



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 Blossom Flower LLC at 1 Cabot Street

Dear Councilor Vacon:

The Department of Public Works (DPW) has reviewed the information submitted to support the Special Permit applications for a Cannabis Delivery Operator and Manufacturing Establishment at 1 Cabot Street (Parcel # 048-01-010) by Blossom Flower LLC including application materials received November 3, 2022 and has the following comments:

1. Parking demands will likely continue to increase as 1 Cabot Street is re-tenanted. In the future, there may not be enough onsite spaces for all tenants. **The building owner should continue to update the parking master plan for this location and investigate private parking areas to meet future parking demands.** It is very unlikely that on-street parking and the City's Canal Street will be able to meet all future demands.
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.

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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