



ZONING BOARD OF APPEALS
TOWN OF MONTAGUE
ONE AVENUE A
TURNERS FALLS, MA 01376

NOTICE OF DECISION & VOTE

Applicant Owner:

The GreenHouse Cannabis Group Inc.
D/B/A GreenHouse Mobility Solutions
133 Clarendon St., #170360
Boston, MA 02117

Case No. 20-05

Date November 5, 2020

Premises Affected:

41 East Main St.
Millers Falls, MA 01349
Assessors' Map 29 Lot 059
F Co. Registry of Deeds: Bk 7143 Pg 74

Special Permit	(X)
Variance Application (40A)	()
Section 6 Ch. 40A - Finding	()
Site Plan Review	(X)

After a public hearing held on:

Wednesday, November 4, 2020

THE BOARD OF APPEALS MADE THE FOLLOWING FINDING:

The proposed adult use marijuana delivery-only establishment that is subject to M.G.L. 94G and the Cannabis Control Regulations 935 CMR 500.000 and is to be located at 41 East Main Street, Millers Falls will not derogate from the public health, safety, or welfare or neighborhood character, for the following reasons:

- The establishment will be located within an existing storefront of a mixed-use building in the Central Business District.
- No cannabis products will be stored or sold on the premises.
- No delivery vehicles will be housed at the premises.
- The effective use of the property is for an administrative/ technology development office that will support up to 5 employees that will operate during standard business hours.
- Storefront façade and signage will be maintained in accordance with the Downtown Design Guidelines. No cannabis products, paraphernalia, or images will be visible.
- The facility is not within 300 feet of a pre-existing public or private school providing education in kindergarten or grades 1 through 12.
- The Proponent has volunteered to enter into Host Community Agreement with the Selectboard in order to offset community impacts for the proposed use.

To grant the Special Permit and Site Plan Approval pursuant to Section 5.2.6(b) and 8.10 to allow a marijuana retail establishment within an existing storefront in the Central Business District.

1. <u>John Burek, Chairman</u>	YES	2. <u>Richard Ruth, Vice-Chairman</u>	YES
3. <u>Alan Ripingill</u>	YES	4. <u>William Doyle IV</u>	YES
5. Alt. <u>Joshua Lively</u>	YES		

IMPORTANT: Any appeal from the decision of the Town of Montague Zoning Board of Appeals can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (MGL) as amended, and must be filed in the office of the Town Clerk within twenty (20) days after the date of filing of the decision with the Town Clerk.

By John Burek, Chairman Karen Casey-Chretien, Clerk

Received for filing by Town Clerk: _____
 _____ Time _____ Date _____
 Twenty day appeal period ends: _____
 _____ Time _____ Date _____

I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN 20 DAYS FROM THE DATE THAT THIS DECISION WAS FILED WITH THE TOWN CLERK:

Montague Town Clerk
Date

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