

TOWN OF CHARLEMONT
CHARLEMONT PLANNING BOARD
APPLICATION FOR SPECIAL PERMIT

NAME OF APPLICANT: SUN & SOIL CRAFT CANNABIS, LLC
ADDRESS OF APPLICANT: 24 Mountain Branch Rd. Charlemont 01339
PHONE NUMBER: 413-800-2752 DATE OF APPLICATION: 3/16/2021
2/5/21 CFH

LOCATION OF PROPERTY: 24 Mountain Branch Rd. Charlemont

PROPERTY IS IDENTIFIED AT REGISTRY OF DEEDS IN:
BOOK #: 6422 MAP #: 8
PAGE #: 278 PARCEL #: 40

APPLICANT IS:
(OWNER, TENANT, LICENSEE, PROSPECTIVE PURCHASER, ETC.)

NOTE: If applicant is not owner, include letter of owner's approval with application.

REASON FOR REQUEST: special permit to operate cannabis cultivation for m.

Date of denial by Building Inspector:

Applicable section of Building/Zoning by-law: 32.3, 46

APPLICANT'S SIGNATURE: [Signature]

OWNER'S SIGNATURE, IF DIFFERENT: Hope C. Leet

***APPLICANT MUST OBTAIN FROM THE ASSESSORS AND SUBMIT WITH THIS APPLICATION, A CERTIFIED LIST OF ALL ABUTTERS WITHIN THREE HUNDRED FEET (300') OF ALL PROPERTY LINES.

SEND COMPLETED FORMS TO:
Carlene Hayden/Charlemont Planning Board
P.O. Box 465
Charlemont, MA 01339

DATE OF RECEIPT BY TOWN CLERK:

***INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

- Plot plans and floor plans attached.
- Abutters list attached.
- Check for \$90.00 Special Permit Fee and \$10.00 abutter notice fee included

Feb 1, 2021

Land Use Permission for 24 Mountain Branch rd., Charlemont, Ma. 01339

I, Hope C Leet, trustee of Mountain Branch rd. Realty Trust, hereby agree to lease the property, Farm house, buildings and land to William Tucci and Marcia Roth Tucci at the premise of 24 Mountain Branch Road, Charlemont, Ma. 01339, for residential purposes, as well as for the purpose of operation of a Cannabis cultivation and manufacturing facility under Sun and Soil Craft Cannabis, LLC.

Hope C. Leet

Hope C Leet

24 Mountain Branch rd., Charlemont Ma. 01339

210 Indian River Dr., Vero Beach, Fl.

Phone: 772-696-2033



300 foot Abutters List Report

Charlemont, MA
January 12, 2021

Subject Property:

Parcel Number: 08-040
CAMA Number: 08-040
Property Address: 24 MOUNTAIN BRANCH RD

Mailing Address: LEET, HARRY G & HOPE C
210 INDIAN RIVER DRIVE
VERO BEACH, FL 32963

Abutters:

Parcel Number: 03-042
CAMA Number: 03-042
Property Address: 1151 ROUTE 2

Mailing Address: NOONAN, NANCY, STRULES, JENNIFER
E. & ST
PO BOX 343
CHARLEMONT, MA 01339

Parcel Number: 03-046
CAMA Number: 03-046
Property Address: 23 HILLANDALE RD

Mailing Address: MEAD, AARON D. & ELIZABETH
23 HILLANDALE ROAD
CHARLEMONT, MA 01339-0553

Parcel Number: 03-048
CAMA Number: 03-048
Property Address: 1015 ROUTE 2

Mailing Address: SUMMERS, CAROL
11 MARSHALL ST
NEWTON, MA 02459

Parcel Number: 03-062
CAMA Number: 03-062
Property Address: 25 BURRINGTON ROAD

Mailing Address: MALONE, ROBERT R & KEI D.
25 BURRINGTON RD
CHARLEMONT, MA 01339

Parcel Number: 08-036
CAMA Number: 08-036
Property Address: SOUTH HEATH RD

Mailing Address: GRIBBIN, JANE LINDON, LAURA, PETER
& GRIBBON, SARAH, SUSAN, JAMES,
MARY
1051 FEARRINGTON POST
PITTSBORO, NC 27312-5014

Parcel Number: 08-037
CAMA Number: 08-037
Property Address: 256 MOUNTAIN RD

Mailing Address: REYNOLDS, ERWIN D & LINDA S
256 MOUNTAIN RD
CHARLEMONT, MA 01339

Parcel Number: 08-038
CAMA Number: 08-038
Property Address: MOUNTAIN RD

Mailing Address: REYNOLDS, ERWIN & LINDA S
256 MOUNTAIN RD
CHARLEMONT, MA 01339

Parcel Number: 08-039
CAMA Number: 08-039
Property Address: 255 MOUNTAIN RD

Mailing Address: RANCOURT, DENNIS & ANNE
255 MOUNTAIN RD
CHARLEMONT, MA 01339

Parcel Number: 08-041-1
CAMA Number: 08-041-1
Property Address: 0 MOUNTAIN RD

Mailing Address: BYRNES, EDWARD A.
66 STOWE ROAD
HARVARD, MA 01467

Parcel Number: 08-042
CAMA Number: 08-042
Property Address: 344 MOUNTAIN RD

Mailing Address: MACLEISH, WILLIAM H & ELIZABETH B
344 MOUNTAIN RD
CHARLEMONT, MA 01339

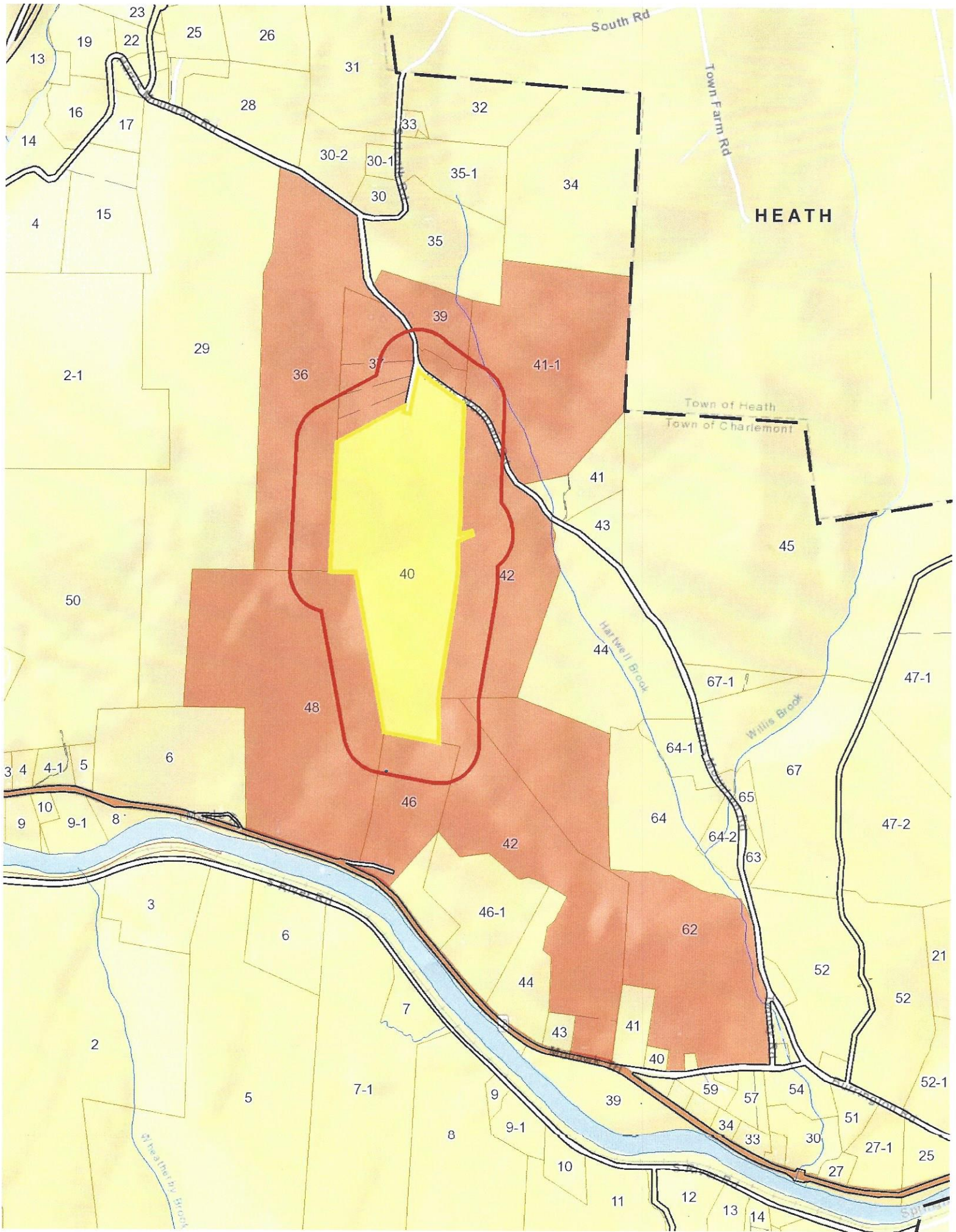


www.cai-tech.com

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1/12/2021

Page 1 of 1





White line is property boundary, Blue line is proposed greenhouse compound and Yellow lines are distances from the greenhouse compound to both nearest boundary and nearest neighbor.



294 ft

1131 ft

402 ft

1992

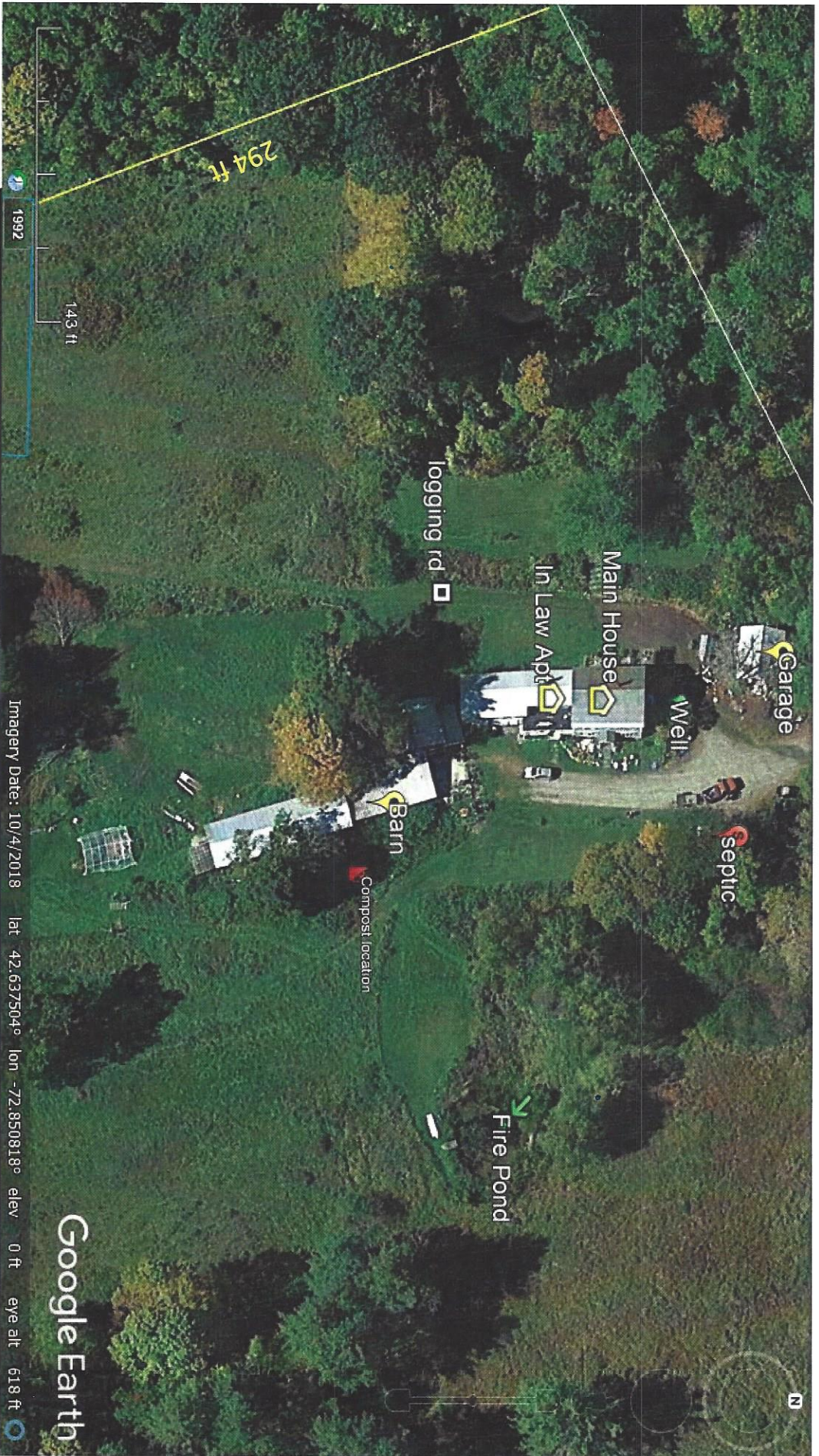
© 2018 Google

Imagery Date: 10/4/2018

lat 42.636609° lon -72.849424° elev 0 ft

eye alt 1737 ft

Google Earth



1992

294 ft

143 ft

logging rd

Main House
In Law Apt

Well

Garage

Septic

Barn

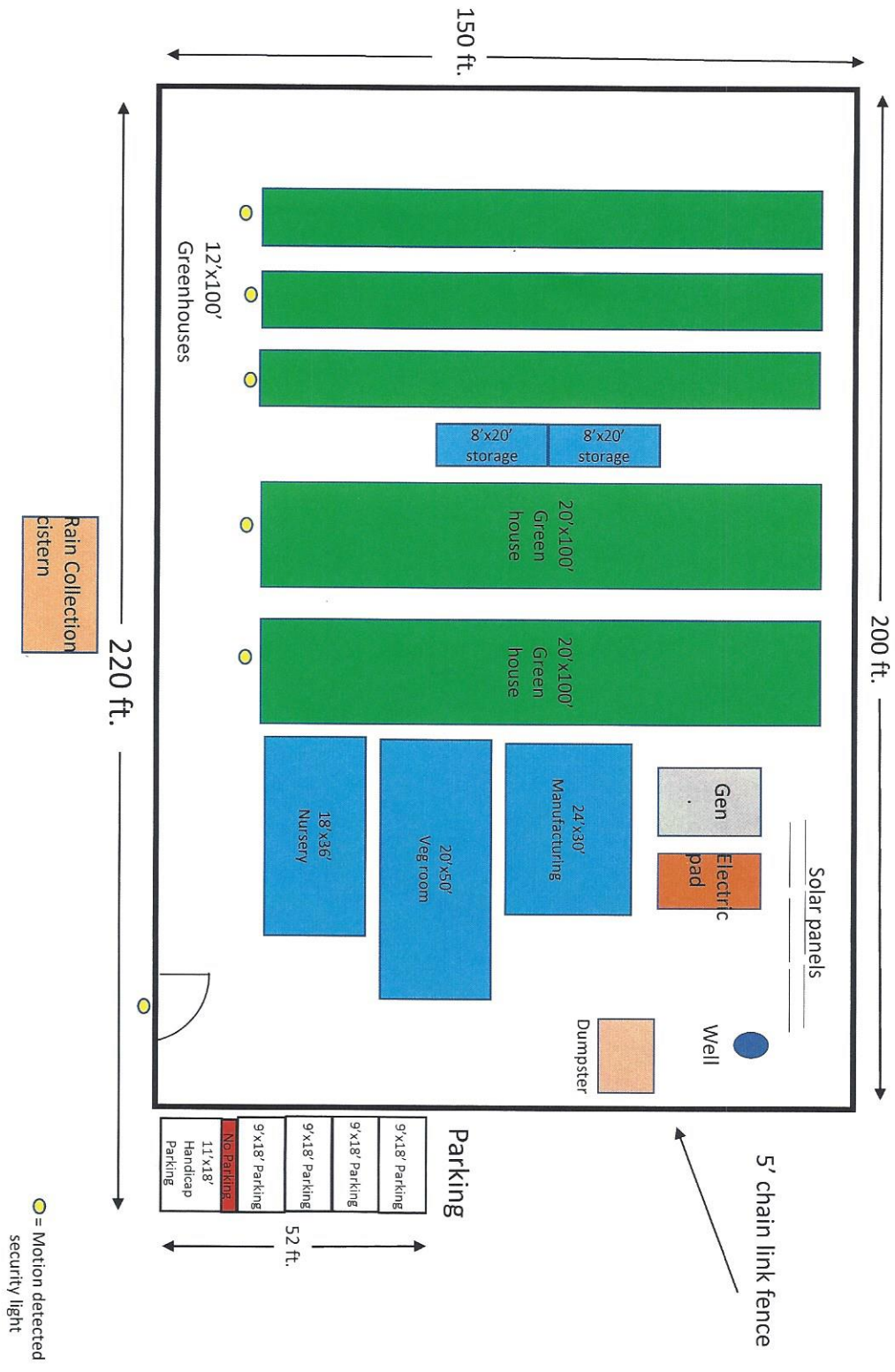
Compost location

Fire Pond

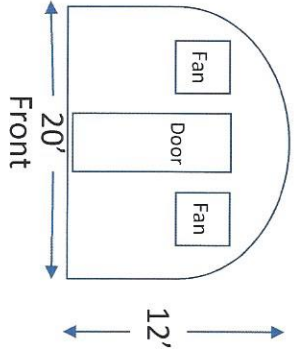
Google Earth

Imagery Date: 10/4/2018 lat 42.637504° lon -72.850818° elev 0 ft eye alt 618 ft

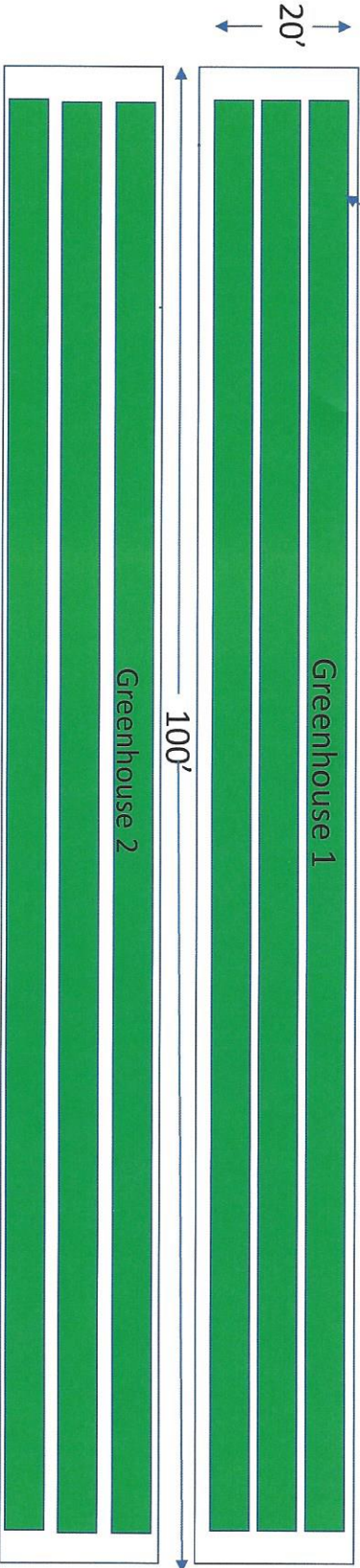
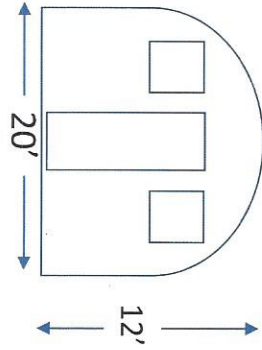
Site plan



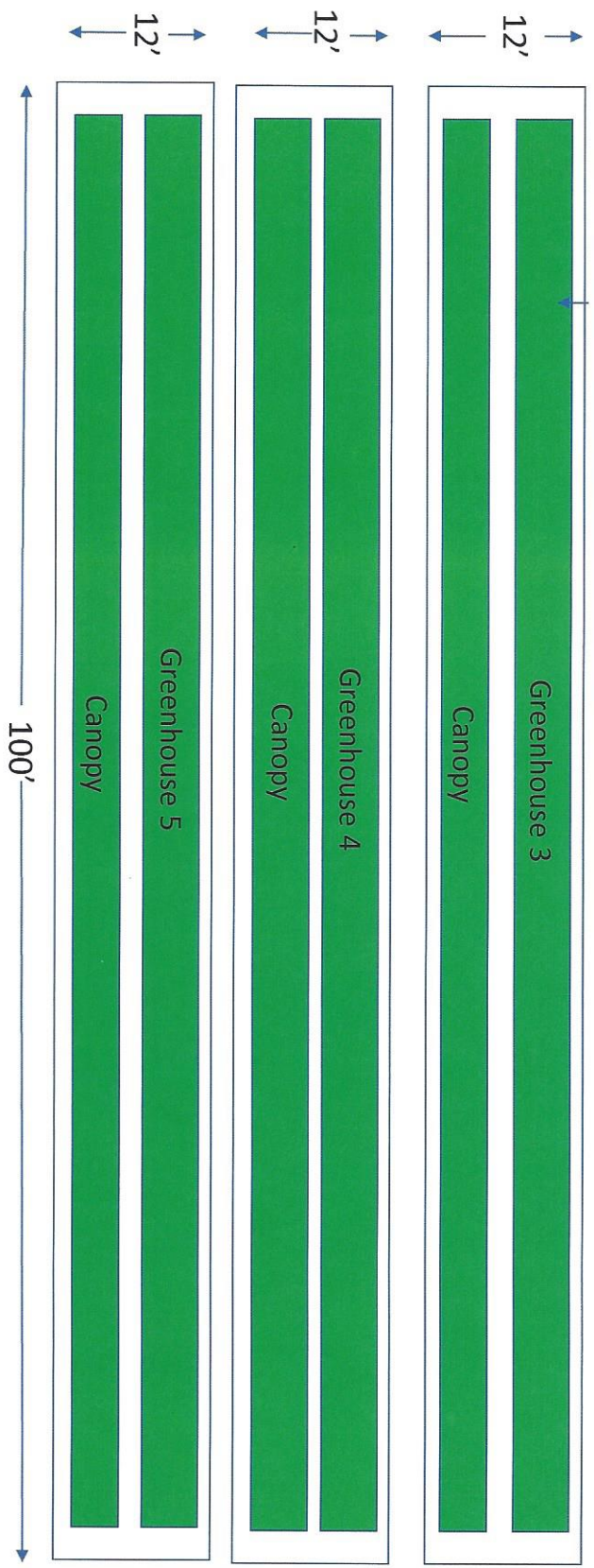
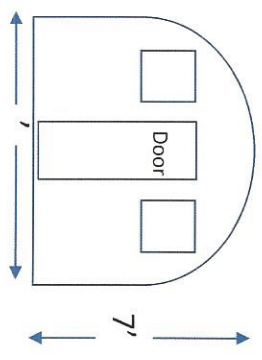
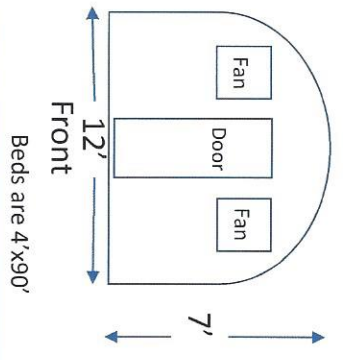
● = Motion detected security light



Beds are 4'x90'



20' x 100' Greenhouse Floor Plan



12' x 100' Greenhouse Floor Plan

Nursery

