

ZONING BOARD OF APPEALS TOWN OF MONTAGUE

ONE AVENUE A TURNERS FALLS, MA 01376

NOTICE OF DECISION & VOTE

Applicant Owner:	Case No	20-05	
The GreenHouse Cannabis Group Inc.	Date	November 5, 2020	
D/B/A GreenHouse Mobility Solutions			
133 Clarendon St., #170360			
Boston, MA 02117			
Premises Affected:			
41 East Main St.	Special Per	mit	(\mathbf{X})
Millers Falls, MA 01349	•	application (40A)	()
Assessors' Map 29 Lot 059	Section 6 C	Ch. 40A - Finding	()
F Co. Registry of Deeds: Bk 7143 Pg 74	Site Plan R	eview	(\mathbf{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.

THE BOARD OF APPEALS VOTED:

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.

The vote of the Zoning Board of Appeals was as follows:

1	John Burek, C	Chairman	YES	2	Richard Ruth, Vice-Chairman	YES		
3	Alan Ripingil	1	YES	4	William Doyle IV	YES		
5. Alt. Joshua Lively Y		YES						
Appea confo consiste nearin	als or its desig rmance with the stent with the p	nee. The Chairm he intent of the Sourpose of this a earings shall be a	an or desig special Pern pproval may	nee ma nit or m y be all	nall be reviewed by the Board of y approve changes if in hay refer it to the Board. Chan owed by the Board without furthe Board. Approval shall not	iges rther		
IMP(MPORTANT: 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.							
	Board of App	peals						
Ву								
John Burek, Chairman			Karen Casey-Chretien, Clerk					
****	*******	******	*****	*****	**********	****		
Recei	ved for filing	by Town Clerk:						
Time Fwenty day appeal period ends:			Date					
			Time		Date			
					EN FILED WITHIN 20 DAYS LED WITH THE TOWN CLI			
Montague Town Clerk				Date				