



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.

