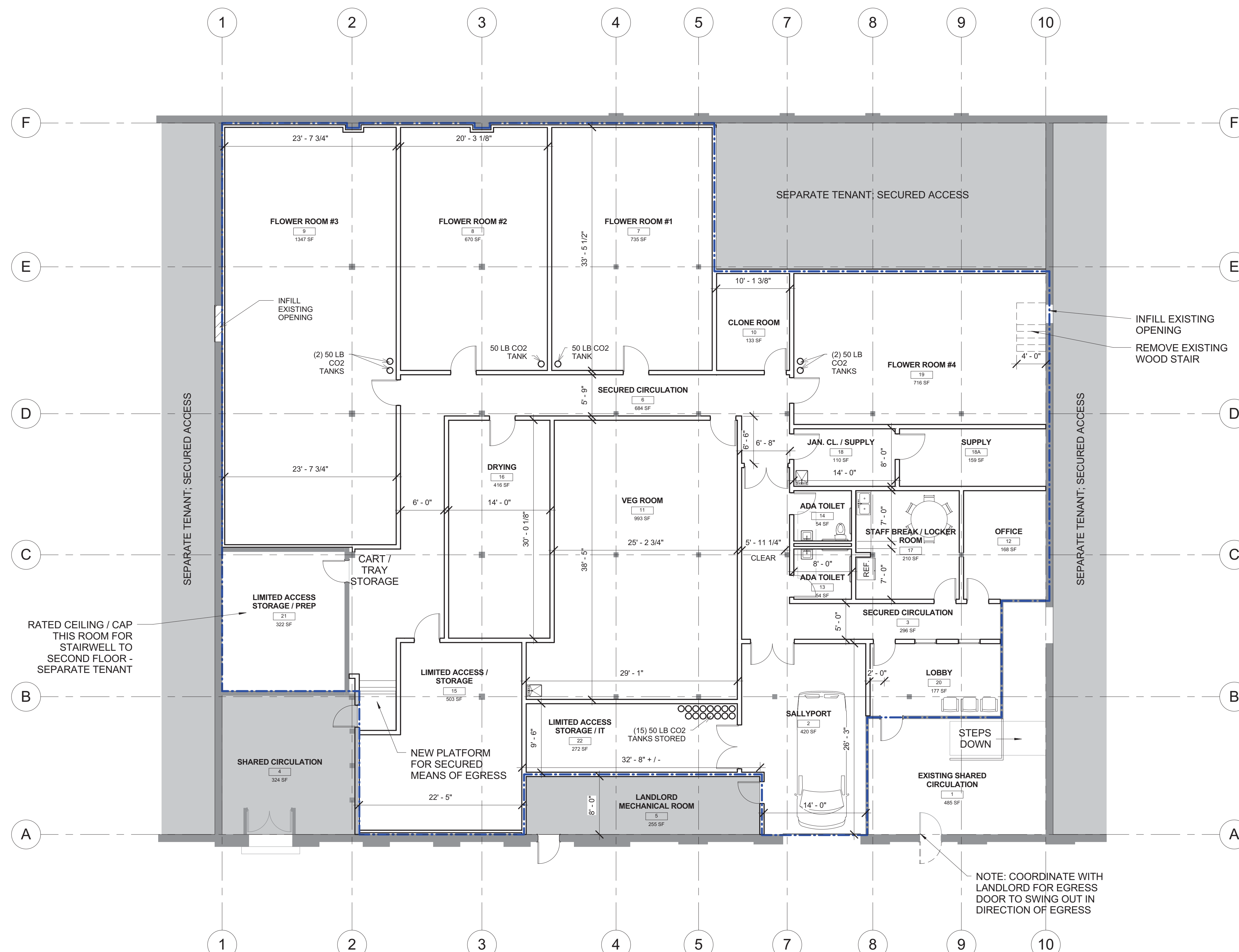
PROPOSED MODIFICATIONS FOR:
CANNABIS CULTIVATION
 420 RACE STREET
 HOLYOKE, MASSACHUSETTS

ARCHITECT



DAN DAIGLE, AIA, NCARB
 8 HEMINGWAY ROAD
 WILBRAHAM, MA 01095
 TEL: 413-531-5264

CONSULTANT



NOTE: COORDINATE WITH LANDLORD FOR EGRESS DOOR TO SWING OUT IN DIRECTION OF EGRESS

- GENERAL NOTES:
1. RESTROOM FACILITIES INDICATED ON PLAN ADEQUATE FOR 15 FEMALE AND 20 MALE EMPLOYEES.
 2. TENANT AREA DEFINED BY BLUE OUTLINE IS 8,612 SF.
 3. EXISTING SPRINKLER SYSTEM AND FIRE ALARM SYSTEM TO BE MODIFIED AS REQUIRED BY CODE FOR PROPOSED LAYOUT.

1 PROPOSED FLOOR PLAN
 1/8" = 1'-0"
 0 4' 8' 16'
 NORTH

OWNERSHIP OF DOCUMENTS NOTICE
 DRAWINGS AND SPECIFICATIONS, as instruments of service, are the exclusive property of this designer whether the project for which they were prepared is executed and constructed or not. These documents are not to be reproduced in any form and they are not to be used by the project owner nor any other entity on any other projects or for any extensions or additions or alterations to the original project except by written authorization and permission from and agreement with this designer.

No.	Description	Date
Revisions		

Sheet Title:
PROPOSED FLOOR PLAN

Date: 10/7/2022
 Project No. 22-00
 Drawn By: DD
 Checked By: DD

A101

Proposed Elevations

Upper Echelon LLC

Microbusiness. Social Equity Certified. Minority/Woman owned.

420 Race St. Holyoke, MA 01040

413-386-7656

October 7, 2022



South Face Elevation

