



Mayor Joshua A. Garcia

Kris Baker, P.E. City Engineer

City of Holyoke

Department of Public Works

November 7, 2022

Linda Vacon, Chairperson
City Council Ordinance Committee
Holyoke City Hall
Holyoke, Massachusetts 01040
c/o Assistant to the City Council

Subject: Special Permit Application for Upper Echelon Cultivation LLC at 420 Race Street

Dear Councilor Vacon:

The Department of Public Works (DPW) has reviewed the information submitted to support the Special Permit application for a Marijuana Manufacturing Establishment at 420 Race Street (Parcel # 028-07-014) by Upper Echelon Cultivation LLC including application materials received August 31, 2022 and revised Floor Plans October 13, 2022 and has the following comments:

1. Parking – no onsite parking is available, and the applicant has indicated that existing on-street parking will be utilized by employees totaling 12 parking spaces. As this section of Race Street becomes increasingly more redeveloped, parking may become an issue. Coordination with the City and future business owners along this block may be necessary in the future.
2. The traffic impacts resulting from the project are expected to be minor and not require any offsite mitigation. Since this is not a retail facility, submission of an opening day plan is not required.
3. Since this project does not significantly modify any existing impervious areas or create any new impervious area, this project is exempt from the Holyoke Stormwater Regulations adopted June 21, 2021. Please note that application for a permit may be required in the future if existing impervious areas in excess of 2,000 square feet are disturbed, repaved or otherwise expanded or altered.
4. No information is shown on the plan relative to the existing sanitary sewer service. The applicant should be required to locate and verify the condition of the existing service and confirm that it is separate from any roof or storm drains prior to application for a building permit.
5. Potential street and sidewalk improvements – as has been previously discussed with the City Council, the section of Race Street from Cabot Street to Sargeant Street is in very poor condition and would be a strong candidate for improvement using cannabis impact fee funds. These improvements would be a significant benefit to current businesses located along Race Street as well as other users of this street.

Please let me know if you have any questions.

Sincerely,

Kris Baker, P.E. City Engineer

Copy: Amie Chrzanowski, Acting General Superintendent DPW, Brenna Murphy McGee City Clerk, Jeffrey Burkott Principal Planner

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