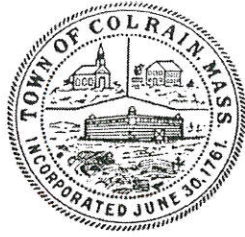


Application Number: _____



TOWN OF COLRAIN

Planning Board
55 Main Road
Colrain, Massachusetts 01340
Telephone: (413) 624-3454
Fax: (413) 624-8852

TOWN WHERE A U.S. FLAG WAS FIRST RAISED
OVER A SCHOOL, MAY 1812.

Request for a Special Permit

Town Clerk
55 Main Road
Colrain, MA 01340

Pursuant to the provisions of Chapter 40A of the Massachusetts General Laws and the Zoning By-laws of the town of Colrain, application is hereby made to the Planning Board for **permission to:**

Operate an adult use cannabis cultivation establishment
at 108 W. Leyden Rd. Colrain, MA 01340

On the premises of: 108 W. Leyden Rd. Colrain, MA 01340 415-262

Location: Map 415, Lot 26.2

Petitioner(s) Signature(s)	Address
<u>Dennis DePalo</u>	<u>108 W. Leyden Rd Colrain, MA 01340</u>

Received this date: 3/31/2020 Fee Paid: \$300.- Town Clerk Signature: Eileen O'Sauvage

Transferred to Planning Board this date: 5/15/2020 by: Eileen O'Sauvage

Town of Colrain

Request for a Site Plan Review

Please type or print all information and file it with the Town Clerk. A \$200 fee (check or money Order payable to the Town of Colrain) is required and must accompany this request.

1. Name of Applicant: Twisted Yields Phone #: 413-359-0917

Mailing Address: 108 W. Leyden Rd Colrain, MA 01340

Applicant Status: Owner X Contract Purchaser _____ Lessee _____

Other (please explain) _____

2. Property Owner: Dennis DePaolo Phone #: (413) 359-0917

Mailing Address: 108 W. Leyden Rd. Colrain, MA 01340

3. Parcel ID: Street 4150 Map # 026 Lot # 020

*This information is on your tax bill or you can call the Tax Collector.

4. Existing Use of Structure/Property

Farm / Agricultural

5. Summary of Proposed Work/Project:

See attached map & narrative

6. Lot Size: _____ Frontage: _____ Front Setback: _____

Left Side Setback: _____ Right Side Setback: _____ Rear Setback: _____

A site plan review is required for:

1. Cluster Developments (see Section VI-6);
2. Outdoor storage, sales or display associated with any retail use;
3. Construction, exterior alteration or exterior expansion of more than 1,000 square feet of, or change of use within a municipal, institutional, commercial, industrial, or multi-family structure;
4. Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multi-family structure;
5. Grading, clearing, or other land development activity EXCEPT for the following: single family residences, landscaping on a lot with an existing dwelling, clearing necessary for percolation and other site tests, work incidental to agricultural activity, or work in conjunction with an approved subdivision plan or earth removal permit;
6. Any use listed in the Use Regulation Schedule (Section III-2) as requiring Site Plan Review.

Site Plan Documents

The site plan must include all data, detail and supporting information as follows. All information must be included in the plan or a notation must be made as to the reason for its omission.

The Planning Board may waive any of the requirements for Site Plan submittal and approval if the simplicity or scale of the project warrants such action. For example, if the project is small in scale it may not be necessary to use 24" x 36" paper for the plans.

Seven copies of each of the site plan documents must accompany this request when filed with the Town Clerk.

Site plan requirements:

The site plan must be

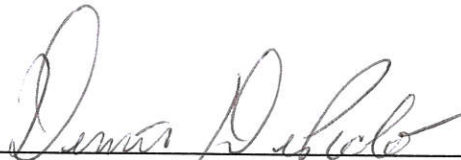
- Prepared by a registered architect, registered land surveyor, registered landscape architect, or professional engineer,
- A locus map at a scale of 1" = 100 feet shall be provided showing parcels and roads within 300 feet of the property line
- Plans shall be on standard 24" x 36" sheets, with continuation on 8 1/2" x 11" sheets as necessary for narrative, and prepared at a scale of 1"=40 feet or finer.

Requirements as set forth in Section XIII of the Town of Colrain Zoning Bylaws:

1. Name of project, boundaries, locus map(s) showing site's location in Town, date, north arrow and scale of plan;
2. Name(s) and address(es) of the owner(s) of the land, the developer (if applicable), and/or their designee;
3. Name, title, and address of person(s) who prepared the plan;

4. Names and addresses of all owners of record of abutting lots and those within 300 feet of the property line;
5. All existing lot lines, easements and rights of way;
6. Location and use of buildings and structures within 300 feet of the site;
7. Location and use of all existing and proposed buildings and structures, including approximate height and floor area;
8. Location and size in acres of wetlands on the site reviewed and approved by the Colrain Conservation Commission;
9. The location and a description of all proposed septic systems, sewer connections, water supplies, storm drainage systems, utilities and other waste-disposal methods;
10. Location and date of all registered "perc" tests on the site;
11. Location of all proposed new lot lines;
12. Existing and proposed topography at a two-foot contour interval for the proposed grading and landscape plan;
13. Location of proposed public and private ways on the site;
14. Location and size of proposed parking and loading areas, driveways, walkways, access and egress points;
15. The location and a description of proposed open space or recreation areas;
16. Size and location of existing and proposed sign(s);
17. Surface drainage strategy that prevents increased drainage off-site or pollution;
18. Existing vegetation that will be left undisturbed and proposed landscape features, including the location and a description of screening, fencing and plantings using non-invasive species;
19. Design features which will integrate the proposed development into the existing landscape, maintain neighborhood character, and screen objectionable features from neighbors and roadways;
20. Estimated average daily and peak-hour vehicle trips to be generated by the site and traffic flow patterns for both vehicles and pedestrians, showing adequate access to and from the site and adequate circulation within the site.

Date: 3/11/20

Applicant's Signature: 

Received by Town Clerk:

Date: 3/31/2020 Time: 11:00 Town Clerk's Signature: 

**BOARD OF ASSESSORS
TOWN OF COLRAIN**

55 Main Rd.
Colrain, MA 01340

Nicholas Anzuoni, Chairman
James Slowinski, Assessor
Dwight Harrison, Assessor

Alice Wozniak, Director of Assessing
Phone: (413) 624-3356
Fax: (413) 624-8852

**CERTIFIED LIST OF ABUTTERS
"PARTIES IN INTEREST"**

SUBJECT PROPERTIES MAP + LOT	LOCATION OF SUBJECT PROPERTIES	OWNERS AND MAILING ADDRESSES
Map 415, Lot 26.2	108 West Leyden Rd. Colrain, MA	Dennis Depaolo 108 West Leyden Rd. Colrain, MA 01340

PLEASE SEE ATTACHED LIST OF ABUTTERS

Per the Assessors records we certify that the attached lists of persons are the abutters of record for the subject property within 300 feet of the outer perimeter.

To the best of our knowledge, this list represents the most current owners of the properties. The accuracy of this listing is based solely on the information currently available in our database at the time of the request.

December 26, 2019

Date: _____



Alice Wozniak, MAA
Director of Assessing



300 foot Abutters List Report

Colrain, MA
December 26, 2019

Subject Property:

Parcel Number: 4150-0026-00020
CAMA Number: 4150-0026-00020
Property Address: 108 WEST LEYDEN RD

Mailing Address: DEPAOLO DENNIS
108 WEST LEYDEN RD
COLRAIN, MA 01340

Abutters:

Parcel Number: 4150-0026-00010
CAMA Number: 4150-0026-00010
Property Address: WEST LEYDEN RD

Mailing Address: JOHNSON BETTY JANE SMITH SUSAN
MAE
28 CROMACK LN
COLRAIN, MA 01340

Parcel Number: 4150-0027-00000
CAMA Number: 4150-0027-00000
Property Address: 81 WEST LEYDEN RD

Mailing Address: BARNES LISA
81 W. LEYDEN RD
COLRAIN, MA 01340

Parcel Number: 4210-0016-00000
CAMA Number: 4210-0016-00000
Property Address: 127 WEST LEYDEN RD

Mailing Address: LEWANDOWSKI DAVID C
127 W LEYDEN RD
COLRAIN, MA 01340

Parcel Number: 4210-0017-00000
CAMA Number: 4210-0017-00000
Property Address: 136 WEST LEYDEN RD

Mailing Address: HALL GARY E & GAIL R
24 E BUCKLAND RD
SHELBURNE FALLS MA 01370

Parcel Number: 4210-0018-00010
CAMA Number: 4210-0018-00010
Property Address: WEST LEYDEN RD

Mailing Address: DEPAOLO DENNIS
108 WEST LEYDEN RD
COLRAIN, MA 01340

Parcel Number: 4210-0028-00000
CAMA Number: 4210-0028-00000
Property Address: SHELBURNE LINE RD

Mailing Address: GANGNE CRAIG J & KAREN S
14 SHELBURNE LINE RD
COLRAIN, MA 01340



www.cai-tech.com

12/26/2019

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

TWISTED YIELDS, LLC.

NARRATIVE TO ACCOMPANY SITE PLAN REVIEW and SPECIAL PERMIT APPLICATION

108 W Leyden Road, Colrain, MA.

Introduction

Pursuant to the Zoning Bylaws (the “Bylaws”), Petitioner, Twisted Yields, Inc. (“Twisted”), hereby submits its Site Plan and a Special Permit Application to engage in the cultivation of marijuana for adult use at 108 W Leyden Road (“Property”). Twisted currently owns the Property and intends to license and build out a cultivation and manufacturing facility which grows marijuana for resale to qualified licensed establishments. As outlined below, Twisted respectfully requests approval of its site plan and the issuance of a special permit to operate a marijuana establishment which cultivates marijuana for adult use at the Property.

On November 8, 2016, Massachusetts voters approved a ballot question which legalized, inter alia, the use and sale of marijuana to consumers who are at least twenty-one years of age. The Massachusetts legislature later amended this law through Chapter 55 of the Acts of 2017, “An Act to Ensure Safe Access to Marijuana” (the “Act”), which created the Cannabis Control Commission (“CCC”). On March 23, 2018, the CCC finalized regulations to implement the Act, creating different classes of licenses for the cultivation and manufacture of marijuana. To this end, Twisted has completed a Marijuana cultivation license application, which it has submitted to the CCC to operate an adult-use marijuana cultivation establishment.

Description of the Property

The Property is in an area presently occupied primarily by farm and agricultural users. The adjacent properties are all farms: these abutters have expressed no opposition to the proposed use. The Property has a superior security profile, being bound on all sides by extensive forestation and a stream running along the frontage and sides of the property that limits access to the driveway. There will be a security fence installed in accordance with CCC regulations and all areas containing cannabis will be secured with access limited to authorized individuals. Few interior or exterior alterations are anticipated at the current time. The interior alterations will not require any structural changes, and will be performed with consultation from the building inspector and pursuant to all applicable building codes. Twisted recognizes that safety and security are paramount to an adult use marijuana cultivation and manufacturing facility. As required by the Colrain’s Bylaws, the detailed plans for security are set forth in a written security plan, which will be submitted separately to the Colrain Police Department for approval. As shown in the 1,000 foot context map, which is incorporated in this application by reference, there are no schools within 500 feet.

Discussion

On February 24, 2020, the Town of Colrain enacted an amendment to the Bylaws which set forth certain terms and conditions upon which the Town would allow marijuana establishments to operate in the Town. The Bylaws, including the recently enacted amendment that requires Twisted to submit a narrative, which satisfies the criteria outlined by the Zoning Bylaws, Twisted hereby submits the following to address each criteria:

A. Special Permit and Site Plan Review Conditions

Pursuant to the Bylaws, Twisted offers the following proposal: A portion of the Property will be used for the cultivation of marijuana in compliance with applicable state regulations. Pursuant to the marijuana for adult use program, if Twisted is issued a marijuana cultivation license, access to any portion of the Property containing Cannabis will be limited to employees or agents who are at least 21 years of age that have passed a CCC mandated background check. No retail sales of marijuana or marijuana infused products will take place on site. The Property is located, constructed, and operated in such a way as to minimize, to the extent feasible, any noise, safety, odor, and environmental impacts. As the facility will not require any additional exterior construction or renovation to accommodate the cultivation and manufacture of marijuana for adult use, there will be minimal impact on noise or the environment. All marijuana cultivated by Twisted for sale/transfer will be packaged in airtight containers prior to being transported offsite to licensed establishments. The cultivation facility will continue to comply with applicable state regulations concerning proper security procedures. As set forth on the submitted Site Plan, the Property conforms to all applicable dimensional requirements of properties used for cultivation. All cultivation shall be conducted within area designated in the attached plan. No persons under the age of 21 shall be permitted to be present in any portion of the Property used for cultivation of cannabis. A copy of Twisted's security plan will be submitted for review and approval by the Colrain Police Department. A copy of the Transportation Demand Management Plan has also been included with these materials. The liaison designee for communication with the Town will be Dennis DePaolo (ddepaulo1982@gmail.com).

B. Site Plan Approval Criteria

1. Building- As indicated on the Site Plan, the buildings are farm structures that have previously been utilized for farming. In 2019 the buildings were utilized to support the outdoor cultivation of Hemp. The proposed use is identical in nature and scope to the previous Hemp operation. Twisted will not be making any changes to the exterior building which comprises the subject Property and there will be no earthwork or sitework planned. There will be an addition of 4 hoops houses for the purposes of early spring vegetation of plants and fall harvest/drying.

2. Parking and Loading- There is a large parking area with exclusive use and sufficient area for more than fifteen (15) parking spaces located in the front and side of the buildings, which makes it convenient for employees and agents to access the cultivation area. The location and orientation of the property is also convenient for security to monitor all activities, including parking and loading/unloading. Twisted will not use heavy trucks for deliveries of finished products in its business. Twisted will use all reasonable efforts

to assure that deliveries are made during daytime hours, and that disruption to the surrounding properties is kept to a minimum.

3. Traffic Flow and Circulation- Twisted is providing herein a Transportation Demand Management Plan analysis (please see a locus plan attached as Appendix A). The facility is set out in the attached Site Plan. The facility sits on an operating farm that was used in 2019 for Hemp cultivation. West Leyden Road is a local connector road sitting off of Sherborne Road to the north. The road has one general purpose lane of travel in each direction. Generally traffic is limited to local travel.

It is anticipated that during the first year there will be 6-8 workers manning the cultivation and manufacturing operation. All employees will work first shift (within the 7-5 timeframe). For this reason, the traffic generated by workers at this facility will be dissipated over the greater interval of time. We would expect 2-3 vehicles by 7:00 a.m., and the remainder of the vehicles by 9:00 a.m. Given the means of access available to this facility, the impact of infrastructure would be minimal.

In addition to employees, the location will generate traffic for deliveries of raw materials into the facility and deliveries of finished product to outside locations. The incoming delivery traffic will be minimal, with not more than 1-2 deliveries in any given week. The deliveries will always be scheduled during working hours. Deliveries of finished products will be scheduled during working hours and will be limited to October-November due to the nature of outdoor cultivation. The total combined traffic from both sources is not expected to be greater than 1-3 deliveries per week. In all events it is not expected that this use will generate any greater traffic than general agricultural use and no greater traffic than was generated by the hemp cultivation operation in 2019.

The conclusion is that “the additional traffic generated by the proposed location of adult use cultivation will have minimal impact and can be safely and efficiently accommodated along the adjacent roadway network.” As aforementioned, there is adequate parking for exclusive use located around the buildings with one area of entry and exit points on to the Property. The site is located a short distance from Shelburne Road, so it is not anticipated to create any traffic issues. It is a convenient location for employees and agents to access the Property from both inside and outside the Town during work hours.

4. External Lighting- The Property will limit the use of external lighting, which will be employed in the following manner: areaway light on the front of the buildings, spot lighting at the front loading dock and at the front door, and a parking light attached to the buildings at the driveway entrance will be motion activated. All lighting has been designed to assure that light does not shine into any adjacent properties.

5. Landscaping and Screening- As indicated in the Site Plan, the Property features a perimeter forestation. A security fence will be employed around the cultivation area as required by CCC regulations. The fence provides both visual and security screening for the Property. There are trees and evergreen shrubs strategically located to reinforce this screening. We are prepared to supplement the plant screening strategically to help screen the use from surrounding properties and public ways as needed.

6. Utilities- The facility was last used as a farm and has adequate utility services at the Property. We have assessed that the natural water reservoir onsite, primary power supply, or other utilities servicing the

Property are sufficient to meet our needs. The facility will not require any additional public services to be brought to the site.

7. Description of Natural Area Protection and Enhancement- The facility is located within an existing farm with an existing parking area that is more than sufficient to satisfy the requirements of the Zoning Bylaws. There will be no earthmoving or sitework operations. As a result, the surrounding natural area will remain unchanged.

C. Section 11.3.2 Special Permit Criteria

Any adverse effects of Twisted's proposed use of the Property will not outweigh its beneficial impacts to the Town of Colrain or the neighborhood given the site's particular characteristics and Twisted's site proposal. The Property has been utilized as a farm for many years, and it is a stated goal of this initiative to support the general community while ensuring that the use does not intrude on the adjacent property owners. This proposed use will do both.

1. Social, Economic, or Community needs to be served by the Proposal- As outlined below, issuance of a Special Permit would allow the Town of Colrain to further the economic objectives of the Town. Local residents employed at the facility will have the opportunity to gain unique experience and training, which will provide them with a competitive advantage in an industry that is growing larger every year throughout the state and the country. All employees employed at the facility (with preference given to local residents) will bring economic activity to the Town. In addition to competitive wages, all full-time employees (30 hours or greater) will be eligible for medical/dental insurance and paid time off after completion of a probationary period. Part time employees will also earn competitive wages and can accrue paid time off. Twisted plans to employ 6-8 fulltime employees and up to an additional 15 seasonal employees during the harvest period (September-November). Furthermore, Twisted has finalized a Host Community Agreement with the Town, which will require Twisted to make financial contributions to cover impact from this business on the Town of Colrain. Finally, the people of Colrain and Massachusetts approved the cultivation of marijuana for sale to members of the general public who are at least twenty-one (21) years of age. If Twisted is permitted to operate a marijuana cultivation establishment at this location, it will allow the Town to implement the will of the people of Colrain and Massachusetts who voted to approve this industry.

2. Twisted is providing herein a Transportation Demand Management Plan analysis (please see a locus plan attached as Appendix A). The facility is set out in the attached site plan. The facility sits on an operating farm that was used in 2019 for hemp cultivation. West Leyden Road is a local connector road sitting off of Shelburne Road to the north. The road has one general purpose lane of travel in each direction. Generally traffic is limited to local travel.

It is anticipated that during the first year there will be 6-8 workers manning the cultivation and manufacturing operation. All employees will work first shift (within the 7-5 timeframe). For this reason, the traffic generated by workers at this facility will be dissipated over the greater interval of time. We would expect 2-3 vehicles by 7:00 a.m., and the remainder of the vehicles by 9:00 a.m. Given the means of access available to this facility, the impact of infrastructure would be minimal.

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The conclusion is that “the additional traffic generated by the proposed location of adult use cultivation will have minimal impact and can be safely and efficiently accommodated along the adjacent roadway network.” As aforementioned, there is adequate parking for exclusive use located around the buildings with one area of entry and exit points on to the Property. The site is located a short distance from Shelburne Road, so it is not anticipated to create any traffic issues. It is a convenient location for employees and agents to access the Property from both inside and outside the Town during work hours.

Additionally, Twisted Farm conducted a Community Outreach Meeting and all abutters within 300’ feet were notified and notice was posted in the Greenfield Dispatch two (2) weeks prior to the meeting. A large number of residents attended the meeting and a lively discussion was undertaken. The meeting was productive and informative for both residents and Twisted Farm. All in attendance expressed support for the proposed business venture and nature of use proposed in Twisted’s plan. This is a convenient and appropriate location for the intended use and for access for employees and agents. The cultivation facility anticipates having staff on premises seven (7) days a week and hours of operation will be 7:00 a.m. to 7:00 p.m.: though these hours are subject to change depending on circumstances. The surrounding neighborhood is primarily rural agriculture. Given the limited traffic to be generated by this use, the capacity of surrounding roads, traffic to the site will have minimal impact on the traffic flow. Consequently, there will be no significant increase in traffic on surrounding access points, and no traffic greater than other uses that would be permitted as of right to the Property. The Property includes a loading area at the front of the building where Twisted will receive deliveries from suppliers for materials utilized in cultivation on the site. Loading of deliveries (into a Twisted vehicle) to licensed establishments will occur at that front area and is a highly secure area of the Property. Since exterior construction is complete, Twisted does not anticipate heavy truck deliveries for its operations. Access to the Property will be directly off W. Leyden Road by way of one (1) entrance into a parking area exclusively serving the cultivation of the Property.

3. Adequacy of Utilities and Other Public Services- The facility was last used as a Hemp production farm and has adequate resources and utility services at the Property to support the intended use. We have assessed that the water, primary power supply, or other utilities servicing the Property are sufficient to meet our needs. The facility will not require any additional offsite public services.

4. Neighborhood Character and Social Structures- The Property’s immediate neighborhood is primarily rural agriculture. No further changes to the exterior of the existing structure are planned. Use of the

Property for adult-use marijuana cultivation will not cause any negative impact on the surrounding properties.

5. Impacts on Natural Environment- The cultivation business will be located within existing farm buildings with an outdoor cultivation enclosed by a fence with an existing parking area that is more than sufficient to satisfy the needs of the facility. There will be no earthmoving or site work operations and the site will remain as it currently exists. Use of the Property as a cultivation facility will not cause any increase of storm water runoff.

6. Potential Fiscal Impact, Including Impact on Town Services, Tax Base, and Employment- There are no substantial negative impacts on public service and utilities anticipated from the cultivation facility. The buildings in which the cultivation is located are already connected to utilities. The location of the facility was formerly a Hemp production farm which was used for Hemp production in 2019. Twisted will expend significant capital to implement the proposed cultivation and will utilize local resources in that effort to the extent possible. Twisted plans to employ 6-8 employees at the cultivation facility and anticipates hiring 15 additional seasonal employees to staff the harvest. Twisted's employees will support local area restaurants, service providers, and other businesses, adding revenue to the local economy. The facility will be located within an existing property, but there is anticipated to be an increase in the City's tax base, both due to the increase in property valuation and the tax on excise tax for the business. Further, Twisted Farm has signed a Host Community Agreement with the Town of Colrain that allows the Town to collect a 3% community impact fee on sales of all adult use marijuana and marijuana products sold by Twisted Farm in Colrain. By providing anticipated employment to local residents, and making payments through its Host Community Agreement, allowing Twisted to cultivate marijuana for adult use there will be a significant positive fiscal impact on Colrain and its residents.

D. Section 11.3.2(a) Criteria

1. Application to Bylaws- Twisted is required to state how the proposed project is consistent with the goals of the Town of Colrain. The goals and objectives of the Town include: a healthy and sustainable local economy, attract new businesses to the town by targeting growing industry sectors that align well with the Greater Franklin County region's resources, workforce, and competitive advantage, create opportunities for existing businesses to thrive, reinvest in the local economy, and become more competitive in the regional, national, and international marketplace, and increase competitiveness of the local workforce, expand career education and job training to match workforce needs, and provide placement opportunities for the town's residents. Colrain will further all of these goals and objectives by approving Twisted's Site Plan and Special Permit applications to allow this use. As the Planning Board is aware, the sale of marijuana for adult use is a relatively new in the local, regional, state, and national economy. The sale of marijuana for adult use is currently legal in eight other states, including Alaska, California, Colorado, Maine, Nevada, Oregon, Vermont and Washington. Furthermore, the medical use of cannabis is now legal in more than twenty-nine states, including the District of Columbia and Puerto Rico. Without a doubt, the commercial marijuana industry is growing quickly every year, both regionally and

nationally. Colrain will be able to diversify its economy and generate both employment and economic benefits for the Town, its businesses, and residents by authorizing a cultivation facility for adult use at this location. As an early adopter of the commercial marijuana industry, local residents will gain unique job training and experience that will provide them with a competitive advantage both locally and nationally. As a locally owned business, Twisted will also continue to attract qualified employees from outside the local area to work and live in the Colrain area. If Twisted is permitted to cultivate these newly authorized products, Colrain will create an opportunity to make Colrain an active participant in the Commonwealth in the years to come. We will further support the community by adding new employees and increasing revenue as well as reinvesting in the local economy through Host Community Agreement payments and contributions to charitable organizations in the area. The Medical Marijuana program in Massachusetts was implemented to provide relief to patients who suffer from debilitating symptoms which may be alleviated using Medical Marijuana or derivative products. Not all patients that would benefit from these products will take all the necessary steps to obtain the required card from the State to participate in that program. As a result, some will choose to obtain these products via adult use locations. By producing products that will be sold into the adult use market, Twisted will be able to support services to these consumers as well.

2. Neighborhood Character- The addition of the use proposed by Twisted protects and enhances the agricultural character of the surrounding neighborhood and complies with all dimensional requirements of the Rural Agriculture zone. As indicated previously, the prior farming use of the Property is wholly consistent with the surrounding area presently occupied by farms. The adjacent uses are farms and rural residential. All adjacent property owners have expressed support for locating the business in this location. The impact on the community will be minimal and the neighborhood will not be affected by the cultivation of marijuana products at this site. Additionally, Twisted Farm conducted a Community Outreach Meeting and all abutters within 300' feet were notified, and notice was posted in the Greenfield Dispatch two (2) weeks prior to the meeting. A large number of residents attended the meeting and a lively discussion was undertaken. The meeting was productive and informative for both residents and Twisted Farm. All in attendance expressed support for the proposed business venture and nature of use proposed in Twisted's plan. This is a convenient and appropriate location for the intended use and for access for employees and agents. The cultivation facility anticipates having staff on premises seven (7) days a week and hours of operation will be 7:00 a.m. to 7:00 p.m.: though these hours are subject to change depending on circumstances. The surrounding neighborhood is primarily rural agriculture. Given the limited traffic to be generated by this use, the capacity of surrounding roads, traffic to the site will have minimal impact on the traffic flow. Consequently, there will be no significant increase in traffic on surrounding access points, and no traffic greater than other uses that would be permitted as of right to the Property. The Property includes a loading area at the front of the building where Twisted will receive deliveries from suppliers for materials utilized in cultivation on the site. Loading of deliveries (into a Twisted vehicle) to licensed establishments will occur at that front area and is a highly secure area of the Property. Since exterior construction is complete, Twisted does not anticipate heavy truck deliveries for its operations. Access to the Property will be directly off West Leyden Road by way of one (1) entrance into a parking area exclusively serving the cultivation of the Property.

3. Environmental Issues- As indicated previously, the use of the Property for adult use marijuana cultivation will not cause any negative impact on the neighboring properties. The facility is located in an operating farm that was used in 2019 for Hemp cultivation with an existing parking area that is more than sufficient to satisfy the needs for the intended use. There will be no earthmoving or site work operations and the site will remain as it currently exists. There are no processes or activities at this site that would either adversely impact air quality or generate noise impacts to the surrounding area. Again, no changes will be made to the Property that was last used as a farm.

4. Traffic, Access, and Safety- Twisted is providing herein a Transportation Demand Management Plan analysis (please see a locus plan attached as Appendix A). The facility is set out in the attached site plan. The facility sits on an operating farm that was used in 2019 for Hemp cultivation. West Leyden Road is a local connector road sitting off of Sherburne Road to the north. The road has one general purpose lane of travel in each direction. Generally, traffic is limited to local travel.

It is anticipated that during the first year there will be 6-8 workers manning the cultivation and manufacturing operation. All employees will work first shift (within the 7-5 timeframe). For this reason, the traffic generated by workers at this facility will be dissipated over the greater interval of time. We would expect 2-3 vehicles by 7:00 a.m. and the remainder of the vehicles by 9:00 a.m. Given the means of access available to this facility, the impact of infrastructure would be minimal.

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The conclusion is that “the additional traffic generated by the proposed location of adult use cultivation will have minimal impact and can be safely and efficiently accommodated along the adjacent roadway network.” As aforementioned, there is adequate parking for exclusive use located around the buildings with one area of entry and exit points on to the Property. The site is located a short distance from Sherburne Road, so it is not anticipated to create any traffic issues. It is a convenient location for employees and agents to access the Property from both inside and outside the Town during work hours.

5. Additional Impacts- As indicated on the Site Plan, the Property features a security fence surrounding the cultivation area with a single point of access, as well as adequate visual screening for all activities to be conducted on the Property. There will be no impact on public services and utilities, no negative fiscal impact on the Town, and the Property fully complies with the Bylaws as there will be no changes whatsoever to the Property’s physical attributes. Twisted does anticipate making minor changes to the landscaping to add additional screening to the Property.

6. Marijuana Waste Disposal Plan- Please see the attached marijuana waste disposal plan attached hereto as an Addendum.

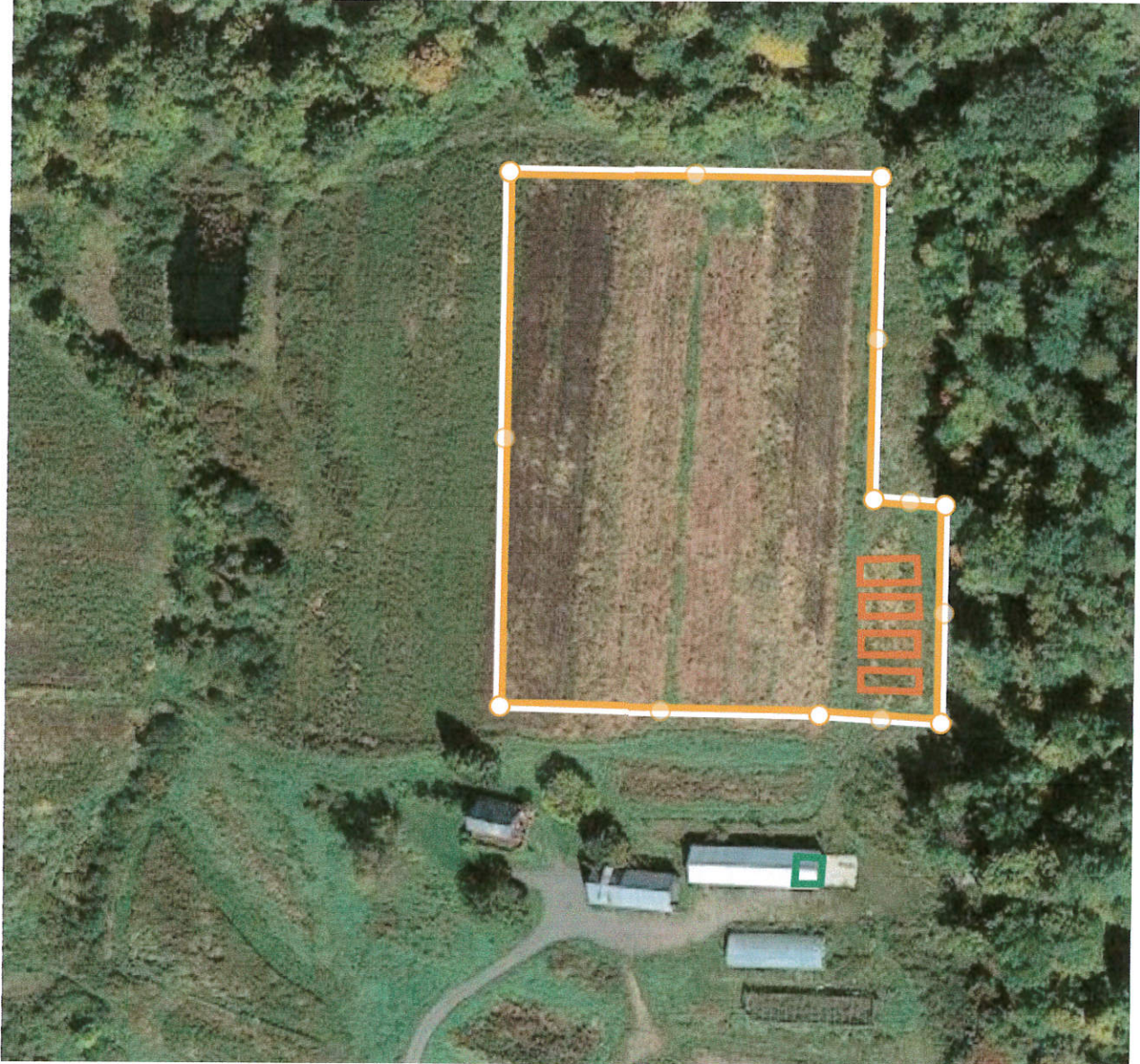
E. Local Control of Marijuana Establishment Operations- The Property is located in a Rural Agriculture zone. This zone is designated in the Bylaws recently adopted by the Town of Colrain for adult use cultivation with special permit. The use is further permitted under applicable Massachusetts state law, which sets forth the scope of a municipality's ability to regulate marijuana establishments. See M.G.L. ch 94G, Section 3(a)(1). Applicable Massachusetts law and the CCC's guidance and interpretation of the law provides that Colrain's Bylaws supports locating the facility at this location. The cultivation facility to be located at the Property is an ideal location for the proposed use. It is easily accessible, has more than ample parking, and the residences nearby have expressed support for locating the facility on this site. Security and safety are important considerations and this location promotes both by way of a robust security plan which will be submitted to the Colrain Police Department for review and approval.

In conclusion, Twisted asserts that the Property meets all applicable zoning and use requirements for the proposed use based on the information provided herein. Twisted respectfully requests that the Board grant approval of its Special Permit application to allow the construction and authorization to cultivate marijuana for adult use at the earliest date possible.

1000ft map of facility location at 108 W Leyden Rd. Colrain, MA 01340:



Close Up map of proposed facilities and grow area:



The site will have:

(4) 1800sqft hoop houses (30' x 60') for as total of 7,200sqft



(1) 6' Perimeter Fence- 1500 linear feet with 2 gates



(1) 440sqft vault (21' x 21')

