



December 6, 2022

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

RE: Blossom Flower LLC – 1 Cabot Street (Manufacturing)

(ZONE: IG, Industrial General)

Dear Councilor Vacon

Beginning on November 14, 2022, the Planning Board had the opportunity to review materials received from Blossom Flower LLC on November 4, 2022 for a special permit for the redevelopment of a +/- 2,000 square foot space in the building located at 1 Cabot Street (Parcel 048-01-010). This property is owned by Milton Hilton LLC. 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. This facility will be a Marijuana Manufacturing Establishment & a Marijuana Delivery Operator. They will purchase and warehouse wholesale marijuana and marijuana related products to be delivered directly to consumers. They will also purchase wholesale marijuana which they will use to make their own marijuana pre-rolls as well as package marijuana under their brand name. There will be no volatile chemicals used in any of the manufacturing processes on site. The applicant is also seeking a Special Permit for a Marijuana Delivery Operator in the same space. This is reviewed in a separate letter. Blossom Flower LLC will not be open to the general public.

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), the Planning Board offers the following review:

Per Holyoke Zoning Ordinance:

Section 7.10.6.1 Pre-Application Meeting: A pre-application meeting was held on 10/21/2022.

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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 have been included.

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Section 7.10.6.3(a): The Applicant has submitted the name and address of each owner as part of the November 4, 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.

Section 7.10.6.3(c): The Applicant has submitted evidence of site control for the use of the property located at 1 Cabot Street. (Exhibit 4)

Section 7.10.6.3(d): The Applicant has submitted a copy of a notarized statement of representatives from the organization's designated owners as part of the November 4, 2022 submittal. (Exhibit 5)

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 use as part of the November 4, 2022 submittal.

Section 7.10.6.3(f): A letter signed by the Holyoke Police Chief approving of the security plan dated October 12, 2022 was included as part of the November 4, 2022 submittal. (Exhibit 6)

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.

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.

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

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Section 7.10.6.4 (a) Locus Plan: The Applicant has submitted a **Locus Plan**.

Section 7.10.6.4 (b) Survey Plan: The Applicant has submitted a **Survey Plan**.

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 submitted a **Photometric Plan**.

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

Section 7.10.6.4 (f) Elevation Plan: The Applicant has submitted an **Elevation Plan**.

Section 7.10.6.4 (g) Details: The Applicant has included a **Details** sheet.

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

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1. The plans received on November 4, 2022 are presumed to be final.
2. Section 6.4 **Signs**.
 - a. 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).
 - b. 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).
3. Sidewalks, walkways, and ramps must all comply with Massachusetts accessibility codes (521 CMR).
4. 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.

**Please consider that revised materials submitted beyond the original application received date of November 4, 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, Chairman
Holyoke Planning Board