



STEVE DRAKULICH
& ASSOCIATES

12/12/22

Project: Small Wonder Cultivation, LLC
Special Permit Application
109 Lyman Street
Holyoke, MA 01040

John Carolan
Planner II
Office Of Planning & Economic
Development

Jeffery Anderson-Burgos
Administrative Assistant to the City
Council

Mr. Carolan,
Mr. Anderson-Burgos,

Please find below our Responses to issues raised in the December 6, 2022 correspondence from Linda Vacon, Chairperson of the Holyoke City Ordinance Committee. If this information could be forwarded to the necessary and interested people, it would be greatly appreciated.

Section 7.10.6.4 (g) Details: The Applicant has not included a Detail Sheet.

- Details for paving and granite curbing is shown on the Site Plan, Sheet G1.
- No storm water management structures or catch basins are contemplated at the time. The City Engineer and the DPW will be consulted during the actual civil engineering design phase.
- No temporary or permanent signage is contemplated at this stage. Any permanent signage for the occupancy will be submitted to the Planning Department and the Building Commissioner.
- Pavement markings for the four 9'x18' parking spaces will be 3" wide white traffic paint. See Sheet G1 for locations.
- Proposed exterior lighting fixtures are shown on Sheet L1 along with a Lighting Plan and Lighting Control description.
- Fencing and dumpster enclosure are located and described on Sheet A1. Mechanical equipment area to receive a 6' high solid vinyl fence. Dumpster enclosure will be a 6' high chain link with vinyl inserts.

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

- CO2 usage: Lt. Ortiz was contacted on 12/8 and, when designed, a complete system will be submitted to the Holyoke Fire Department for approval. Description of the CO2 systems is as follows:
 1. Incoming full tanks and outgoing empty tanks will be stored in locked, chained area in the Sally Port/ Receiving Area out of the traffic flow. It is currently believed that 330 CF tanks will be used. Tanks will be stored on their flat base. The quantity of tanks has not yet been determined, pending system design engineering.
 2. Tanks will be transported to the Grow Rooms using a wheeled dolly with a restraint strap.
 3. Active tanks will be located inside the Grow Rooms, secured with Unistrut and chain restraint and actuated by a solenoid valve responding to internal sensors.
 4. Alarm annunciators will be located in the hallways outside of each room indication the PPM and warning light restricting access.
 5. From the Control panel, alarm wires will be run to the Fire Alarm Panel notifier and then to the Holyoke Fire Department. Alarms will have a two-stage high and low setting. The low setting is 5,000 PPM (parts per million) and the higher setting is 12,500 PPM. The low setting warrants an advisory call and the high setting will receive an apparatus response.
- City Engineer advisory: Kris Baker was contacted on 12/8 and he forwarded to us his letter to the Committee.
 1. At Present, there is no plan for a full-depth pavement reclamation exceeding the 2,000 SF which would trigger the Holyoke Stormwater Regulations. If the civil engineering design determines that the best design will exceed that threshold, then we will follow all Regulations.
 2. The existing sanitary sewer will be found, marked, and examined to determine the conditions for connection of the fixtures to the sewer system prior to design.
- Odor Mitigation Plan:
 1. Small Wonder Cultivation will take extreme measures to eliminate all odors emanating from the facility during operations. These include redundant carbon filtration located throughout the facility, negative air pressure in the cultivation rooms, and employee standard operating procedures and training.
 2. Activated carbon filters will be utilized to absorb terpene compounds. Applied correctly, these filters can achieve an efficiency of 99.9%. As shown in the drawings, ceiling-suspended activated charcoal filter/fan units shall be installed in all odor-emitting areas of activity, including the following:
 - Mother/ Clone Rooms
 - Vegetative and Flower Rooms
 - Drying Rooms
 - Trimming and Packaging Rooms
 - The System utilized will be Max-Pro 10", 1052 CFM Can-Fan (or equal) and activated charcoal filter bag.

3. Small Wonder Cultivation will maintain an extensive training program specifically for odor mitigation. The importance of keeping doors shut and changing carbon filters along with maintaining a filter replacement log will be emphasized. Every odor emitting room will be continuously monitored with daily inspections for odor by staff.
4. Finally, Small Wonder will maintain a web-based community outreach connection for receiving complaints and addressing odor-related events.

Section 7.10.6.3 (g): Development Impact Statement

- Preliminary Development Schedule: We recognize the two year expiration of the Special Permit, and are putting forward this tentative schedule:
 1. January 2023: Begin Design Services and City Consultation
 2. April 2023: Submission for a Building Permit
 3. May 2023: Begin Construction
 4. November 2023: Certificate of Occupancy and Application to CCC
 5. December 2023: Beginning of Operation.

Thank you and please contact us if there are any questions.

Respectfully:

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