

Subject: FW: Inquiry of Building Permit Needs for 108 West Leyden Road, Colrain MA
Date: Thursday, February 26, 2026 at 9:56:48 AM Eastern Standard Time
From: Kerri C Lewis
To: Wes Ritchie, Matt Allen
CC: Dan Huber
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.png

Hey Wes,

I spoke with Shawn last evening during his office hours. There were a few things that he mentioned to me that I wanted to inform you of as it relates to the proposed work on your farm. Please see the summary, below:

Field Expansion, Greenhouse Construction, and fence installation portion:

- If your fence is over 7-feet tall, you will need a permit for that installation around your field and newly proposed cultivation/propagation area surrounding the greenhouses;
- If you greenhouses require additional building material other than film, you will likely need a permit for any harder plastic. These building code by-laws are highlighted in red from Shawns response, below.
- If you are expanding your cultivation area, according to the Planning Board, you will need to appear before the planning board to modify your records with them.

Drying and Processing Building Construction/Renovations portion:

- Based on the proposed work sent to Shawn, he indicated that a Building Permit will be required.
- If your construction of renovations exceeds 35,000 cu ft, you will need Architectural Drawings/Plans, and he mentioned the possibility of requiring a construction supervisor with licensure to oversee the construction.

Please keep in mind that until we receive compliant documentation for both portions of the project, we cannot move this Structural Change request forward for approval until such time. Please coordinate with the municipality to reach local compliance for all of this work.

Thank you,



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From: Shawn Kimberley <buildinginspector@colrain-ma.gov>

Sent: Wednesday, February 25, 2026 6:41 PM

To: Kerri C Lewis <Kerri.Lewis@ccmass.com>; Town of Colrain Assessors <Assessors@colrain-ma.gov>;

bobby2032@gmail.com

Subject: RE: Inquiry of Building Permit Needs for 108 West Leyden Road, Colrain MA

I heard from the Planning board chair and he states that the applicant will need to come before the planning board to expand the operation. Please have applicant reach out to the Planning Board Clerk Wozniak.

Below are the exemption allowed in the **Building code**:

105.2 Work Exempt from Permit. While other kinds of permits may be required for work governed by other laws, by-laws, rules and the specialized codes of M.G.L. c. 143, § 96, such as electrical, plumbing, and sheet metal, a permit

pursuant to 780 CMR is not required for the following activities:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 ft. 2 (11 m 2).

2. Fences not over seven feet (2,134 mm) high.

3. Oil derricks.

4. Retaining walls that are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.

6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

8. Temporary motion picture, television and theater stage sets and scenery.

9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.

10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

11. Swings and other playground equipment accessory to detached one- and two-family dwellings.

12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.

13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over five feet nine inches (1,753 mm) in height.

14. Greenhouses covered exclusively with plastic film. This exemption does not apply if the greenhouse is to be used for large assemblies of people or uses other than normally expected for this purpose.

15. Repair of any component or components of a fire protection system, where such does not affect system performance and compatibility. No permit pursuant to 780 CMR is required for routine or corrective maintenance.

From: Kerri C Lewis <Kerri.Lewis@cccmass.com>

Sent: Tuesday, February 24, 2026 4:38 PM

To: Shawn Kimberley <buildinginspector@colrain-ma.gov>

Cc: Dan Huber <Dan.Huber@cccmass.com>

Subject: FW: Inquiry of Building Permit Needs for 108 West Leyden Road, Colrain MA

Hello Shawn,

I apologize for sending a secondary email. In order to keep the Licensee moving forward with their time sensitive operational expansion, they plan to move forward with just the field expansion on the construction of two greenhouses with an associated chain-link enclosure surrounding all new cultivation areas until spring 2026. The Commission would appreciate your feedback on whether the below-described renovations (described in the initial email) to the existing barn structure, and the expansion of the Licensee's outdoor cultivation space, the construction of two (2) 96'x21' greenhouse structures for propagation, as well as the erection of fencing to enclose the expanded cultivation areas, will require any local permitting. If so, what will the Licensee need to

reach compliance for these proposed changes? We, as the Commission cannot approve their proposed renovations/modifications unless local compliance has been confirmed.

Any information on these requirements would be greatly appreciated.



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From: Kerri C Lewis

Sent: Thursday, February 19, 2026 1:14 PM

To: 'buildinginspector@colrain-ma.gov' <buildinginspector@colrain-ma.gov>

Cc: Dan Huber <Dan.Huber@ccmass.com>

Subject: Inquiry of Building Permit Needs for 108 West Leyden Road, Colrain MA

Hello Shawn,

My name is Kerri Lewis, and I am an Investigator with the Massachusetts Cannabis Control Commission. I am the lead Investigator for MA Craft Cultivators located at 108 West Leyden Road in Colrain, MA. This is an outdoor Marijuana Cultivator who intends to convert its existing barn structure into an enclosed space to assist in drying and processing functions within their operation. I am including a photo of the existing barn, as well as a brief description of the work provided by the Licensee, below: