



Town of Halifax Planning Board

499 Plymouth Street, Halifax, MA 02338
781-293-1735

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HALIFAX TOWN CLERK

June 14, 2021

Buddy Miles, LLC
10 Putter Way
Halifax, MA 02338

Flower & Soul Inc.
c/o Brian Wall
800 Hingham Street
Rockland, MA 02370

RE: Reference #21-SPR-204

Dear Mr. Wall,

At a meeting held on Thursday, June 3, 2021 the Halifax Planning Board (the "Board") voted to approve your application 4-0-0 submitted on April 8, 2021 (#21-SPR-204) for Site Plan Modification under the Code of the Town of Halifax, Chapter 167-3 and 167-7. This modification was based on a set of plans prepared by Webby Engineering dated March 30, 2021 with revisions made April 30, 2021, May 12, 2021 and a final amendment dated May 27, 2021 for a Marijuana Establishment and Dispensary to be located at 894 Plymouth Street, Units 2 and 3, Halifax, MA 02338 as shown on Assessors Map 58, Lot 4-0-R located in the Commercial - Business zoning district.

Per the Board's request, Landscaping (sheet 4), Sign (sheet 4) and Lighting plans (from Holbrook Associates on sheets 5 and 6) were incorporated into the site plan by Webby Engineering. These modifications are reflected on the final amended plans dated May 27, 2021. This site and a version of this site plan were reviewed and approved by Amory Engineers on May 5, 2021.

In making its decision, the Planning Board reviewed the criteria listed in Chapter 167-28(H) of the Code of the Town of Halifax as part of site plan review as well as 167-7(D)(15) Marijuana Establishments and was assured that the use of the property was reasonable based on the criteria listed in the By-law. The Planning Board further relied on reviews from peer review engineer Amory Engineers in being satisfied that the Bylaw requirements were met.

The Planning Board did not include any conditions other than that Flower & Soul, Inc. must continue to comply with all of the Bylaws of the Town of Halifax.

Any change in the use, the scope of the use, or the location of the business will require a new or modified Site Plan Review and Approval. Any relief requested by the applicant which is not expressly granted hereunder is hereby denied.

The following are the votes of each Planning Board member on the application:

Gordon R. Andrews, Chairman – Yes
Amy Troup, Vice Chairman - Yes
Mark Millias – Yes
Rick Merry – Yes

Sincerely,

Gordon R. Andrews
Chairman, Planning Board

CC: Town Clerk, Board of Selectmen, Zoning Board of Appeals, Board of Assessors, Board of Health, Conservation Commission, Building Inspector, Water Department



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June 14, 2021

Buddy Miles, LLC
10 Putter Way
Halifax, MA 02338

Flower & Soul Inc.
c/o Brian Wall
800 Hingham Street
Rockland, MA 02370

Dear Mr. Wall,

At a meeting held on Thursday, June 3, 2021, the Halifax Planning Board (the "Board") voted to grant your petition (#943) 4-0-0 for a Special Permit for a Marijuana Dispensary and Establishment to be located in Units 2 and 3 at 894 Plymouth Street, Halifax, MA 02338 as shown on Assessors Map 58, Lot 4-0-R; Book 46591, Page 133 as defined under Halifax Zoning By-Law Sections 167-3 and 167-7: Schedule of Use Regulations, Specific Use Regulations for Marijuana Establishments. The applicant, Flower & Soul, Inc./Brian Wall and owner Buddy Miles, LLC, were seeking to operate the Marijuana Dispensary and Establishment in Unit 2 (900 square feet) for retail and Unit 3 for storage and an employee area. There will be 26 customer parking spaces and five (5) employee parking spaces. Area is zoned Business.

The Planning Board granted this Petition with the condition that Marijuana Establishment Flower & Soul, Inc. will not be open between the hours of 8:00pm and 8:00am [Halifax Zoning By-Law Section 167-7D(15)(2)].

The following are the votes of each Planning Board member on the application:

Gordon R. Andrews, Chairman – Yes
Amy Troup, Vice Chairman – Yes
Mark Millias – Yes
Rick Merry – Yes

Please be advised that special permits shall comply with all the rules and regulations and codes of the Town of Halifax.

This decision shall not take effect until:

- a. A copy of this decision certified by the Town Clerk to the effect that twenty (20) days have elapsed since this decision was filed in the Office of the Town Clerk without any appeal having been dismissed or denied has been recorded in the Plymouth County Registry of Deeds, or with the Assistant Registrar of the Land Court for Plymouth County, and
- b. A certified copy indicating such Registry Recording has been filed with the Planning Board.

Sincerely,


Gordon R. Andrews
Chairman, Planning Board

Cc: Town Clerk, Board of Selectmen, Zoning Board of Appeals, Board of Assessors, Board of Health, Conservation Commission, Building Inspector, Water Department, and Abutting Planning Boards.