



Mayor Joshua A. Garcia

Kris Baker, P.E. City Engineer

City of Holyoke

Department of Public Works

November 8, 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 Small Wonder Cultivation LLC at 109 Lyman Street

Dear Councilor Vacon:

The Department of Public Works (DPW) has reviewed the information submitted to support the Special Permit applications for a Marijuana Manufacturing Establishment at 109 Lyman Street (Parcel #023-01-014) by Small Wonder Cultivation LLC including application materials received September 8, 2022 and has the following comments:

1. On-site parking is available for the 3 to 5 employees. 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.
2. The project proposes a 1-inch pavement overlay greater than 2,000 sf. This activity is exempt from the Holyoke Stormwater Regulations adopted June 21, 2021. However, a permit may be required in the future if full depth pavement reclamation or other site work with disturbance in excess of 2,000 square feet is proposed.
3. 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.

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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