

Town Of Hopedale
Decision of the Hopedale Zoning Board of Appeals
May 17, 2023

Case: 07-2023

Applicant(s): Green River Cannabis Company, Inc.
30 Washington Street Attleboro, MA
Property: 150 Hartford Ave. Unit C Hopedale, MA 01747
Application Filed: April 21, 2023
Hearing Held: May 17, 2023

Relief Sought: The applicant, Green River Cannabis Company Inc. is seeking a special permit for locating and operating a non-medical retail marijuana establishment at 150 Hartford Ave. The property is zoned Commercial.

Decision: Following the closing of the public hearing on May 17, 2023, the Zoning Board of Appeals approved by a vote of 4 in favor to 1 no, the granting of the special permit to allow for a non-medical retail marijuana establishment to be located at 150 Hartford Ave Unit C with the following conditions:

- Retain compliance with the Host Agreement
- 24-hour security that requires approval from the Hopedale Police Chief
- Hours of operations to be 9 am to 10 pm
- Facilitate signage for additional parking in rear of building
- Curbside transactions prohibited unless allowed by state of Massachusetts

Certification

This is to certify that the above action was taken in compliance with the statutory requirements as set forth in Chapter 40A of General Laws, and that copies of this decision and plans referred to in this decision, if any, were filed with the Town Clerk on _____, 2023.

Special Permit or Variance is not in effect until the decision is recorded with the Worcester County Registry of Deeds and the building permit will not be issued until proof of recording is presented.

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PERSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

Scott Savage, Chairman

**Record of Proceedings
Hopedale Zoning Board of Appeals**

Case:07-2023

<u>Applicant(s):</u>	Green River Cannabis Company, Inc. 30 Washington Street, Attleboro MA
<u>Property Owner:</u>	Antonio Pinto
<u>Property Location:</u>	150 Hartford Ave Unit C, Hopedale, MA 01747

Decision Hearing Proceedings

Hearing Date: May 17, 2023

On May 17, 2023, the Hopedale Board of Appeals held a public hearing on the above application. The hearing, which was convened following publication, posting and notice to parties in interest, pursuant to the provisions of M.G.L. c. 40A, Section 11, was opened by the Acting Chair at 7:15 PM.

The following Board Members noted as present were in attendance throughout the hearing:

Chair (Chair):	Scott Savage
Voting Member:	Lou Costanza
Voting Member:	Nicole G. Small
Voting Member:	Nick Alexander
Voting Member:	Sandra Biagetti

May 17, 2023 Discussion details:

Constant Poholek, President of Green River Cannabis Company presented his application for an adult retail cannabis facility at 150 Hartford Ave. Unit C. This is a 1000 square foot building within a shopping retail strip. This operation will not include cultivation or manufacturing of marijuana. The business will have access to 78 parking spaces in this location. There will be two entrances, one in the front of the building for customers and the rear entrance for deliveries. Mr. Poholek detailed the security that will be in place and current plans have been approved by the Hopedale Police Chief. Hours of operation requested are 9 am to 10 pm. Unusable waste will be disposed and logged accordingly and held in the inside vault until removed by professional disposal service.

Sandra Biagetti made a motion to approve the special permit to locate a non-medical retail cannabis facility at 150 Hartford Ave. Unit C with the following conditions:

- Retain compliance with the Host Agreement
- 24-hour security that requires approval from the Hopedale Police Chief
- Hours of operations to be 9 am to 10 pm
- Facilitate signage for additional parking in rear of building
- Curbside transactions prohibited unless allowed by state of Massachusetts

Nick Alexander seconded the motion and the vote was as follows:

Lou Costanza	no, as the federal law prohibits marijuana
Nick Alexander	yes
Sandra Biagetti	yes
Nicole G. Small	yes
Scott Savage	yes

