

TOWN OF SANDISFIELD

Commonwealth of Massachusetts

TO: ~~THE ZONING BOARD OF APPEALS~~
BOARD OF SELECTMEN

CASE NO. _____
DATE: _____
(board use only)

I/We, the undersigned, hereby:

check one Make application to the Board for a SPECIAL PERMIT under Section 3910 of the Zoning Bylaws of the town of Sandisfield for the purpose(s) described below. (Attach a copy of all plans for any proposed construction involved.)

Petition the Board to vary the terms of Section _____ of the Zoning Bylaws of the town of Sandisfield so as to allow:
(Describe in detail below the nature of the variance sought and attached plot plan and any construction plans involved.)

Appeal to the Board, under Section 7.21 of the Zoning Bylaws of the town of Sandisfield, for relief from the decision of _____, a copy of which is attached hereto.

PREMISES AFFECTED:

Address/Location

68 Sandisfield Rd.

Assessors's Map and Lot No: 411-0-26.4 AND 411-0-26.3

Record title stands in the name of: Phillip Blume

Whose address is: 68 Sandisfield Rd., Sandisfield 02155

Street

City/Town

Zip

by a deed duly registered in the South District, Berkshire County Registry of Deeds in Book 2597 Page 17 or Registry of District Land Court, Cert. # 2670 Book 1 Page _____.

Describe IN DETAIL below and on the reverse side hereof the nature of the Special Permit, ~~Variance~~, or Relief requested by this application.

Refer to attached narrative / description.

Summary - Special Permit under Section 3 Use Regulations and Section 10 on Special Permit Process for a Commercial Greenhouse use or similar use to cultivate and produce marijuana under MAZ 24B and 935 CMR 500.

Refer to attached narrative and description.

Multiple horizontal lines for notes or additional information.

APPLICANT:

Signature: _____

Name(Print): Phillip Blume-Dydzianz Estate LLC

Address: 68 Sandisfield Rd

City/State/Zip: Sandisfield MA 02155

Telephone: 413-429-5662

Signature of property owner, if other than applicant: N/A

Do not write below this line.

Certification of Town Clerk:

This is to certify that the foregoing application/petition/appeal was filed with office on _____ at _____
Date Time

SIGNATURE AND SEAL OF THE TOWN CLERK



April 12, 2021

Board of Selectmen
Town of Sandisfield
66 Sandisfield Road
Sandisfield, MA 01255

Attn: Town Clerk (formal filing)

RE: Application for Special Permit to Board of Selectmen; Phillip Blume (Daydreamz Estates, LLC) (Applicant); 68 Sandisfield Road (Site); Commercial Greenhouse Special Permit to operate an Adult Use Marijuana Establishment for Cultivation (Indoor/Outdoor) and related product packaging/manufacturing.

Dear Board Members:

This Application by Daydreamz Estates, LLC (the “Applicant”) is made pursuant to Sections 3 and 10 of the Sandisfield Zoning Bylaws (revised to 10/18/2018) for an Adult Use Marijuana Cultivation/Manufacturing Establishment, a use which falls under Commercial Greenhouse, identified as Use # 16 in the Use Table set forth in Section 3 Use Regulations. In the alternative, the Application falls under Use Table # 24 on special permits for similar uses to those specifically listed in the use table. Section 3 on Use Regulations authorizes the Board of Selectmen (the “Board”) to issue all special permits listed under the Use Table. Section 10 of the Bylaws sets forth the procedure for obtaining a special permits and determinations that must be made by the Board and those determinations are addressed further herein.

The Applicant kindly requests placement on the next available Selectmen meeting agenda.

The Site is a 16 acre parcel at 68 Sandisfield Road and has over 400 feet of frontage and extends, gradually upgradient, over 1,850 feet to the rear in a northeast direction. The project is for a CCC defined Tier 3 Outdoor Cultivation, a Tier 1 Indoor Cultivation, and a product manufacturing operation. The proposed indoor growing and product facilities will be conducted within two new structures, a greenhouse with two indoor growing areas, a packing/production building designed to resemble a barn structure, a small utility shed, and an outdoor cultivation area utilizing raised beds and surrounded by high-height screen fencing to prevent incursions into the growing area. All of these improvements are located in the center of the Site and meet dimensional requirements of the zoning bylaw. Applicant will secure the site with a locked gate near the entry and will install the monitoring video/recording and alarm systems, to be reviewed

by the Sandisfield Police and Fire Departments, and to meet the requirements of the CCC regulations on security. Since the project area is significantly distant from any other active property use and set back a significant distance from the public way, detection of any odor is not expected.

This adult use marijuana operation, which falls under the commercial greenhouse special permit or similar special permit use categories, is authorized under MGL Chapter 94G and regulated by the Cannabis Control Commission, 935 CMR 500. Applicant has obtained a Host Community Agreement with the Town and recently received notice from the CCC that its application with the CCC is deemed complete, the first of three steps necessary to obtain a final license, anticipated to be obtained later this year.

The following items listed below accompany and are made part of this formal application filing:

Formal Application Form with this Narrative

Evidence of Title to the Property

ANR Plan showing perimeter plan of the property

Site Plan showing property and location of proposed facilities

Architectural Renderings of the Commercial Greenhouse and Barn for cultivation and packaging

Transportation Evaluation

Operations Plan

This Application and supporting documentation establish Applicant's compliance with Section 10, Special Permits, of the zoning bylaw and provides for the Selectmen to make the following determinations under Section 10 D. to issue the special permit. to be made for issuance of special permit pursuant to Section 15.4 on Findings.

- 1.) The use is in compliance with all provisions and requirements of this Bylaw and in harmony with its general intent and purpose.

RESPONSE: Applicant's use is a commercial greenhouse type use authorized under the use table by special permit throughout the town. Applicant meets dimensional requirements for the property and use as shown on site plan. Applicant's use is on a large lot, setback from the public way, and not visible to adjacent properties.

- 2.) Is essential or desirable to the public convenience or welfare at the proposed location.

RESPONSE: The Town of Sandisfield, as well as almost all of the municipalities in Berkshire County, approved the Massachusetts 2016 Referendum (Question 4) and this region of Massachusetts desired that use for personal and economic reasons. Applicant's use will provide marijuana to retailers and other product manufacturers in the State and

will increase tax revenue in the Town with no adverse impact and will help to improve the overall economy in the region.

- 3.) Will not be detrimental to adjacent uses or to the established or future character of the neighborhood.

RESPONSE: Applicant's location is on a large lot of land (16 + acres), will be setback a long distance from Sandisfield Road and will not be visible from adjacent properties. Since the project area is significantly distant from any other active property use and set back a significant distance from the public way, detection of any odor is not expected.

- 4.) Will not create undue traffic congestion or unduly impair pedestrian safety.

RESPONSE: Applicant will have 6 to 8 employees on site at any one time during daytime operating hours and the traffic evaluation by BSC Group concludes that the operation will have no impact on traffic, sight distances or roadway infrastructure.

- 5.) Will not overload any public water, drainage or sewer system or any other municipal facility to such extent that the proposed use or any exiting use in the immediate area of the Town will be unduly subjected to hazards affecting the public health, safety or general welfare.

RESPONSE: Applicant is seeking to establish a self-sustaining cultivation operation and will have no impact on utilities, including electricity, public water or public sewer. On site well capacity is available for growing.

Applicant's proposed use of the Site is made under the current and applicable and relevant bylaw provisions relating to this Site and the Applicant's proposed use and development. Earlier this year, Applicant obtained the Sandisfield Planning Board's endorsement of an Approval Not Required (ANR) Plans under the Subdivision Control Law, thereby "freezing" and "preserving" for a period of three years from the date of endorsement the use of the Site for a marijuana establishment based on the Town's approval and adoption of the Massachusetts 2016 Referendum (Question 4). Applicant is entitled to make application for this use under an available use and permit procedure that may be in effect until such time as a municipality amends its zoning bylaw to specifically regulate and zone adult use marijuana establishments. In this case the available use category is commercial greenhouse or, alternatively, special permits similar to other uses specified in the use table.

Applicant reserves the right to pursue any other additional or alternative permits, approvals or relief deemed desirable or necessary by the Applicant from the local or state government entities with relevant jurisdiction which the Applicant determines necessary for the use and development of a marijuana establishment at the Site.

END OF APPLICATION INFORMATION AND SUPPORTING NARRATIVE

The Mensing Group LLC
100 State Street, 9th Floor
Boston, MA 02109

Blake M. Mensing; Blake@MensingGroup.com; 617.333.8725

James A. Valeriani; Jim@MensingGroup.com; 781.771.8100

Berkshire Southern District Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 258095
Document Type	: DEED
Recorded Date	: June 10, 2020
Recorded Time	: 03:10:35 PM
Recorded Book and Page	: 02597 / 17
Number of Pages(including cover sheet)	: 4
Receipt Number	: 57920
Recording Fee (including excise)	: \$975.80

MASSACHUSETTS EXCISE TAX
Southern Berkshire ROD 001
Date: 06/10/2020 03:10 PM
Ctrl# 011592 22170 Doc# 00258095
Fee: \$820.80 Cons: \$180,000.00

Berkshire Southern District Registry of Deeds
Michelle Laramee-Jenny, Register
334 Main Street, Suite 2
Great Barrington, MA 01230-1894
413-528-0146
<http://www.masslandrecords.com/BerkSouth/>

KNOW ALL PERSONS BY THESE PRESENTS

THAT I, Jeffrey F. Adinolfi, of 4 Danenberg Place, West Haven, Connecticut, individually,

For consideration of and in full consideration paid One Hundred Eighty Thousand and 00/100 (\$180,000.00) Dollars

GRANTS TO Phillip Blume, of P.O. Box 337, Sheffield, Massachusetts,

with **WARRANTY COVENANTS**

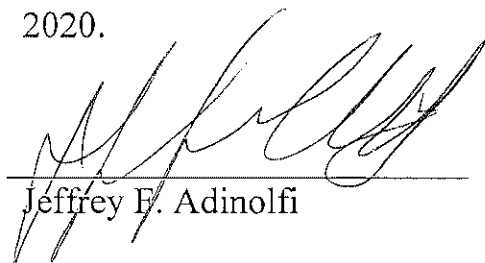
The property described on Exhibit A which is attached hereto and made a part hereof.

BEING the same premises conveyed to Jeffrey F. Adinolfi herein by deed of Peter Andrighetti, dated October 12, 2001, and recorded in the Berkshire County Southern District Registry of Deeds in Book 1268, Page 239.

As per M.G.L. Chapter 188, sect. 13, the Grantor, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify that: (i) I release all rights of Homestead in the subject realty, (ii) that no spouse, non-owner spouse, former spouse, or any other person resides in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

Property Address: 68 Sandisfield Road, Sandisfield, Massachusetts

This Deed is intended to take effect as a sealed instrument this 9 day of June, 2020.

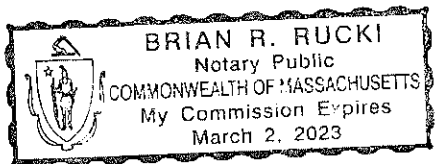



Jeffrey F. Adinolfi

COMMONWEALTH OF MASSACHUSETTS

County of Hampden

On this 9 day of June, 2020, before me, the undersigned notary public, personally appeared Jeffrey F. Adinolfi and proved to me through satisfactory evidence of identification, which was CT Drivers license to be the person whose name is signed on the preceding and acknowledged to me that he/she signed it voluntarily for its stated purpose and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.





Brian Rucki, Notary Public
My Commission Expires: 3/2/23

EXHIBIT "A"

All that land comprising Parcel #4 – 8.030 acres as shown on a “Plan of Land Surveyed for GELLERT-MILLER LAND TRUST in Sandisfield, Massachusetts June – 1988 Scale 1” = 150’” prepared by Kelly, Granger, Parsons and Associates, Inc., and filed in the Southern Berkshire Registry of Deeds in Plat File E-30.

The premises conveyed are subject to a Declaration of Covenants dated October 31, 1985, recorded in said Registry of Deeds in Book 580, Page 165 to the extent still applicable.

The premises conveyed are subject to Deed Restriction dated July 21, 2011 and recorded in said Registry of Deeds in Book 2063, Page 1.

Subject to Order of Conditions from the Town of Sandisfield Conservation Commission recorded on September 15, 2004 in the said Registry of Deeds in Book 1561, Page 26. See Certificate of Compliance recorded herewith.

Berkshire Southern District Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 263225
Document Type	: DEED
Recorded Date	: March 05, 2021
Recorded Time	: 02:57:04 PM
Recorded Book and Page	: 02670 / 1
Number of Pages(including cover sheet)	: 4
Receipt Number	: 61142
Recording Fee (including excise)	: \$305.48

MASSACHUSETTS EXCISE TAX
 Southern Berkshire ROD 001
 Date: 03/05/2021 02:57 PM
 Ctrl# 012202 08548 Doc# 00263225
 Fee: \$150.48 Cons: \$33,000.00

Berkshire Southern District Registry of Deeds
Michelle Laramee-Jenny, Register
334 Main Street, Suite 2
Great Barrington, MA 01230-1894
413-528-0146
<http://www.masslandrecords.com/BerkSouth/>

QUITCLAIM DEED

We, **KIMBERLY THORNE KAUNELIS** and **JAMES THORNE**

KAUNELIS f/k/a JAMES E. KAUNELIS, a married couple, of Norfolk, Connecticut, for consideration in the amount of Thirty Three Thousand and No/100ths Dollars (\$33,000.00) paid, grant with **QUITCLAIM COVENANTS** to **PHILLIP BLUME**, Individually, whose residence and post office address is 68 Sandisfield Road, Sandisfield, MA 01255, the land situated in the Town of Sandisfield, County of Berkshire, Commonwealth of Massachusetts, bounded and described as follows:

Locus: Parcel 3, Sandisfield Road, Sandisfield, Massachusetts
(a/k/a Route 57 and New Boston Road)

All that land comprising Parcel #3 – 8.111 acres as shown on a “Plan of Land Surveyed for GELLERT-MILLER LAND TRUST in Sandisfield, Massachusetts June – 1988 Scale 1” = 150’ ” prepared by Kelly, Granger, Parsons, and Associates, Inc., and recorded at the Southern Berkshire Registry of Deeds in Plat File E-30.

The premises is conveyed subject to a Declaration of Covenants dated October 31, 1985, recorded at the Southern Berkshire Registry of Deeds in Book 580, Page 165.

Being the same premises conveyed to the grantors herein by deed of Peter S. Vallianos, Trustee of the Gellert-Miller Land Trust, dated July 7, 1988 and recorded on July 8, 1988 at the Southern Berkshire Registry of Deeds in Book 675, Page 298.

Witness our hands and seals this 3rd day of March, 2021.

Kimberly Thorne Kaunelis
KIMBERLY THORNE KAUNELIS

James Thorne Kaunelis
JAMES THORNE KAUNELIS
f/k/a JAMES E. KAUNELIS

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

On this 3rd day of March, 2021, before me, the undersigned notary public, personally appeared **KIMBERLY THORNE KAUNELIS** and **JAMES THORNE KAUNELIS f/k/a JAMES E. KAUNELIS**, who proved to me through satisfactory evidence of identification, being (*check whichever applies*):

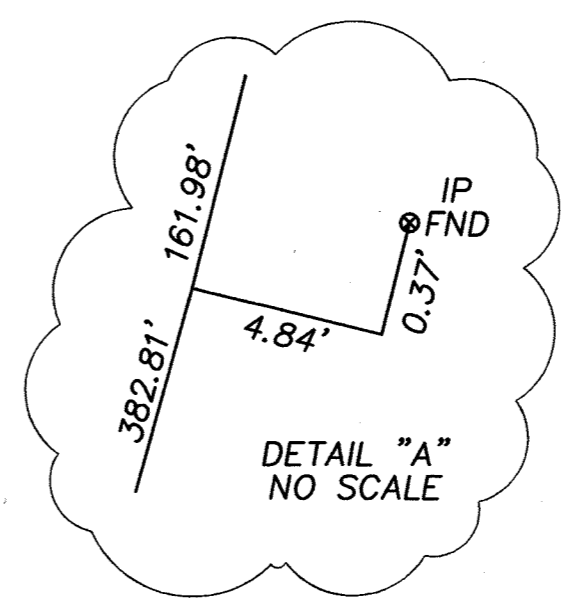
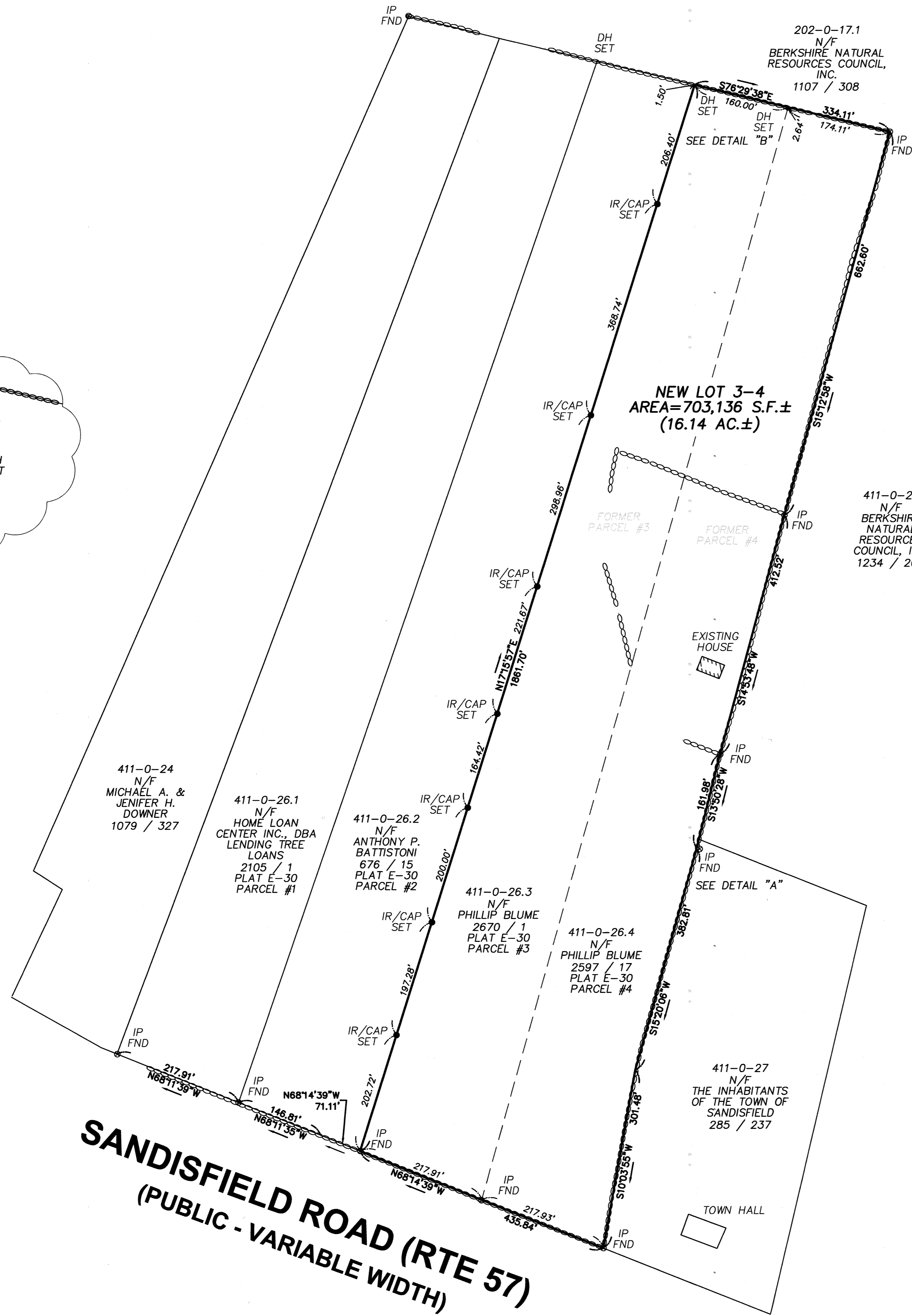
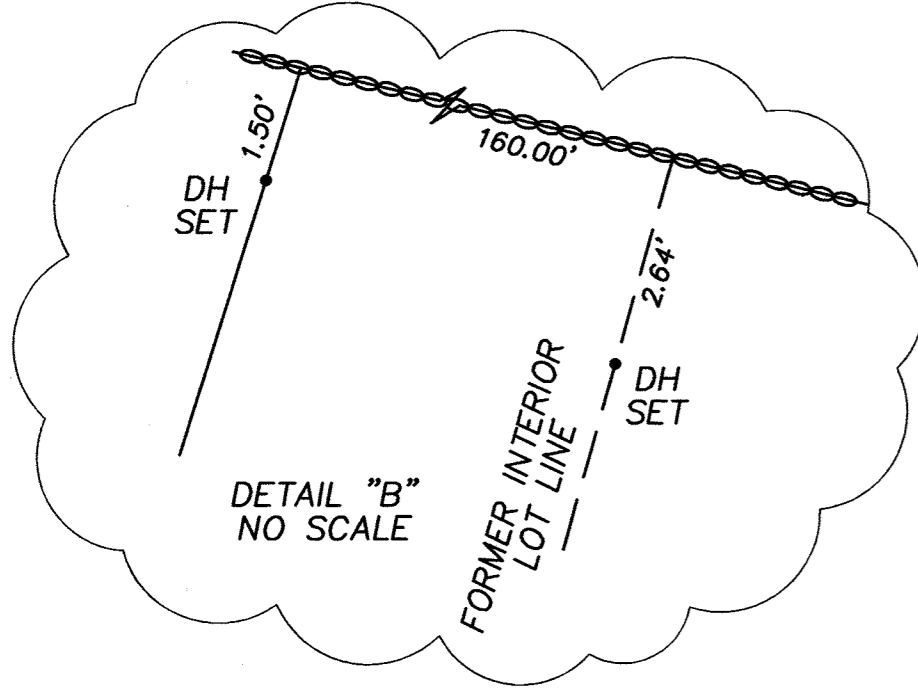
- driver's license or other state or federal government document bearing a photographic image;
- oath or affirmation of a credible witness known to me who knows the above signatory; or
- my own personal knowledge of the identity of the signatory,

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[affix seal]

Peter S. Vallianos
Notary Public
My Commission Expires: 11/21/2025





APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. SANDSFIELD PLANNING BOARD

DATE: _____
THE ABOVE ENDORSEMENT IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

REFERENCES:

- 1) RECORDED SOUTHERN BERKSHIRE REGISTRY OF DEEDS
DEED BOOK 2597 / PAGE 17 (LOCUS)
DEED BOOK 2670 / PAGE 1 (LOCUS)

PLAT FILE E-30 (LOCUS) (PARCELS 3 AND 4)
PLAT FILE A-16 (ABUTTER)
- 3) TOWN OF SANDSFIELD - XXX ZONING DISTRICT

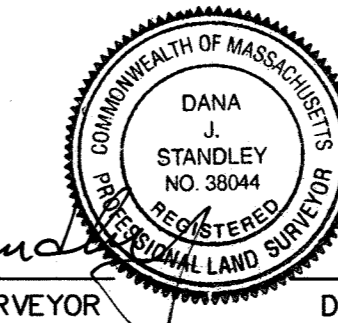
NOTES:

- 1) THE EXISTING PROPERTY LINES SHOWN HEREON ARE TAKEN FROM PLANS AND DEEDS OF RECORD.
- 2) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY BSC GROUP, INC. BETWEEN FEBRUARY 24, 2021 AND MARCH 3, 2021.
- 3) THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE AND COMBINE EXISTING PARCELS 3 AND 4 TO CREATE NEW LOT 3-4.

CERTIFICATION:

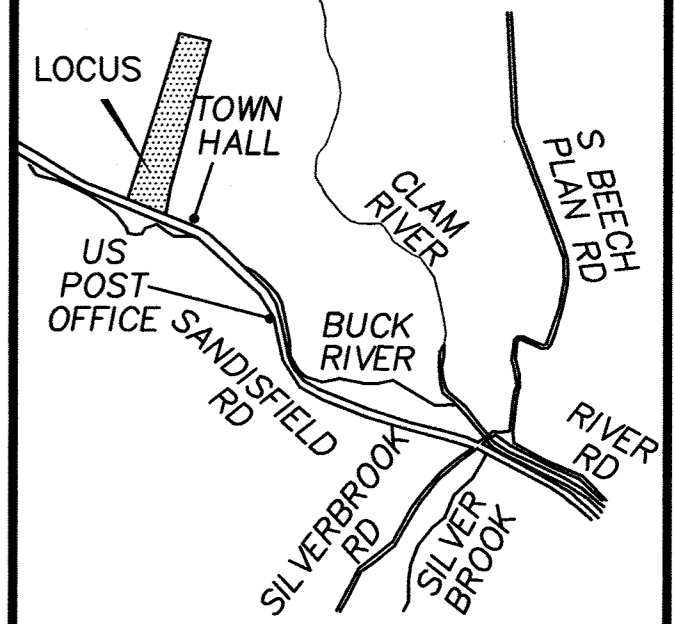
I HEREBY CERTIFY TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Dana J. Standley
PROFESSIONAL LAND SURVEYOR



3-8-2021
DATE

FOR REGISTRY USE ONLY



LOCUS MAP - NO SCALE

CONSOLIDATION PLAN OF LAND
SANDSFIELD ROAD
IN
SANDSFIELD MASSACHUSETTS
(BERKSHIRE COUNTY)

DEPICTING NEW BOUNDARIES OF LOT 3-4

MARCH 8, 2021

PREPARED FOR:
PHILLIP BLUME
68 SANDSFIELD RD
SANDSFIELD, MASSACHUSETTS 01255

BSC GROUP
33 Waldo Street
Worcester, Massachusetts
01608
508 792 4500

© 2021 BSC Group, Inc.

SCALE: 1" = 100'
0 12.5 25 50 METERS
0 50 100 200 FEET

PROJ. MGR.: D. STANDLEY
 FIELD: R. LINCOLN/J. STRMISKA
 CALC./DESIGN: S. COHEN
 DRAWN: S. COHEN
 CHECK: D. STANDLEY
 FILE: P:\Prj\2844301\dwg\2844301XCP
 DWG. NO: FILED: SHEET
 JOB. NO: 28443.01 FF 1 OF 1

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
SANDSFIELD PLANNING BOARD

DATE: _____
THE ABOVE ENDORSEMENT IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

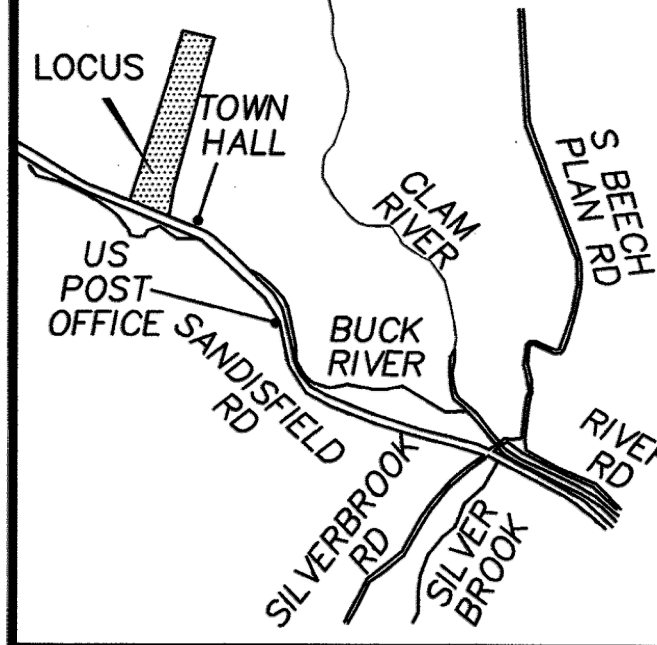
- REFERENCES:**
- 1) RECORDED SOUTHERN BERKSHIRE REGISTRY OF DEEDS
DEED BOOK 2597 / PAGE 17 (LOCUS)
DEED BOOK 2670 / PAGE 1 (LOCUS)
PLAT FILE E-30 (LOCUS) (PARCELS 3 AND 4)
PLAT FILE A-16 (ABUTTER)
 - 3) TOWN OF SANDSFIELD - XXX ZONING DISTRICT

- NOTES:**
- 1) THE EXISTING PROPERTY LINES SHOWN HEREON ARE TAKEN FROM PLANS AND DEEDS OF RECORD.
 - 2) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY BSC GROUP, INC. BETWEEN FEBRUARY 24, 2021 AND MARCH 3, 2021.
 - 3) THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE AND COMBINE EXISTING PARCELS 3 AND 4 TO CREATE NEW LOT 3-4.

CERTIFICATION:
I HEREBY CERTIFY TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Dana J. Standley
PROFESSIONAL LAND SURVEYOR DATE 3-8-2021

FOR REGISTRY USE ONLY



LOCUS MAP - NO SCALE

CONSOLIDATION PLAN OF LAND
SANDSFIELD ROAD
IN
SANDSFIELD MASSACHUSETTS
(BERKSHIRE COUNTY)

DEPICTING NEW BOUNDARIES OF LOT 3-4

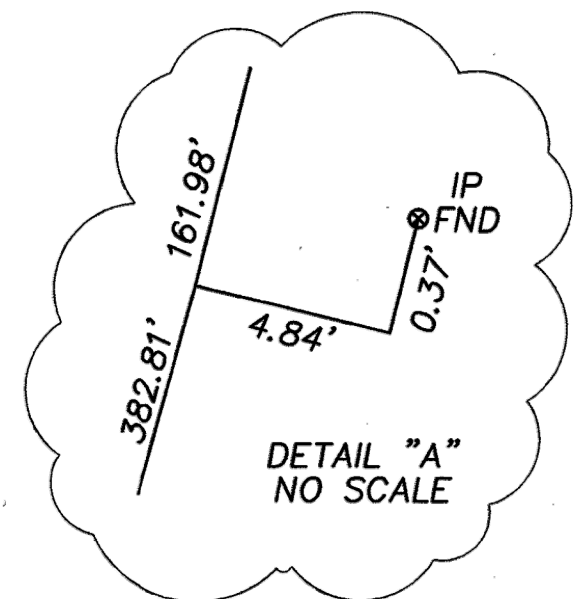
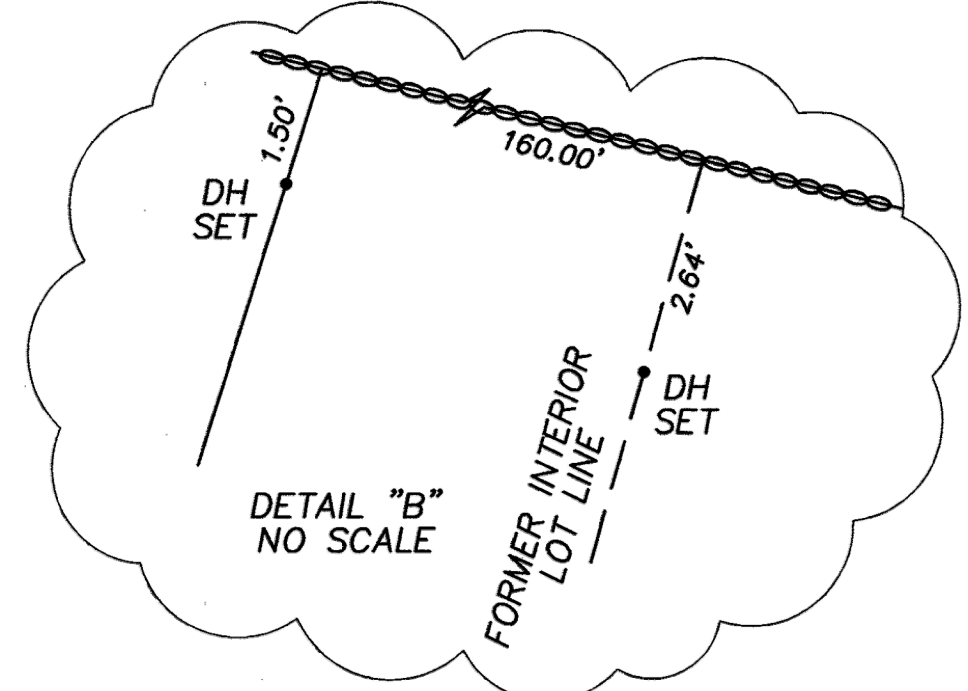
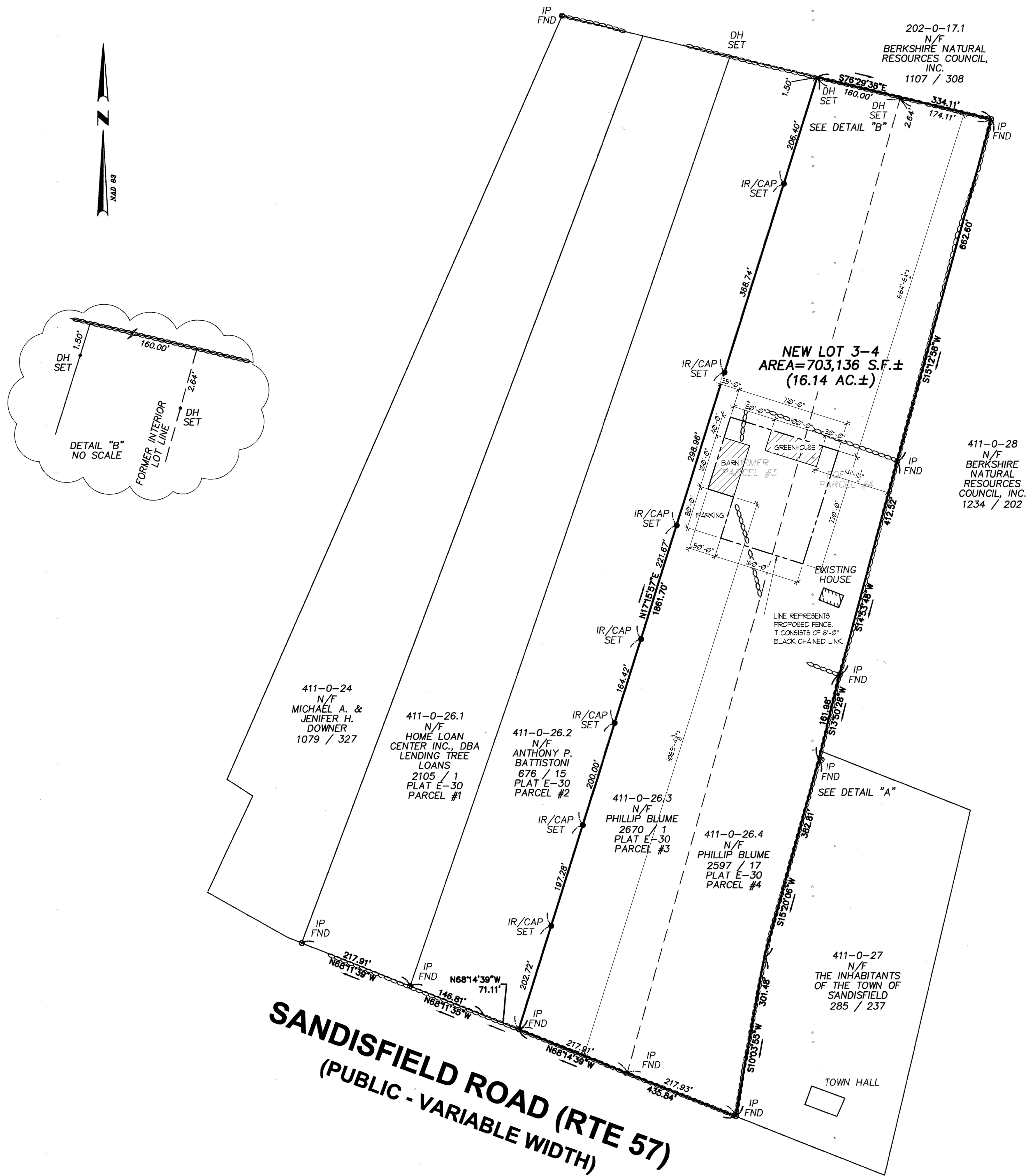
MARCH 8, 2021

PREPARED FOR:
PHILLIP BLUME
68 SANDSFIELD RD
SANDSFIELD, MASSACHUSETTS 01255

BSC GROUP
33 Waldo Street
Worcester, Massachusetts
01608
508 792 4500

© 2021 BSC Group, Inc.
SCALE: 1" = 100'
0 12.5 25 50 100 200 FEET

PROJ. MGR.: D. STANDLEY
FIELD: R. LINCOLN/J. STRMISKA
CALC./DESIGN: S. COHEN
DRAWN: S. COHEN
CHECK: D. STANDLEY
FILE: P:\Prj\2844301\dwg\2844301XCP
DWG. NO: FILED: SHEET
JOB. NO: 28443.01 FF 1 OF 1



SANDSFIELD ROAD (RTE 57)
(PUBLIC - VARIABLE WIDTH)

DAY DREAMZ ESTATES

68 SANDISFIELD RD
SANDISFIELD, MA 01255

For Review ONLY

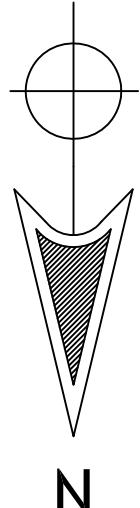
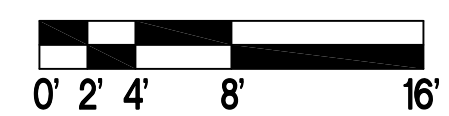
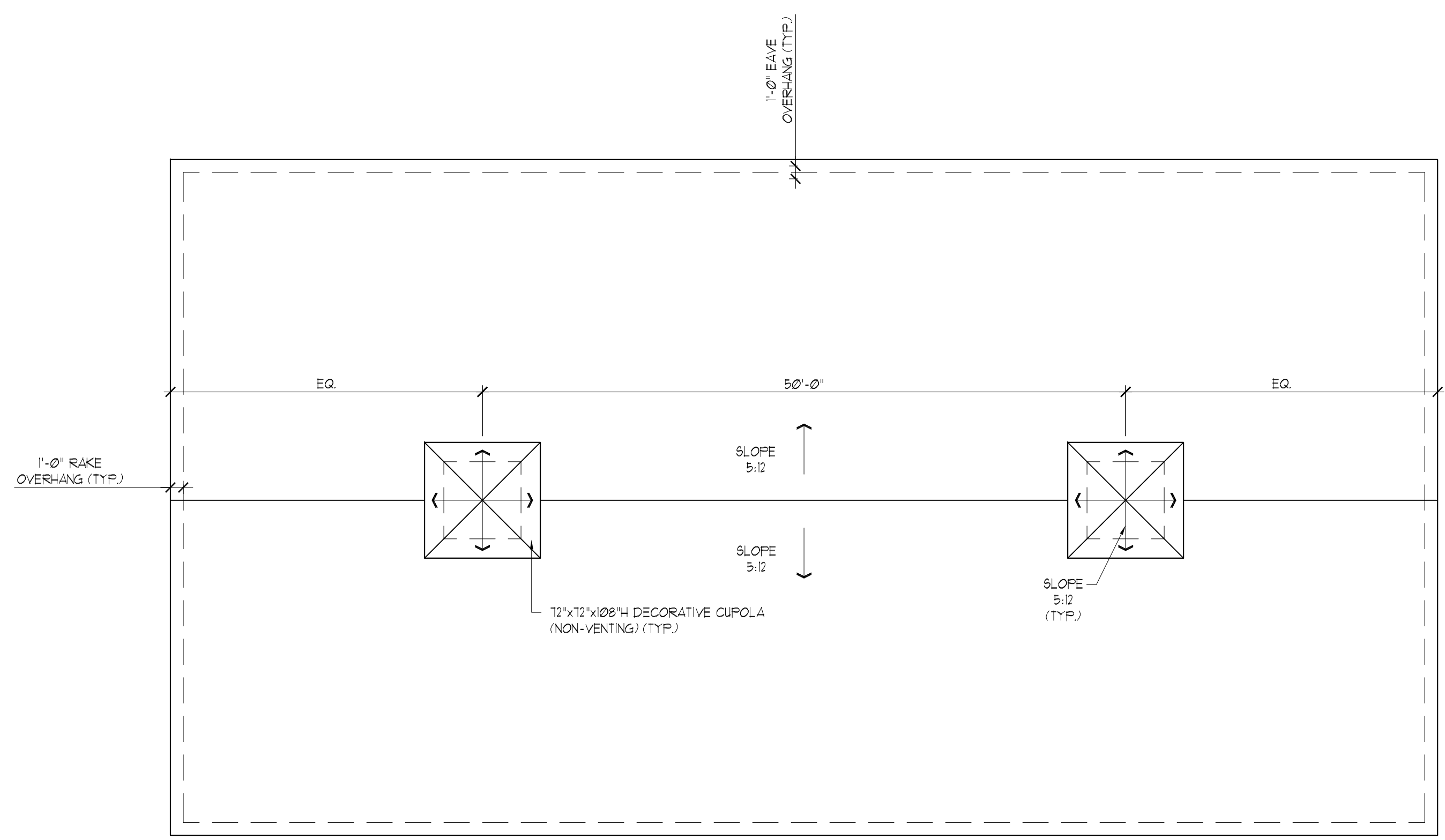
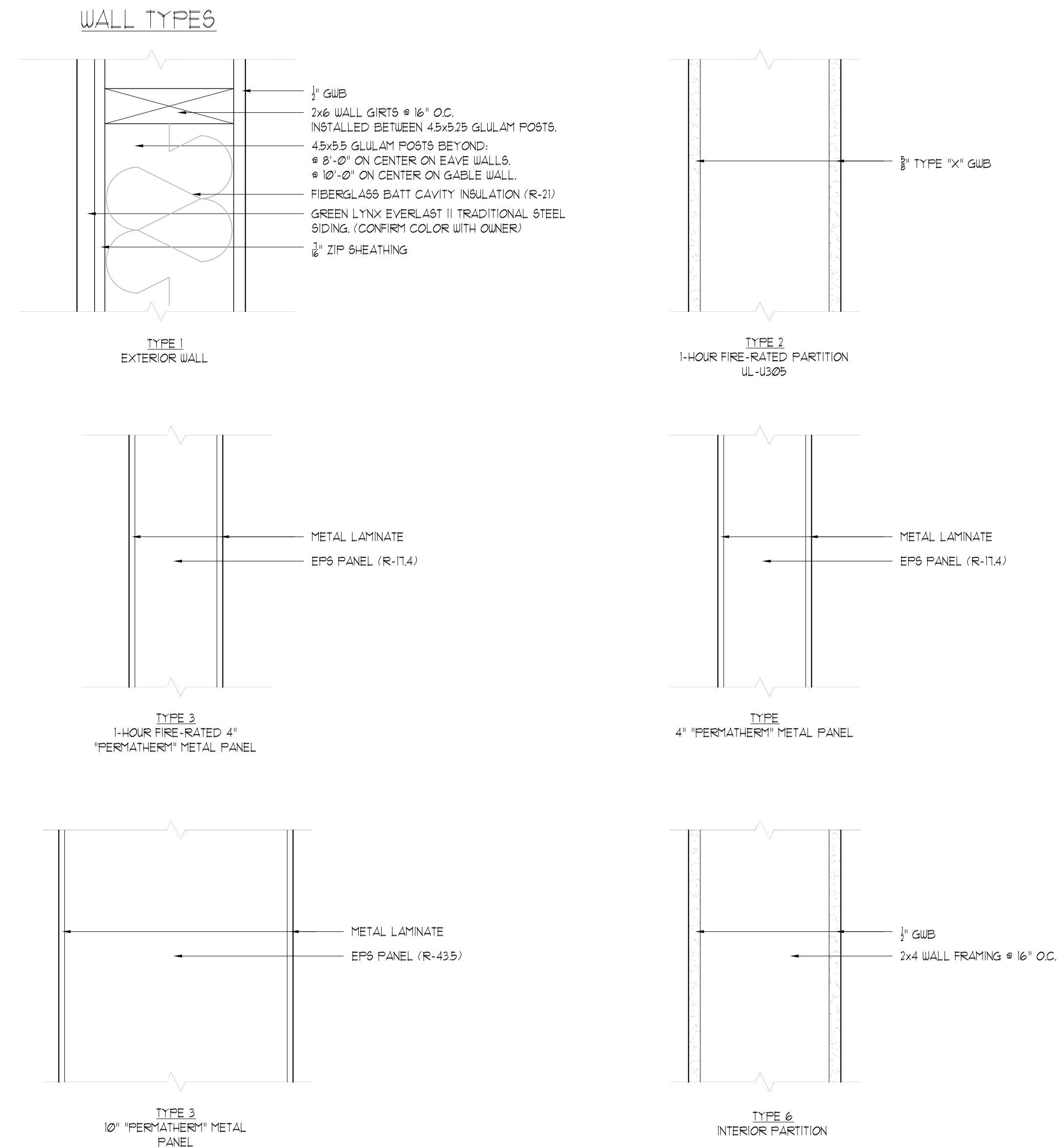
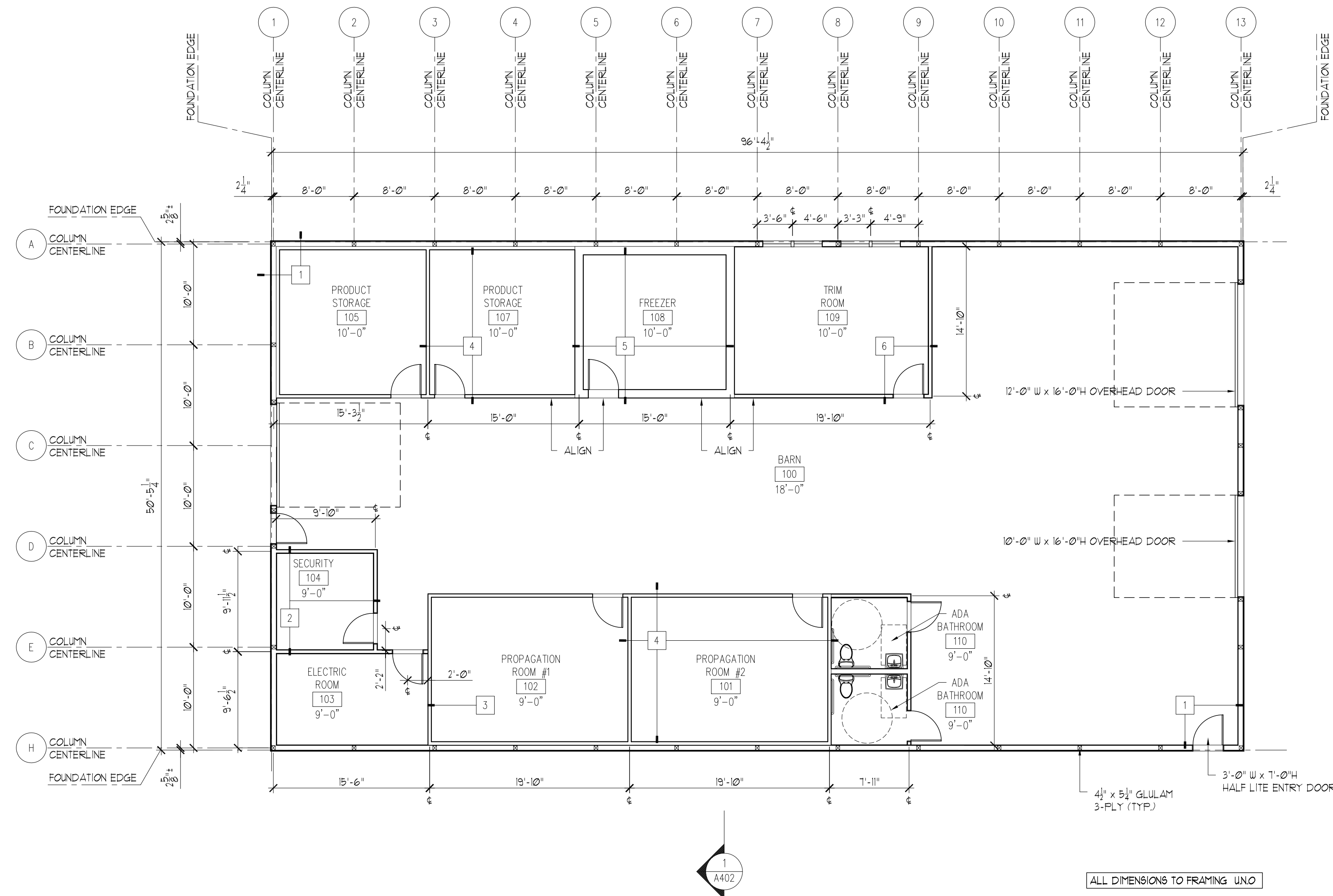
Rev. No.	Date	Description
01.21.2021		ISSUED FOR CLIENT TO REVIEW
02.03.2021		FLOOR PLAN REVISIONS
02.04.2021		ISSUED FOR CLIENT TO REVIEW

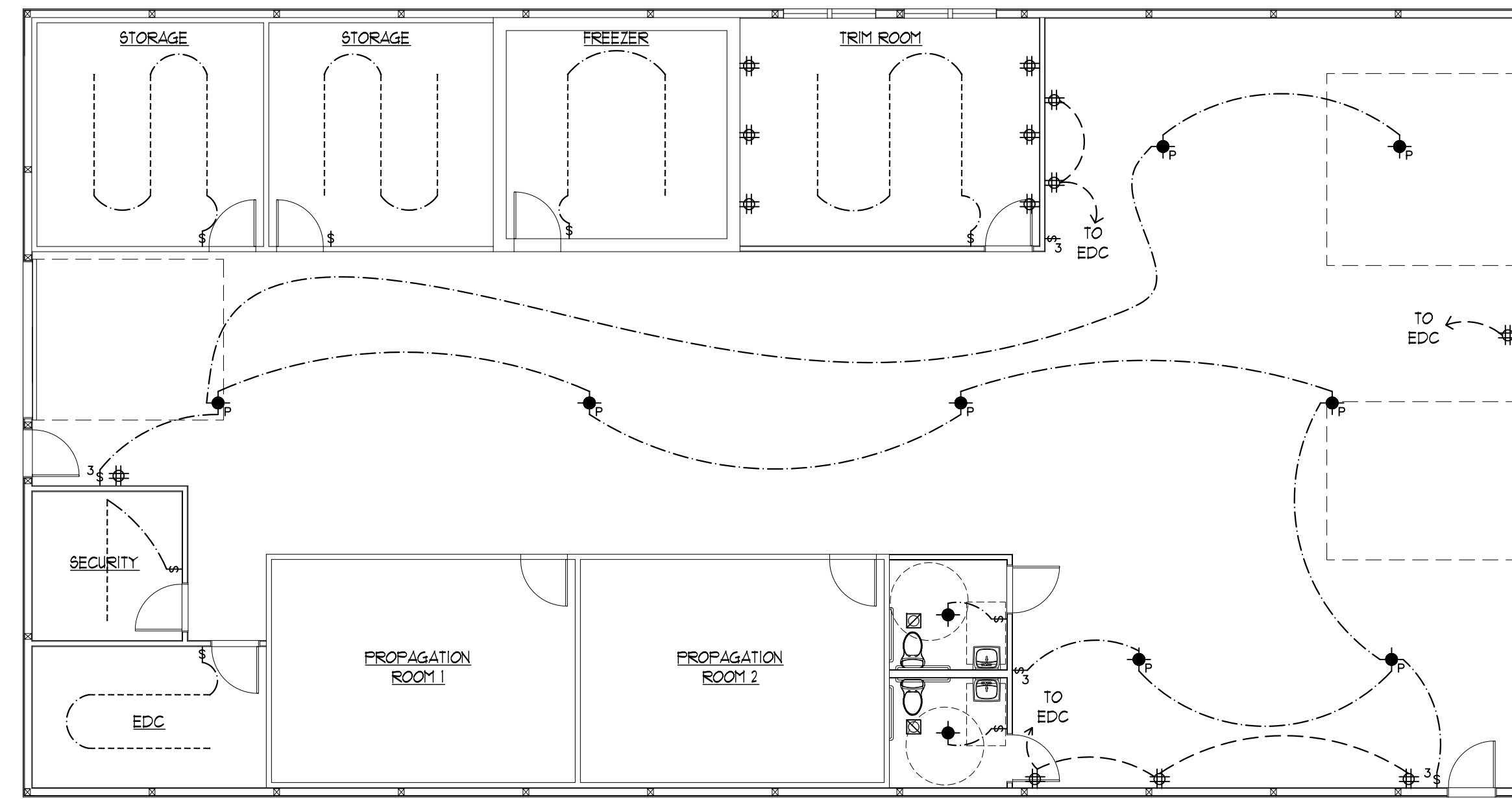
Drawing Title:
PROPOSED BARN PLANS

Seal & Signature:

Date: 02/03/2021
Drawn By: MA
Check By: PS

A-100





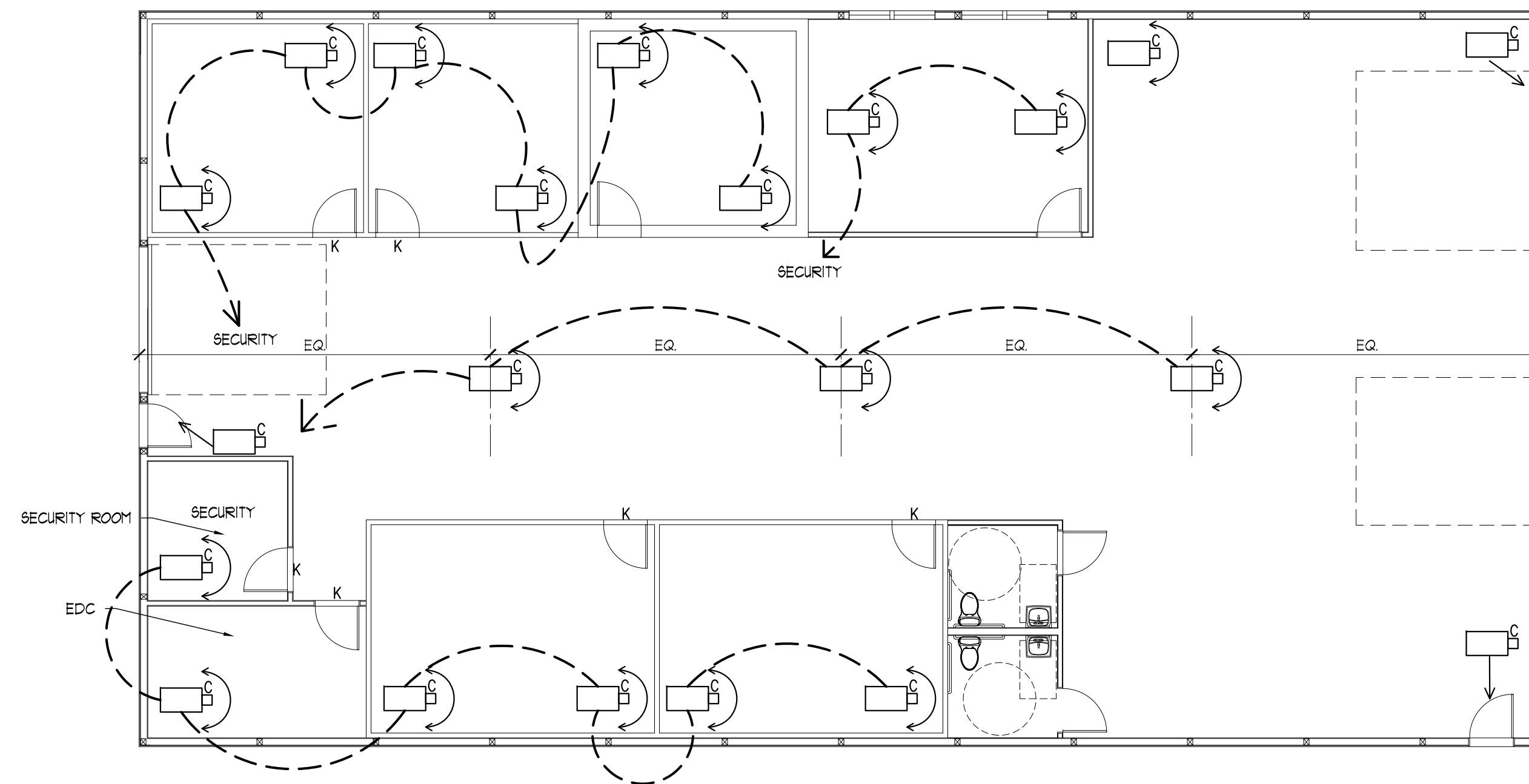
1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND

- ⬆️ CEILING MOUNTED ADJUSTABLE FIXTURE
- ⊙ RECESSED ADJUSTABLE DOWNLIGHT
- RECESSED DOWNLIGHT FIXTURE
- ⊠ BATHROOM EXHAUST FAN / LIGHT (FANTECH)
- ⊞ WALL MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE
- ⦿ PENDANT LIGHT FIXTURE
- UNDER CABINET LIGHTING
- LINEAR TRACK LIGHTING (HORIZONTAL)
- 8' LED STRIP
- ⊗ DUPLEX OUTLETS TO BE 3-PRONGED, VERTICAL, SET AT 15" AFF UNLESS OTHERWISE NOTED.
- ⊙ DUPLEX OUTLETS TO BE 3-PRONGED, VERTICAL, SET AT COUNTERTOP HEIGHT AS DESIGNATED.
- ⊞ WIREMOULD OUTLETS MOUNTED TO REAR UNDERSIDE OF UPPER CABINETS / GFCI.
- ⊞ SWITCHED DUPLEX OUTLET, 3-PRONGED, VERTICAL, SET AT 15" AFF, UON
- ⊞ GROUND FAULT INTERRUPTER OUTLET
- ⊞ WP WATERPROOF EXTERIOR RECEPTACLE
- ⊞ HALF-SWITCHED DUPLEX RECEPTACLE
- ⊞ QUADRUPLX RECEPTACLE
- ⊞ APPLIANCE OUTLET - REFER TO MANUF. SPECIFICATIONS.
- ⊞ STRUCTURED WIRING TO CONSIST OF (2) CAT 6PLUS AND (2) RG-6 COAX CABLES BUNDLED TOGETHER AND RUN TO ALL TEC PORTS FITTED FOR PHONE, FAX, DATA AND CABLE TV.
- ⊞ WALL MOUNTED TOGGLE SWITCH, TO BE SET AT 42" AFF UNLESS OTHERWISE NOTED. DIMMERS AT ALL LOCATIONS TO BE CONFIRMED WITH CLIENT.
- ⊞ AT ALL LOCATIONS WITH LIGHT/FAN FIXTURE, INSTALL TIMER FOR FAN FEATURE.
- ⊞ DIMMER SWITCH
- ⊞ 3-WAY SWITCH
- ⊞ ELECTRICAL PANEL
- ⊞ THERMOSTAT
- ⊞ SMOKE/CARBON MONOXIDE DETECTOR - HARDWIRED
- ⊞ SMOKE DETECTOR - HARDWIRED
- ⊞ DOOR BELL
- ⊞ EXHAUST FAN

NOTES:

- ALL SYMBOLS MAY NOT BE USED.
- ALL FACEPLATES TO BE COORDINATED WITH CLIENT AND ARCHITECT.
- ALL HEIGHTS TO BE COORDINATED WITH CLIENT AND ARCHITECT



2 BARN SECURITY CAMERA LAYOUT
1/4" = 1'-0"

SECURITY LEGEND

- ⊞ MOVABLE CAMERA WITH MOTION SENSOR AND NIGHT VIEW.
- ⊞ FIXED CAMERA WITH MOTION SENSOR AND NIGHT VIEW. ARROW SHOWS CAMERA DIRECTION.
- K BADGE KEY ENTRY DOOR

DAY DREAMZ ESTATES
68 SANDSFIELD RD
SANDSFIELD, MA 01255
For Review ONLY

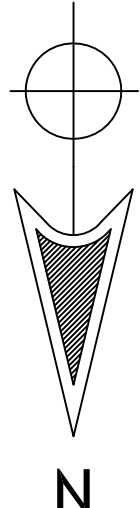
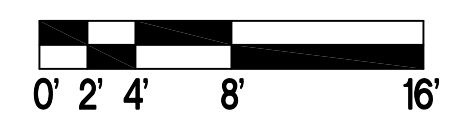
Rev. No.	Date	Description
01.21.2021		ISSUED FOR CLIENT TO REVIEW
02.04.2021		ISSUED FOR CLIENT TO REVIEW

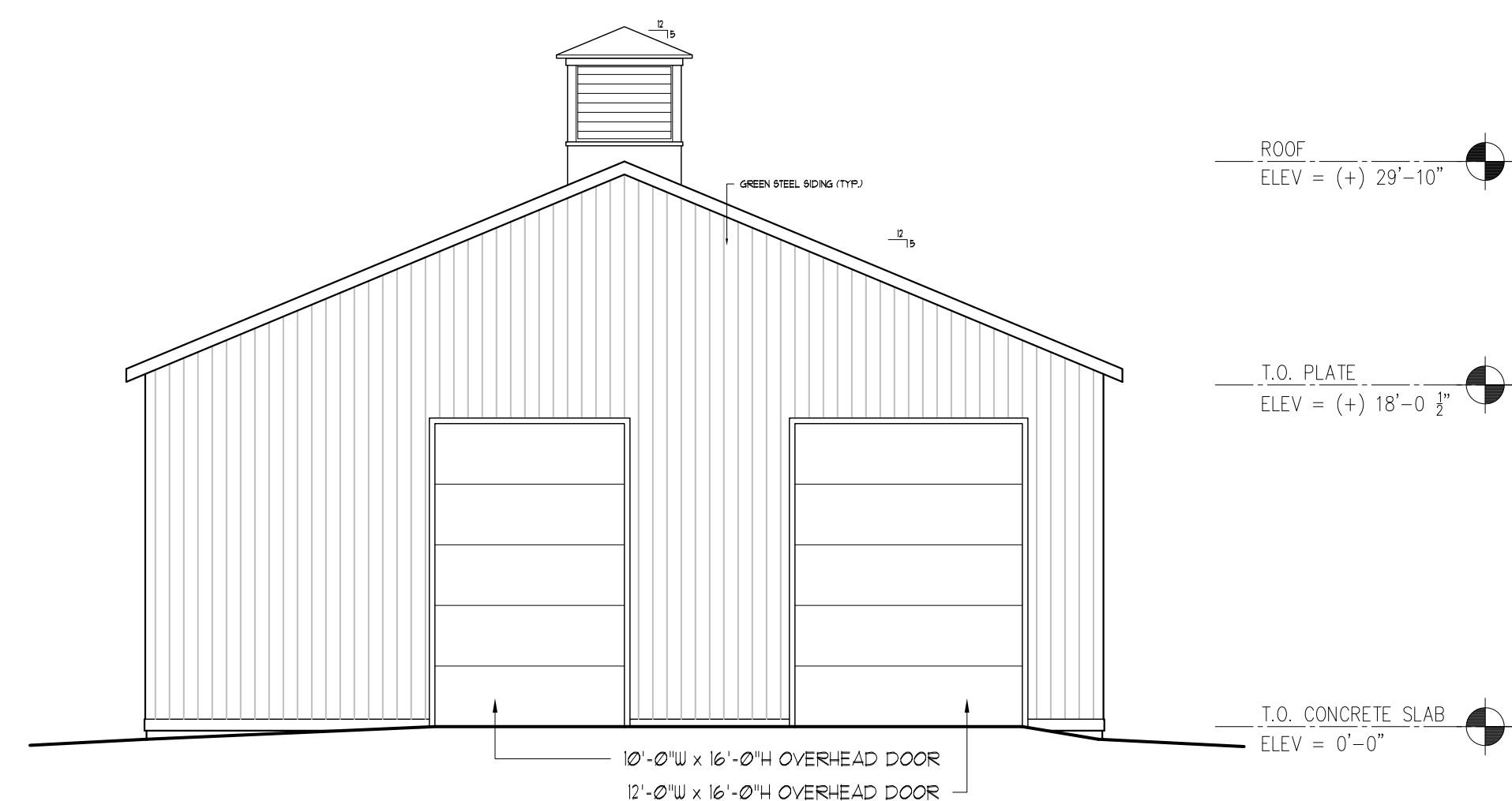
Drawing Title:
PROPOSED ELECTRIC & SECURITY PLANS

Seal & Signature: _____

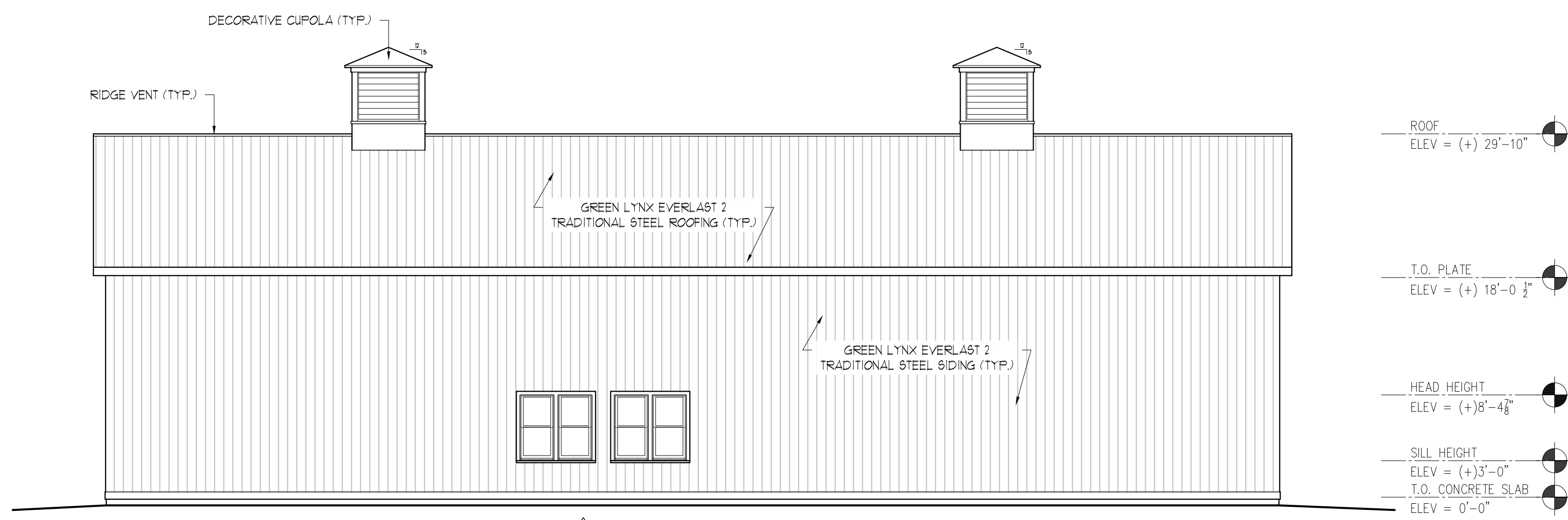
Date: 01/19/2021
Drawn By: MA
Check By: PS

E-100

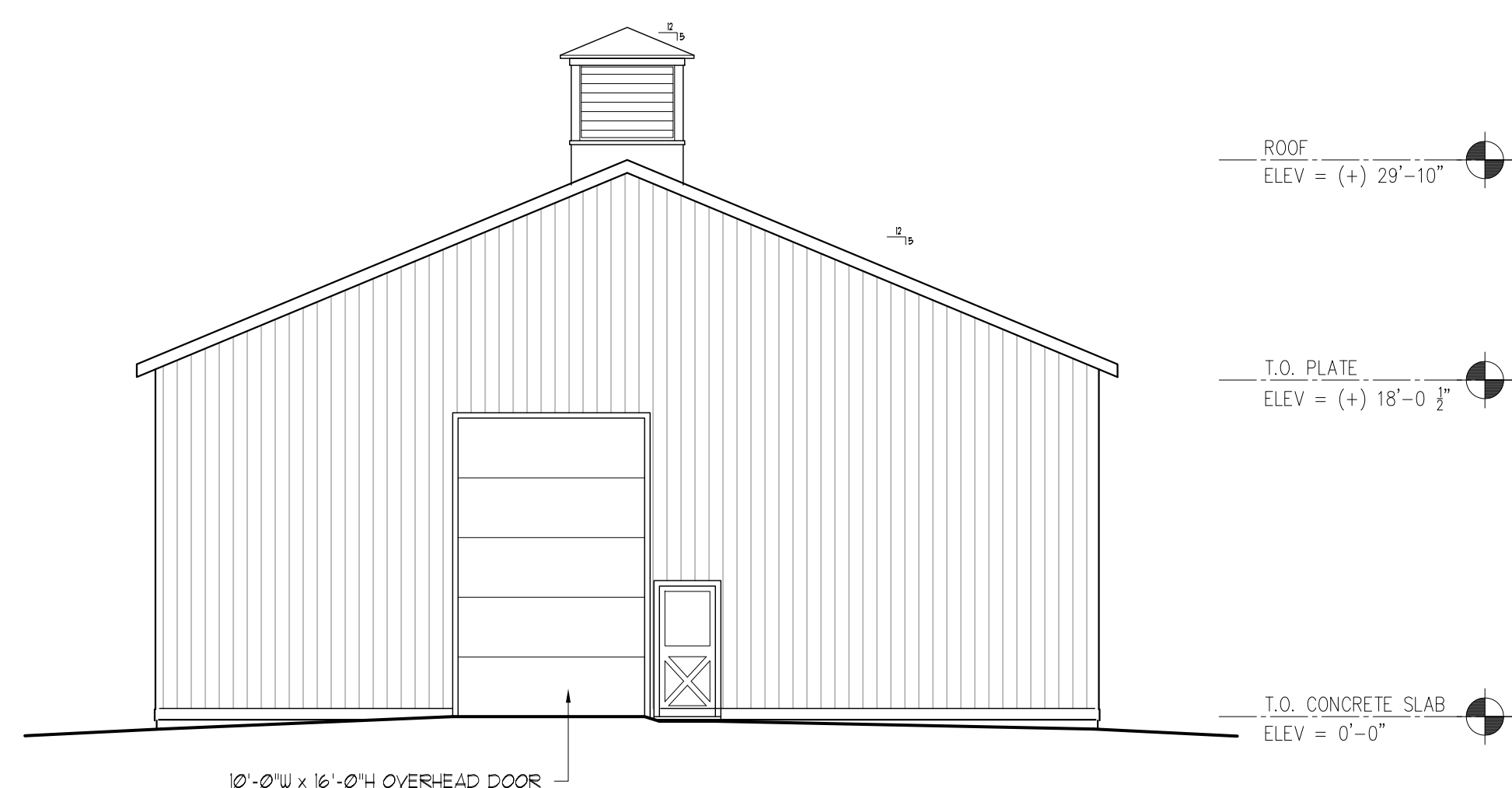




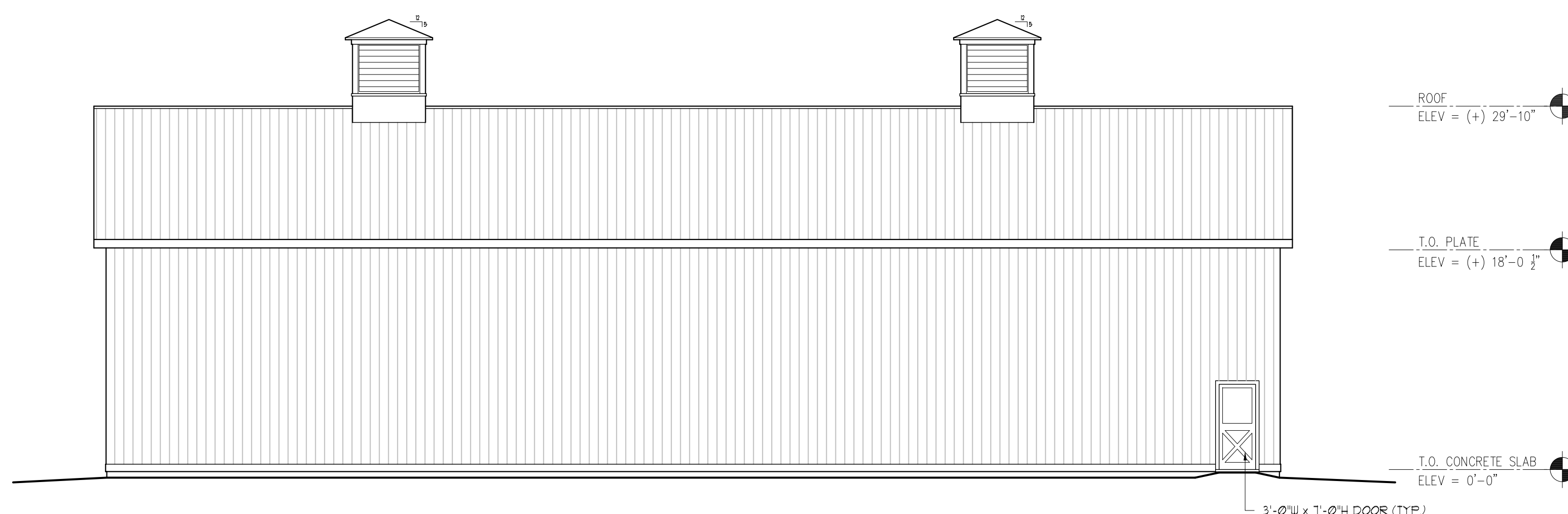
1 WEST ELEVATION 1/4" = 1'-0"



2 SOUTH ELEVATION 1/4" = 1'-0"



3 EAST ELEVATION 1/4" = 1'-0"



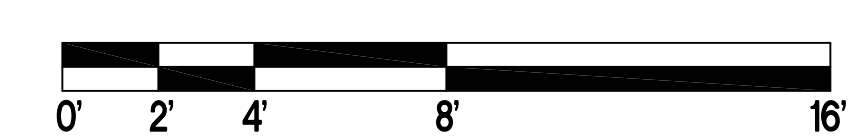
4 NORTH ELEVATION 1/4" = 1'-0"

DAY DREAMZ ESTATES
 68 SANDSFIELD RD
 SANDSFIELD, MA 01255
For Review ONLY

Rev. No.	Date	Description
01.21.2021		ISSUED FOR CLIENT TO REVIEW
02.04.2021		ISSUED FOR CLIENT TO REVIEW

Drawing Title:
BUILDING ELEVATIONS

Seal & Signature: _____
 Date: 01/22/2020
 Drawn By: LT/MA
 Check By: PS
A-400



DAY DREAMZ ESTATES

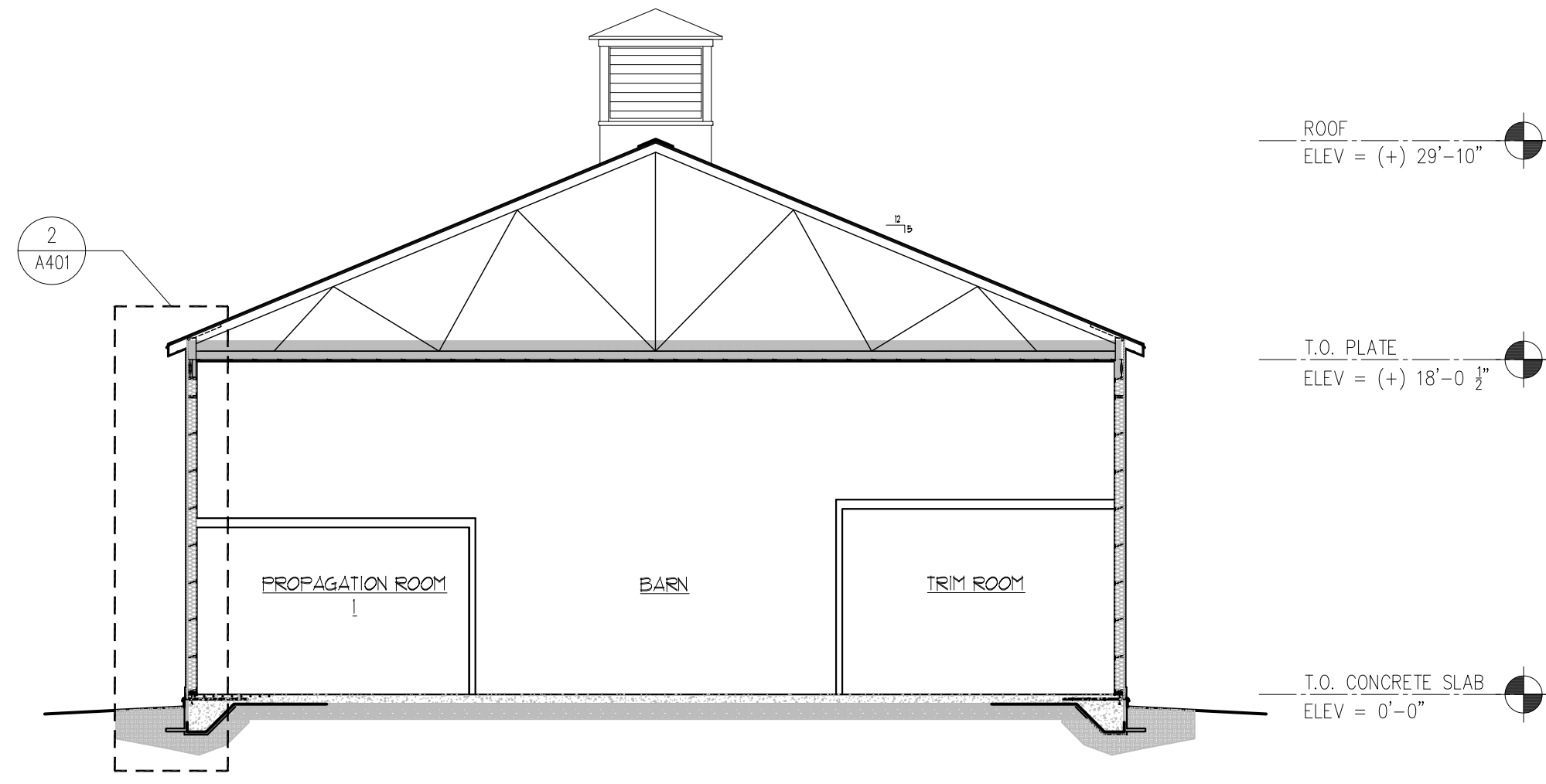
68 SANDSFIELD RD
 SANDSFIELD, MA 01255

For Review ONLY

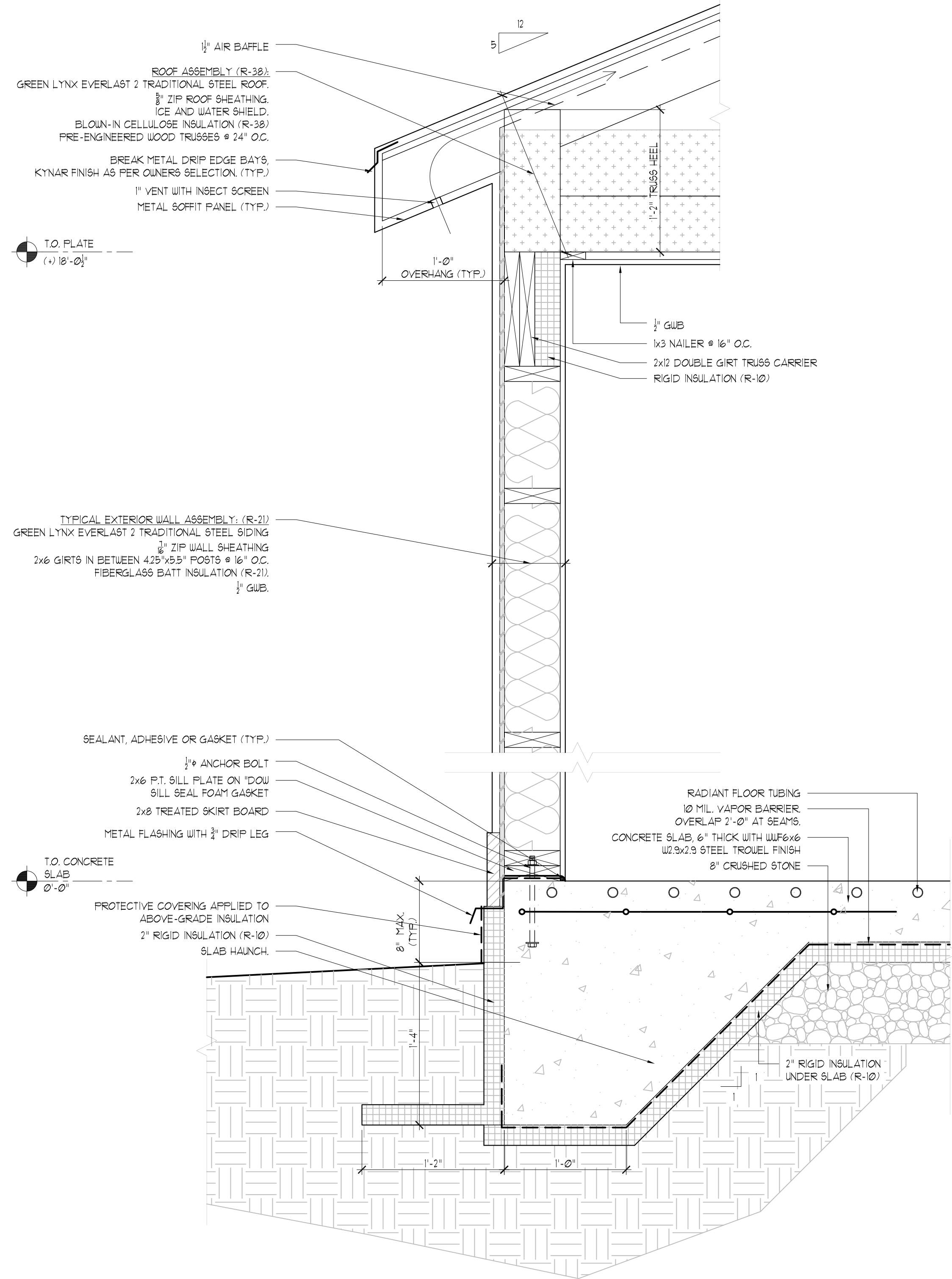
Rev. No.	Date	Description
02.04.2021		DRAWING REVISIONS
02.04.2021		ISSUED FOR CLIENT TO REVIEW

Drawing Title:
BUILDING SECTIONS

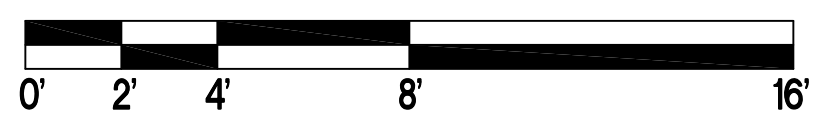
Seal & Signature:
 Date: 01/22/2021
 Drawn By: LT/MA
 Check By: PS
A-401



1 SECTION A-A
 1/8" = 1'-0"

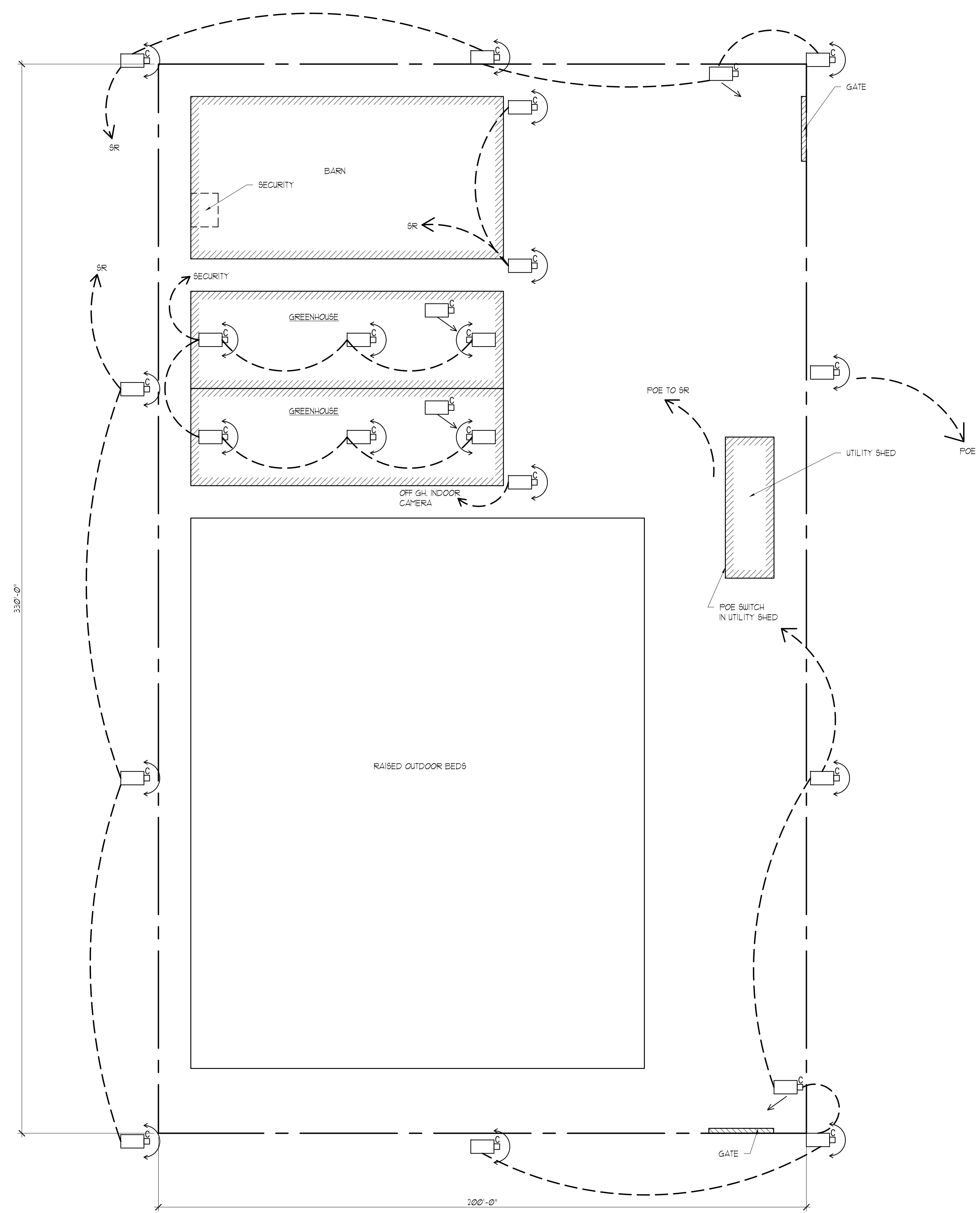


2 TYPICAL WALL SECTION
 1-1/2" = 1'-0"



SECURITY LEGEND

-  MOVABLE CAMERA WITH MOTION SENSOR AND NIGHT VIEW.
-  FIXED CAMERA WITH MOTION SENSOR AND NIGHT VIEW. ARROW SHOWS CAMERA DIRECTION.



DAY DREAMZ ESTATES

68 SANDSFIELD RD
SANDSFIELD, MA 01255

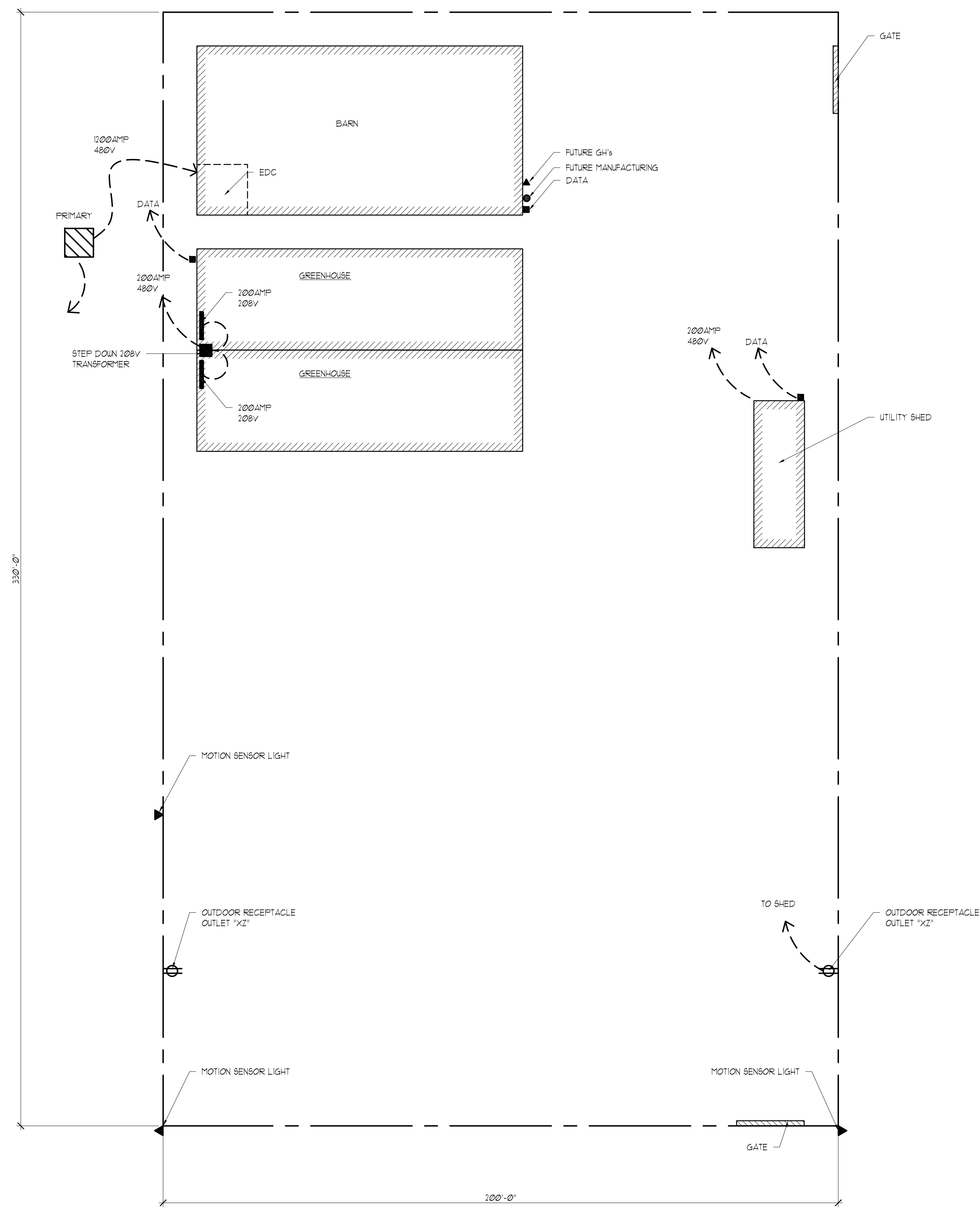
For Review ONLY

Rev. No.	Date	Description
01.21.2021		ISSUED FOR CLIENT TO REVIEW
01.25.2021		GREENHOUSE SECURITY CAMERA LAYOUT
02.04.2021		ISSUED FOR CLIENT TO REVIEW

Drawing Title:
PROPOSED SITE SECURITY PLAN

Seal & Signature:
Date: 01/22/2021
Drawn By: MA
Check By: PS
L-100

1 SITE PLAN WITH SECURITY CAMERA LAYOUT
1" = 20'-0"



DAY DREAMZ ESTATES

68 SANDSFIELD RD
SANDSFIELD, MA 01255

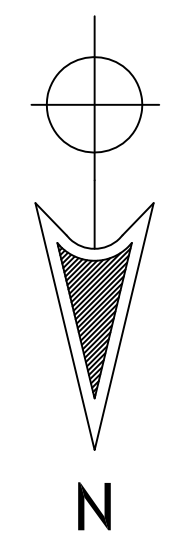
For Review ONLY

Rev. No.	Date	Description
02.04.2021		ISSUED FOR CLIENT TO REVIEW

Drawing Title:
**PROPOSED SITE
ELECTRIC
DISTRIBUTION PLAN**

Seal & Signature:
Date: 01/22/2021
Drawn By: MA
Check By: PS
L-101

1 SITE PLAN WITH ELECTRIC DISTRIBUTION LAYOUT
1" = 20'-0"



To: Phillip Blume
Daydreamz Estates LLC
68 Sandisfield Road
Sandisfield, Massachusetts 01255

Date: March 16, 2021

From: Michael A. Santos, PE

Proj. No. 28443.00

Re: 68 Sandisfield Road – Sandisfield, MA
Traffic Information Summary

BSC Group, Inc. has conducted a transportation evaluation of the characteristics and impacts of a proposed cannabis cultivation facility to be located at 68 Sandisfield Road (the “Project”) in Sandisfield, Massachusetts. This evaluation provides information related to trip generation characteristics of the Project, traffic operations at the site driveway, and a safety evaluation of the adjacent roadway.

Project Description and Site Access

The Project will consist of the construction of a new approximately 40,000 square foot (sf) cannabis cultivation facility at 68 Sandisfield Road. The facility will not provide direct retail sales and will not operate as a medical or recreational dispensary. The Project site is located along the north side of Sandisfield Road (designated as Massachusetts State Route 57). The location of the Project site is shown in Figure 1.

Figure 1: Site Location



Vehicular access will be provided by a new driveway along the northern side of the roadway. The driveway will be constructed to accommodate employees, delivery vehicles that will service the site, and emergency vehicles. The Project is expected to have between 16 – 20 employees in total, operating between the hours of 6 AM – 4 PM with overlapping shifts.

Existing Roadway Conditions

The Project site is located on Sandisfield Road, which is designated as Massachusetts State Route 57 and is under local (Town of Sandisfield) jurisdiction. The roadway consists of two approximately 11-foot travel lanes with half-foot shoulders. The pavement markings along the roadway are mostly faded or missing in areas. The speed limit along Sandisfield Road is posted for 40 miles per hour (mph) in the eastbound direction only. The existing cross section is shown in Figure 2.

Figure 2: Sandisfield Road looking east at site driveway location



Advance warning signage is posted in the eastbound direction for a school and horizontal curvature along the roadway. The roadway has little horizontal or vertical curvature at the site driveway location.

Traffic volumes are relatively low along this segment of Sandisfield Road. Available count data was obtained from the Massachusetts Department of Transportation Data Management System for nearby locations on Route 57. The available traffic data is summarized in Table 1.

Table 1: Traffic Volume Data

	Location	
	Route 57/Tolland Road, east of Route 8	Route 57/Sandisfield Road, west of New Hartford Rd.
Daily Volume	795	681
AM Peak Hour Volume	50	57
PM Peak Hour Volume	65	70
85 th Percentile Speed	45 mph	50 mph
Date of Count	Wednesday 8/1/2019	Wednesday 8/2/2017

The Project site is located between the two count locations shown in Table 1. Based on field observations, the traffic characteristics of Sandisfield Road at the site driveway is expected to be similar to the two count locations shown above, which are located east and west of the Project site. Based on the data shown in Table 1, traffic volumes are low throughout the area, with approximately one vehicle expected to pass by the driveway every minute. The detailed traffic counts are provided as an attachment.

Safety Evaluation

Motor vehicle crash data were obtained for Sandisfield Road in the vicinity of the Project site (the approximate 4.5 miles between New Hartford Road and Route 8) from the MassDOT crash database for the most recent five-year period (2016 – current). Based on this evaluation, a total of five motor vehicle crashes occurred over the past five years on this segment of Sandisfield Road. Four of the five crashes resulted in property damage only (no injuries) and four of them were classified as single-vehicle crashes that typically occur when vehicles leave the traveled way and strike an object or a natural feature. Based on a review of the crash history, there is no evidence that any safety issues currently exist near the Project site. The detailed crash data is provided as an attachment.

Sight Distance Evaluation

Sight distance measurements and calculations were conducted at the location of the proposed site driveway along Sandisfield Road. An analysis of stopping sight distance (SSD) and intersection sight distance (ISD) confirms that adequate sight distance is provided along Sandisfield Road to allow safe maneuvers to and from the driveway.

Stopping sight distance is the distance required for a vehicle to perceive an object in the roadway, decelerate, and come to a stop before reaching the object. Intersection sight distance is the distance between an approaching vehicle and a side street or driveway to allow a vehicle to safely maneuver through the intersection from the side street or driveway. SSD is a requirement along all roadways to ensure safety is maintained along the length of a given roadway. ISD is a recommended guideline to ensure vehicles traveling through an intersection from a stop condition can easily and comfortably make a turning or through maneuver. Required SSD and recommended ISD are typically based on the 85th percentile vehicular speed along a roadway. As previously presented in Table 1, the 85th percentile speeds along Route 57 east and west of the Project site range from 45 to 50 mph.

The available sight distance to/from the both directions at the driveway is in excess of 800 feet. The required SSD, based on a 50 mph approach speed, is 425 feet and the recommended ISD based on a 50 mph approach speed is 555 feet. Existing lines of sight are shown in Figures 3 and 4.

Figure 3: Line of sight looking west from driveway location



Based on this evaluation, there is adequate sight distance to accommodate both SSD and ISD at the site driveway. It is recommended that existing vegetation be cleared and maintained to ensure sight distances remain sufficient for vehicles exiting the site.

Trip Generation

Trip generation estimates for the Project are typically based on data provided by the Applicant. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. Due to the lack of data for cannabis cultivation facilities in the Trip Generation Manual, trip generation estimates for the Project

were based on expected operational data provided by the Applicant. For comparison purposes, trip generation estimates are also provided for a manufacturing facility, based on ITE Land Use Code (LUC) 140 – Manufacturing, which is the land use in the Trip Generation Manual that is most comparable to cannabis cultivation facilities. The facility is expected to have the following operational characteristics:

- Between 6 – 8 employees will work a shift between 6AM – 2PM
- Between 6 – 8 employees will work a shift between 8AM – 4PM
- Four employees will work on-site without any defined shift times
- One delivery van will enter and exit the site on a daily basis
- Up to two deliveries per month will occur that require larger trailer truck

For a conservative estimate of the peak hour trip generation estimates, it was assumed that all employees and the delivery vehicle arrive during the morning peak and leave in the evening peak, although it is not likely that all trips will occur during the peak hours. The trip generation estimates are provided in Table 2.

Figure 4: Line of sight looking east from driveway location



Table 2: Trip Generation Summary

Time Period	Based on Operational Information	Based on ITE LUC 140 – Manufacturing¹
<i>Daily</i>	42	157
<i>AM Peak Hour</i>		
Entering	21	19
Exiting	0	6
Total	21	25
<i>PM Peak Hour</i>		
Entering	0	8
Exiting	21	19
Total	21	27

¹ Based on ITE Land Use Code (LUC) 140 – Manufacturing (40,000 sf)

Based on the proposed operational information, the Project is expected to generate 42 trips on a daily basis. Using the highly conservative assumption that all activity will take place during the peak hours, a total of 21 trips will occur during the morning peak and 21 trips will occur during the evening peak. Estimates for the closest land use for which data is provided in the Trip Generation Manual (Manufacturing) indicate that 25 trips may occur during the morning peak hour and 27 may occur during the evening peak hour. The trip generation estimates assume that the bi-weekly trailer truck trips will not occur during the peak periods.

Based on the existing low traffic volumes on the surrounding roadway network and the expected new trips from the Project, there will be adequate capacity to accommodate full operations of the new facility.

Summary and Conclusions

The Project will be located at 68 Sandisfield Road in Sandisfield, Massachusetts and will be accessed by a new driveway along the northern side of the roadway. This transportation evaluation reviewed site access, historical traffic volumes and speeds, safety issues near the Project site, and trip generation estimates. The transportation evaluation presents the following conclusions:

- Prevailing traffic volumes along Sandisfield Road are relatively low (under 100 vehicles per hour)
- Adequate stopping and intersection sight distance will be provided at the site driveway
- There are no existing safety issues related to transportation in the vicinity of the Project site
- The Project is expected to generate up to 21 peak hour trips, which is a conservative estimate that assumes all site traffic will occur during the peak hours
- The Project will have minimal impact upon traffic operations along Sandisfield Road or the surrounding roadway network
- The surrounding roadway network provides adequate capacity to accommodate the Project with no additional capacity enhancements or required mitigation

Attachments

- Existing Traffic Data
- Motor Vehicle Crash Data

Existing Traffic Data

Location ID	RPA01-260-018_NB	Located On	TOLLAND ROAD	Community	Sandisfield
Counted By			At Tolland T.L.	County	Berkshire
Start Date	8/1/2019			Module	
Start Time	12:00:00 AM	Direction	NB	Agency	MHD
Source		QC Status	Accepted	Owner ID	rpa01

Speed Range (mph)

Start Time	0-5	5-10	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	Total
12:00 AM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
3:00 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
4:00 AM	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
5:00 AM	0	0	0	0	0	0	2	3	0	0	0	0	0	0	0	5
6:00 AM	0	0	0	0	0	2	1	7	5	0	0	0	0	0	0	15
7:00 AM	0	0	0	0	0	0	2	6	2	0	0	0	0	0	0	10
8:00 AM	0	0	0	0	0	0	6	9	6	2	0	0	0	0	0	23
9:00 AM	0	0	0	0	1	0	4	8	3	0	0	0	0	0	0	16
10:00 AM	0	0	0	0	0	2	3	6	7	1	0	0	0	0	0	19
11:00 AM	0	0	0	0	2	5	5	11	2	1	0	0	0	0	0	26
12:00 PM	0	0	0	0	0	5	5	10	5	0	0	0	0	0	0	25
1:00 PM	0	0	0	0	1	0	5	12	6	1	0	0	0	0	0	25
2:00 PM	0	0	0	0	0	1	7	5	10	0	0	0	0	0	0	23
3:00 PM	0	0	0	0	0	2	9	11	8	0	0	0	0	0	0	30
4:00 PM	0	0	0	0	0	4	7	12	9	2	0	0	0	0	0	34
5:00 PM	0	0	0	2	1	1	8	10	7	1	1	0	0	0	0	31
6:00 PM	0	0	0	0	1	4	6	11	4	0	0	0	0	0	0	26
7:00 PM	0	0	0	0	0	1	6	7	5	0	0	0	0	0	0	19
8:00 PM	0	0	0	0	1	1	6	5	3	0	0	0	0	0	0	16
9:00 PM	0	0	0	0	0	0	2	6	1	1	0	0	0	0	0	10
10:00 PM	0	0	0	0	0	0	1	5	1	1	1	0	0	0	0	9
11:00 PM	0	0	0	0	1	0	3	6	0	0	0	0	0	0	0	10
TOTAL	0	0	0	2	8	28	88	155	84	11	2	0	0	0	0	378

Location ID	RPA01-260-018_SB	Located On	TOLLAND ROAD	Community	Sandisfield
Counted By			At Tolland T.L.	County	Berkshire
Start Date	8/1/2019			Module	
Start Time	12:00:00 AM	Direction	SB	Agency	MHD
Source		QC Status	Accepted	Owner ID	rpa01

Speed Range (mph)

Start Time	0-5	5-10	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	Total
12:00 AM	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
1:00 AM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
4:00 AM	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	3
5:00 AM	0	0	0	1	2	1	1	4	3	1	2	0	0	0	0	15
6:00 AM	0	0	0	0	0	1	3	3	3	5	0	0	0	0	0	15
7:00 AM	0	0	0	0	0	1	2	6	7	2	3	0	0	0	0	21
8:00 AM	0	0	0	0	0	0	7	7	5	7	0	1	0	0	0	27
9:00 AM	0	0	0	0	0	2	2	4	9	8	2	0	0	0	0	27
10:00 AM	0	0	0	0	3	2	3	12	7	6	0	2	0	0	0	35
11:00 AM	0	0	1	0	1	0	5	3	11	7	0	0	0	0	0	28
12:00 PM	0	0	0	0	0	1	2	6	7	2	0	0	0	0	0	18
1:00 PM	0	0	0	0	0	1	6	8	6	6	8	0	0	0	0	35
2:00 PM	0	0	0	0	0	0	1	5	13	9	0	1	0	0	0	29
3:00 PM	0	0	0	0	0	0	1	2	6	9	4	0	0	0	0	22
4:00 PM	0	0	0	0	0	0	1	6	10	9	2	0	0	0	0	28
5:00 PM	0	0	0	0	1	0	3	11	10	9	0	0	0	0	0	34
6:00 PM	0	0	0	0	0	0	3	6	12	13	1	1	1	0	0	37
7:00 PM	0	0	0	0	0	0	0	3	8	3	1	0	0	0	0	15
8:00 PM	0	0	0	0	0	1	0	1	1	1	0	0	1	0	0	5
9:00 PM	0	0	0	0	0	0	2	2	3	3	1	0	0	0	0	11
10:00 PM	0	0	0	0	0	0	2	0	1	2	0	0	0	0	0	5
11:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
TOTAL	0	0	1	1	7	10	44	91	128	104	24	5	2	0	0	417

Location ID	RPA01-260-Rt57Sand_EB	Located On	SANDSFIELD ROAD	Community	Sandisfield
Counted By		EAST OF	WEST ST.	County	Berkshire
Start Date	8/2/2017			Module	
Start Time	12:00:00 AM	Direction	EB	Agency	MHD
Source		QC Status	Accepted	Owner ID	rpa01

Speed Range (mph)

Start Time	0-5	5-10	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	Total
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	1	3	0	2	2	0	0	0	8
6:00 AM	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	4
7:00 AM	0	0	0	0	0	0	1	1	4	2	4	0	0	0	0	12
8:00 AM	0	0	0	0	0	0	2	2	5	8	5	0	0	0	0	22
9:00 AM	0	0	0	0	0	0	1	1	2	4	5	2	1	0	0	16
10:00 AM	0	0	0	0	0	0	1	2	4	6	4	2	1	0	0	20
11:00 AM	0	0	0	0	0	0	2	1	10	5	2	0	0	1	0	21
12:00 PM	0	0	0	0	0	0	0	1	4	7	5	1	1	0	0	19
1:00 PM	0	0	0	2	1	0	0	2	6	9	3	3	0	0	0	26
2:00 PM	0	0	0	0	0	5	1	12	9	2	3	0	0	0	0	32
3:00 PM	0	0	0	1	0	0	0	4	12	10	3	1	0	0	0	31
4:00 PM	0	0	0	0	0	1	2	5	11	18	10	1	0	0	0	48
5:00 PM	0	0	0	0	0	0	0	3	3	8	5	4	0	0	0	23
6:00 PM	0	0	0	0	0	0	0	4	10	6	1	1	0	2	0	24
7:00 PM	0	0	0	0	0	0	0	0	1	3	4	2	0	0	0	10
8:00 PM	0	0	2	3	0	0	0	0	4	3	1	0	0	0	1	14
9:00 PM	0	0	0	0	0	1	1	0	1	3	1	0	0	0	0	7
10:00 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
11:00 PM	0	0	0	0	0	0	0	0	0	1	2	0	0	0	0	3
TOTAL	0	0	2	6	1	7	11	40	91	97	60	19	4	3	1	342

Location ID	RPA01-260-Rt57Sand_WB	Located On	SANDISFIELD ROAD	Community	Sandisfield
Counted By		EAST OF	WEST ST.	County	Berkshire
Start Date	8/2/2017			Module	
Start Time	12:00:00 AM	Direction	WB	Agency	MHD
Source		QC Status	Accepted	Owner ID	rpa01

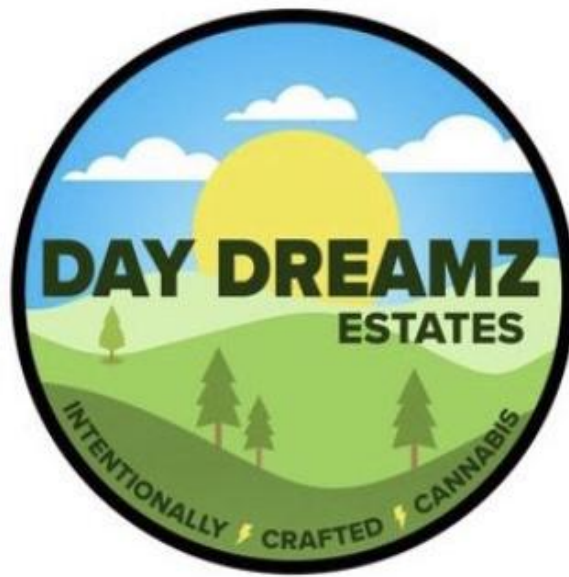
Speed Range (mph)

Start Time	0-5	5-10	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	Total
12:00 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
3:00 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
4:00 AM	0	0	0	0	0	1	0	2	0	0	1	0	1	0	0	5
5:00 AM	0	0	0	0	0	0	0	2	4	0	0	0	0	0	0	6
6:00 AM	0	0	0	0	0	0	0	2	5	7	1	1	0	0	0	16
7:00 AM	0	0	0	0	0	1	1	2	11	8	3	1	1	0	0	28
8:00 AM	0	0	0	0	3	0	4	5	8	12	1	2	0	0	0	35
9:00 AM	0	0	0	0	0	0	1	2	7	3	1	0	0	0	0	14
10:00 AM	0	0	0	0	0	1	1	6	8	8	2	0	0	0	0	26
11:00 AM	0	0	0	0	1	0	4	6	7	4	2	0	0	0	0	24
12:00 PM	0	0	0	0	0	0	5	5	11	9	2	0	0	0	0	32
1:00 PM	0	0	0	0	1	1	4	4	7	4	1	0	0	0	0	22
2:00 PM	0	0	0	0	0	0	4	11	10	3	0	0	0	0	0	28
3:00 PM	0	0	0	0	1	0	3	7	9	3	0	0	0	0	0	23
4:00 PM	0	0	0	0	0	0	2	3	9	6	1	1	0	0	0	22
5:00 PM	0	0	0	0	0	0	0	4	8	5	2	0	0	0	0	19
6:00 PM	0	0	0	0	1	2	1	2	4	2	1	0	1	0	0	14
7:00 PM	0	0	0	0	2	0	0	1	4	2	0	0	0	0	0	9
8:00 PM	0	0	0	0	0	0	1	1	3	0	0	0	1	0	0	6
9:00 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
10:00 PM	0	0	0	0	0	0	1	0	3	0	0	0	0	0	0	4
11:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
TOTAL	0	0	0	0	9	6	32	67	121	77	18	5	4	0	0	339

Motor Vehicle Crash Data

Motor Vehicle Crash Data (January 2016 - March 2021)

City Town Name	Crash Date	Crash Severity	Crash Status	Crash Time	Max Injury Severity Reported	Number of Vehicles	Driver Contributing Circumstances (All Drivers)	First Harmful Event	Light Conditions	Manner of Collision	Road Surface Conditions	Weather Conditions	Street Number	Roadway	Near Intersection Roadway
SANDISFIELD	05/19/2016	Non-fatal injury	Closed	9:52 PM	Non-fatal injury - Non-incapacitating	1	D1: (Physical impairment)	Collision with embankment	Dark - unknown roadway lighting	Single vehicle crash	Dry	Not Reported		Rte 57 W	TOWN HILL ROAD
SANDISFIELD	09/04/2017	Property damage only (none injured)	Closed	5:45 PM	No injury	2	D1: (Failure to keep in proper lane or running off road) / D2: (No improper driving)	Collision with motor vehicle in traffic	Daylight	Head-on	Dry	Clear		SOUTH MAIN STREET Rte 8 S	TOLLAND ROAD Rte 57
SANDISFIELD	10/10/2017	Property damage only (none injured)	Closed	4:52 AM	No injury	1	D1: (Exceeded authorized speed limit)	Collision with other movable object	Dark - lighted roadway	Single vehicle crash	Dry	Clear	110	SOUTH MAIN STREET Rte UNKNOW	ROUTE 8
SANDISFIELD	06/14/2019	Property damage only (none injured)	Open	3:16 PM	No Apparent Injury (0)	1	D1: (No improper driving)	Collision with other	Daylight	Single vehicle crash	Dry	Cloudy	155	SANDISFIELD ROAD Rte UNKNOW	
SANDISFIELD	10/15/2020	Property damage only (none injured)	Open	11:07 PM	No Apparent Injury (0)	1	D1: (Physical impairment)	Collision with guardrail	Dark - unknown roadway lighting	Single vehicle crash	Dry	Clear	66	SANDISFIELD ROAD Rte UNKNOW	



Proposal to Farm



EXECUTIVE SUMMARY

DayDreamz Estates LLC is a cannabis cultivation and manufacturing enterprise located in the rural Berkshire Hills of Western Massachusetts. The company has submitted applications for 3 licenses through the Massachusetts Cannabis Control Commission that permit onsite cannabis cultivation and manufacturing. These will allow for 5,000 square feet of indoor greenhouse cultivation, 20,000 sq feet of outdoor cultivation and for the creation and distribution of the brand product line. This license combination provides opportunity for harvesting and production in any season.

The following will teach a bit about existing operations, the market and why this low cost farm has a place.

PRODUCT DEFINITION

The Cannabis plant contains a psychoactive drug used for medical and recreational purposes. Tetrahydrocannabinol (THC) is the main psychoactive component of cannabis, one of 483 known compounds in the plant. Cannabidiol (CBD) is another of 113 identified cannabinoids in the plant. Cannabis can be consumed by smoking, vaporizing, in edibles or as extracts and infusions.

The following product category descriptions have been provided by the MA Cannabis Control Commission:



Table IV.1. Product Category Descriptions (as provided by Massachusetts seed-to-sale tracking system provider)

Product Type	Count or Weight Based	Description
Buds	Weight	The actual nuggets that a consumer grinds and smokes. Buds are the part of the cannabis plant that contain the cannabinoids including THC, CBD, CBG, and THCV.
Concentrate	Weight	A concentrate is any type of cannabis product that is refined from flowers into a more purified and potent form. A concentrate can refer to any form of hash, kief, or hash oil (e.g. CO2, BHO, shatter, budder, wax).
Concentrate (Each)*	Count	See above. The difference with this item category is that the data reporter can make this a count-based item. This is generally seen in prepackaged concentrates that are a standard weight that are easier to manage from an inventory perspective such as vaporizer cartridges.
Infused (edible)	Count	Edibles are cannabis-infused products that are consumed orally. Common forms of edibles include baked goods (e.g. brownies and cookies) and candy (e.g. chocolate, gummies, and lollipops).
Infused (non-edible)	Count	Cannabis-infused products that are not taken through oral consumption and digestion. This includes a range of products such as tinctures and transdermal patches.
Infused Pre-Rolls	Weight	Raw flower (ground bud or shake trim) cannabis that has been infused with a concentrate and rolled with cigarette paper or tobacco leaves prior to sale.

Raw Pre-Rolls	Weight	Raw flower (ground bud or shake/trim) cannabis that was prepared by rolling in cigarette paper or tobacco leaves before its sale.
Kief	Weight	Kief is a result of separating trichomes from the cannabis plant. Kief is a powdery substance that holds the most amounts of cannabinoids, making it potent and a very pure form of concentrate. Not typically sold to patients/consumers and is used primarily in Product Manufacturer licenses to produce concentrates.
Shake/Trim	Weight	Shake is the excess cannabis product that is separated from the nuggets of bud during the packaging process. Trim is the excess snipping of leaves from buds of cannabis plants during the harvesting process. Shake/Trim is lower in potency and quality than buds and is typically used in the product manufacturing or producing pre-rolls to be sold to patients/consumers.
Shake/Trim (by strain)	Weight	See above. The difference is this item category requires a strain to be associated with it.
Suppositories	Count	A solid medical preparation of a cannabis infused product in a roughly conical or cylindrical shape, designed to be inserted into the rectum or vagina to dissolve.

*After the study period, a new category was created for vaporizer cartridges and disposable pens. In the future, this will enable further stratification of concentrate categories to reflect vaporizer cartridge and pen sales. Currently, those items are tracked primarily under Concentrate (each); However, they also appear as Concentrate and Infused non-edible.

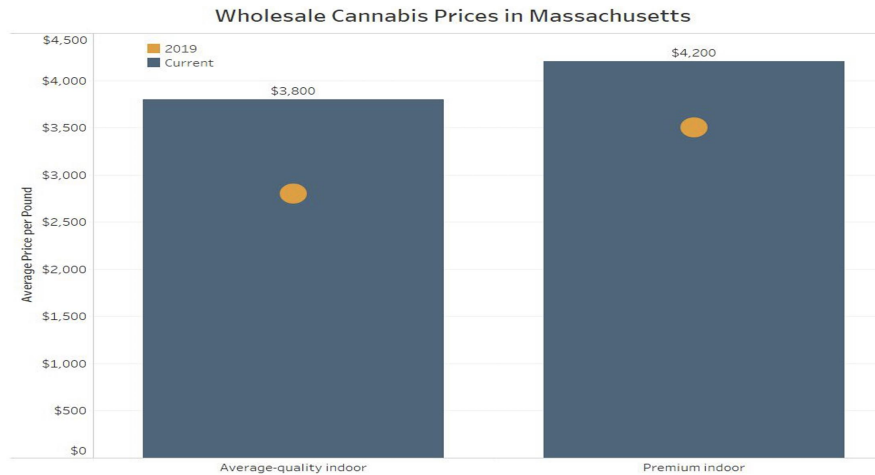


DEMAND ANALYSIS

Massachusetts has enacted and implemented three waves of cannabis legalization. All phases of Massachusetts cannabis legalization were enacted via ballot initiatives:

- cannabis decriminalization in 2008 with Question 2, “The Sensible Marijuana Policy Initiative,”
- medical cannabis in 2012 with Question 3, “An Initiative Petition for a Law for the Humanitarian Medical Use of Marijuana;”
- non-medical, adult-use cannabis legalization in 2016 with Question 4, “Massachusetts Legalization, Regulation and Taxation of Marijuana Initiative”.

Provisions for home use and cultivation went into effect on December 15, 2016. The law legalizing recreational cannabis in Massachusetts was signed into effect on July 28, 2017. The law permits an individual to possess and purchase up to 1 ounce at a time and have up to 10 ounces in their homes .



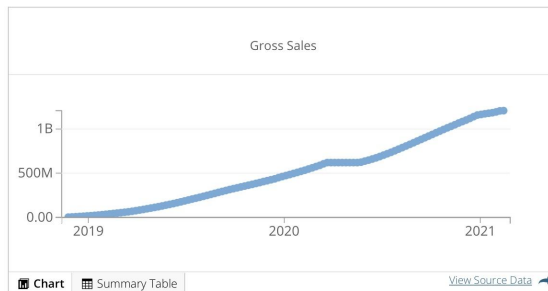
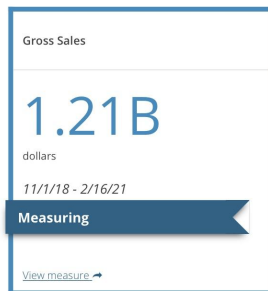
Source: *Marijuana Business Daily*
© 2020 *Marijuana Business Daily*, a division of Anne Holland Ventures Inc. All rights reserved.

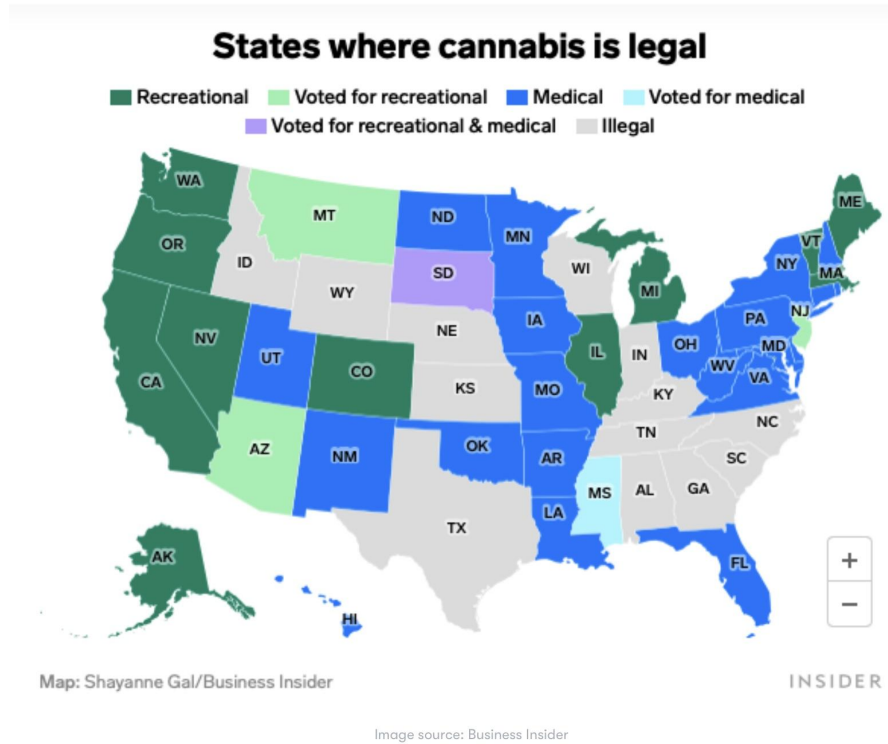
opendata.mass-cannabis-control.com

Calendar Year-To-Date Sales



Gross Sales Total Since Retailers Opened





Unique Market Geography

Massachusetts is one of only two states in the northeast with a retail mechanism in place to market and sell cannabis products. The other state is Maine, which along with Massachusetts, legalized recreational sales in 2016. Including the five states that share a border with Massachusetts, (NY, CT, VT, NH, RI), Mass is the only state with recreational sales. Currently, its market is bearing an enormous strain on demand that is directly attributed to out of state traffic sales. This trend will continue unabated until late 2022 or 2023 as Vermont is in the process of implementing a retail marketplace and New York State has just approved to begin the process. Although cannabis has been legalized for sale in many states, the retail mechanisms are still developed, regulated and taxed by local and state authorities.

Colorado comparisons

With nearly 7 million residents, the Massachusetts population is about 30% larger than that of Colorado, a state with **over \$1.7 billion** in legal cannabis sales in the last 12 months. Massachusetts, however, has been slow to grow their retailer presence, with only 36 adult-use dispensaries and 57 medical dispensaries in the first year of adult sales, compared with 306 dispensaries operating in Colorado's first year and 587 adult-use licenses and 432 medical licenses currently.



DEMAND PROJECTION

MA Wholesale Market Data

There is an opportunity, while the market is still expanding, to set a precedent in Massachusetts with a superior product and branding strategy, while also fetching a higher price point due to current market scarcity.

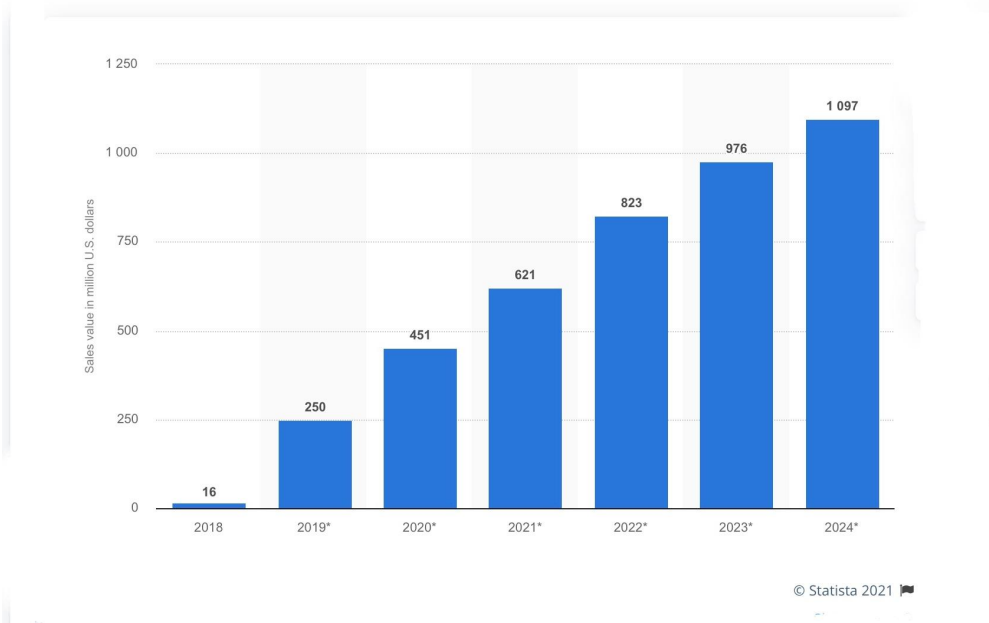
Currently in MA, the wholesale market is fetching one of the highest price points in the nation. This is due to a significantly larger number of retailers than cultivators. As of mid-2020, there were only 307 provisionally licensed dispensaries in MA but only 100 are fully licensed and 227 cultivators with provisional licenses and only 44 cultivators are fully licensed. This is for both indoor and outdoor cultivation, that have commenced operations.

No data is currently available for Outdoor wholesale markets in MA, as only fully integrated companies are primarily growing outdoors and sending the product to their retailers rather than wholesaling.

[Consumer Goods & FMCG](#) > [Cannabis](#)

Forecast of recreational marijuana sales value in Massachusetts

(in million U.S. dollars)





National Projection Figures

The Wall Street securities and investment firm of Cowen and Company has reissued their cannabis market projections which were adjusted from their previous year's figures by a robust +20%.

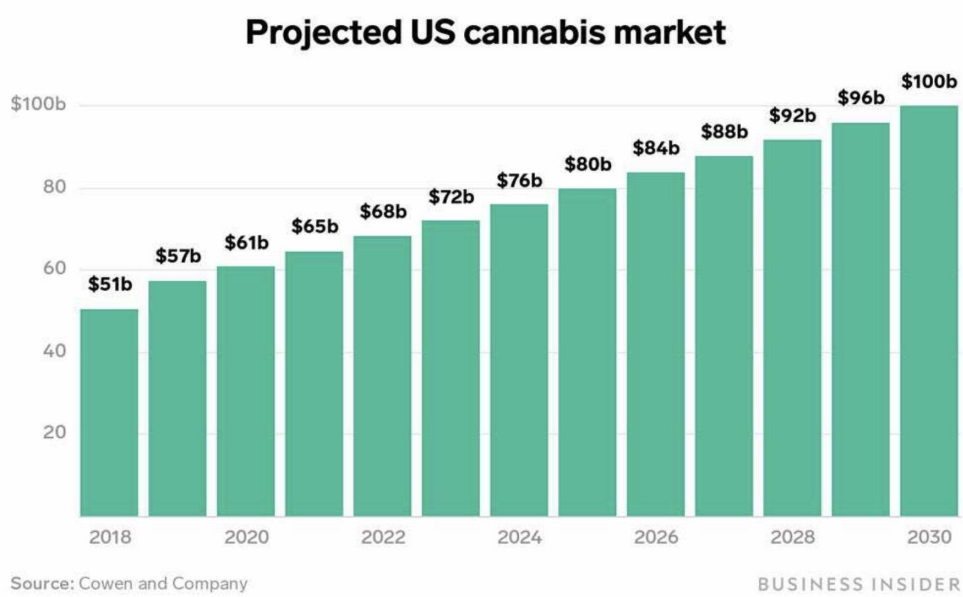


Image source: Business Insider

OFFER ANALYSIS

It is anticipated that DayDreamz Estates will continue to meet all ongoing compliance goals with the Massachusetts Cannabis Control Commission and be approved for their provisional licenses by May of 2021. After the two initial crops are harvested, the remaining licensing and commence operations will occur by October of 2021.



PROJECTION ANALYSIS

Currently the two primary types of cannabis cultivation will be indoor greenhouse and outdoor raised bed plantings.

INDOOR: Greenhouse Bays

- Two 30' x 96' growspan s2000 gutter style greenhouses
- Full lighting deprivation and climate control
- Radiant heat installed in concrete floor
- Thermal solar water or wood burning furnace for supplemental heat
- Light monitors will adjust light requirements during winter hours >36w sq ft
- Expected 4 harvest per year, each bay, 8 harvests total, 50g per sq ft

OUTDOOR: Raised Beds

The farm field is located on an extremely sunny southern facing ridge deep within the forests of Sandisfield MA. The outdoor beds are an intricate part of the success for this type of farming as direct sunlight does something exceptional for the growth of the plants. Companion planting in the beds provides edible vegetation for nearby species of insects to eat instead of cannabis. The hand milled beds retain the natural moisture from the elements reducing water usage.

Planting occurs the first week in June, with 1 foot to 18 inch plants. Harvest will begin at the end of September where the plants will first get manicured taking about two weeks, followed by full plant harvest, with some plants fresh frozen for hash and others collected strictly for biomass.

- 20 raised beds 150 feet long 5 feet wide, 750 plants
- Plant June 1, harvest end Sept 25 - Oct 13
- Yield 48g per sq ft.



OUTDOOR: Auto Flower

The end of May will bring the first crop of auto flower plants going into the ground. They have a short growth period and are very low maintenance, creating a very lucrative return. The autos will be companion planted with other low lying vegetation to retain the open soil in the elements.

- 50' x 100' space, 1' x 1' spacing, 5,000 autoflowers
- Plant end of May, harvest last week of July
- Yield 70g per sq ft/plant

MANUFACTURING

Manufacturing is the 2nd phase of the farm production, launching operations in October 2021. We will be using our own cultivated cannabis to manufacture a variety of recreational and medical cannabis products under our namesake brand. Our focus will be on developing and producing high end concentrates and edibles as well as infused smokables. We are also working on a second brand skin care line with topical lotions, salves and balms. We are planning to package in recyclable glass jars with laser engraved logos and caps made of hemp. We will also be focusing on using the most sustainable methods available to us for our manufacturing practices.

Some of the retail products that are being readied for production contain the following:

- Hash, Kief
- Prerolls, Blunts, Infused Versions
- Rosin, Live Resin, Shatter
- Lotions, Salves, Balms
- Boutique Style Edibles

We are currently focused on drop based release of high end edibles and cakes, and are currently aligned with several women owned equity dispensaries for distribution. Part of the marketing is centered around a refrigerated products line, with exclusive delivery, limited supply and a shorter shelf life but at a premium price. These refrigerated offerings include:

- Cake Pops, Cupcakes, Cake Slices
- High End Truffles, Cheesecakes



Facilities: Barn

- 2 propagation rooms and staff offices
- Electrical distribution room and security
- Processing and packaging rooms
- 2 Product storage rooms
- Walk in freezer for biomass materials

Electricity will be 3 phase 480v to reduce the usage of compressors and condensers. Propagation, mother and clone rooms will all be located for direct access with the greenhouse. Clones will transfer to propagation, propagation to greenhouse. Mother room will contain and hold plant strain genetics.

Processing

- Dried cannabis is separated into 15 lb batches
- Cannabis is then sorted for flower and extract grades
- Small buds go for extract or prerolls
- Hash will be pulled from selected plants that are fresh frozen
- Flower is hand trimmed, keif is separated, integrated into product line

Packaging

- Custom brands and packaging
- Flower will be packaged in 1g, 3.5g, 7g
- Preroll .5, .75, 1g with 3.5g packs and variety packs
- All concentrates weights at .5g and 1g

Distribution

- Farm Centrally located in Berkshire County
- Establishing contracts with MA equity dispensaries
- Connected with MA home delivery services
- Developing processing and packaging relationships

The DayDreamz sales and marketing team is developing commercial interest in our cannabis product lines with distributors throughout the Commonwealth. Many dispensaries currently have only one distributor in a market where the demand is greater than the supply. With an aggressive marketing approach, the product will be greatly anticipated on its release dates. Additionally, a product line is being designed with a wholesale specialty wrapping and packaging company for the occasion based cannabis market.

Sustainability

The farm is currently in the process of creating an energy and environmental sustainability plan to work in harmony with the rural environment. We are in contact with an alternative energy company to cover one entire side of the barn roof with solar panels to supplement electricity supply. The farmhouse is currently fully off grid using solar panels on its roof to supply the residence with required energy. Additional thermal solar panels will be installed for supplemental radiant heating during the winter spring and fall. Being able to warm growing facilities at next to no cost for $\frac{3}{4}$ of the year is an incredible savings and in combination with a wood burning furnace, HVAC costs will be drastically reduced.



Team Bios

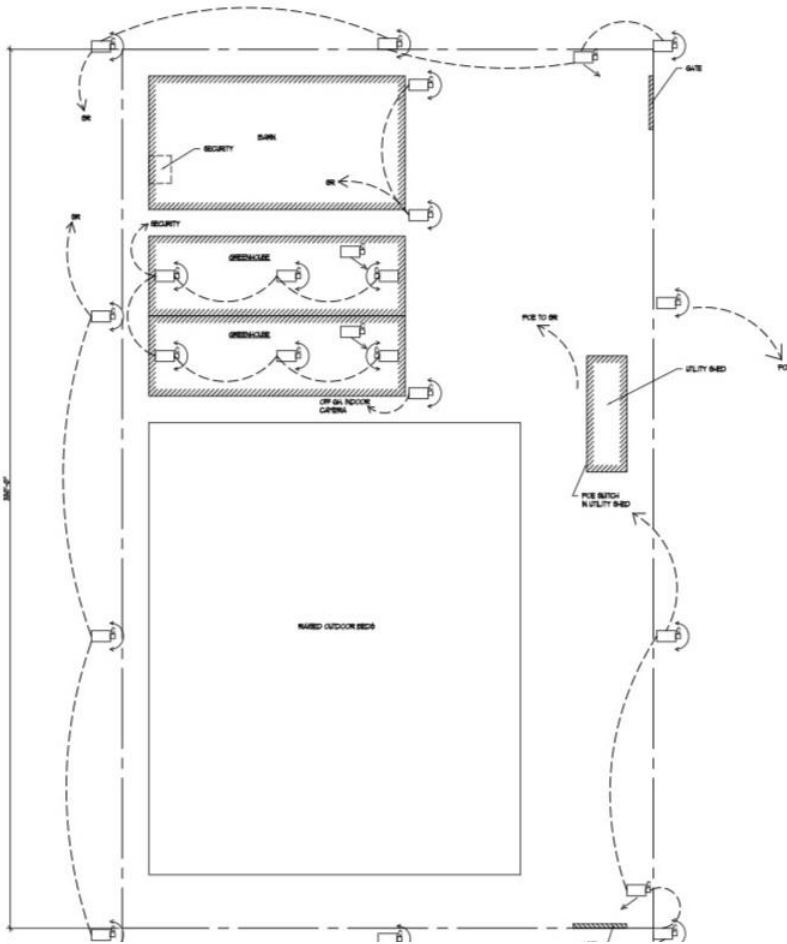
Phillip-Michael Blume is a native of the Berkshires, born and raised into a lineage of commercial electricians, entrusting him at 18 to manage a series of large scale contractor and construction projects. Phillip found his passion for cannabis cultivation in California during the 2012 outdoor season, gaining experience in genetics, cloning, crop management and harvesting techniques on an industrial scale. With the legalization of cannabis in Massachusetts in 2016, he returned to western MA to help build and manage a recreational cannabis farm in Sheffield MA, producing 2 major outdoor harvests, each with over 70,000 sq ft of sun grown product. He has since begun DayDreamz Estates llc to cultivate and distribute high end cannabis products to supply the rapidly expanding Massachusetts markets. His experience as a building contractor, entrepreneur, crop and farm manager as well as master cultivator provides Phillip with a comprehensive approach to making DayDreamz an integral part of today's evolving marketplace.

- Cultivator by Nature, Steward to Cannabis plant
- State METRC authorized
- Experienced small & medium sized business owner
- Large Operations Contractor experienced



Paul David Jones is another team member born and raised in the Berkshires, who early on, moved to New York City and worked extensively in the business world. His career there began as registrar & then computer training coordinator for a prestigious Wall Street based personnel company. He soon found himself as partner & administrative director of his own software training company, Island Consulting Associates, with a staff of 75 trainers. He later went to work for his investment partner, expanding an umbrella corporation of personnel services, GT Systems, from 8 companies to 35. During this time he acted as IT director, training coordinator, help desk technician, computer programmer and technical writer. Paul eventually became a senior Litigation Support Specialist for Superior Glacier, assisting New York City Corporation Counsel Attorneys in multiple aspects of their case management. Upon his return to the Berkshire Hills in 2012, he opted for jobs such as carpenter, electrician's apprentice, painter, mason and landscaper. In 2016 he wrote a proposal on behalf of Allard Engineering to build a new type of Vertical Axis Wind turbine, the AeroSail, that is currently being engineered at the UMass/Dartmouth Lab in Fall River MA. In 2019, he took a job as cannabis Farmhand at Nova Farms, assisting with several harvests and later promoted to crew lead. In his spare time, Paul is a multimedia musician & graphic artist, builds custom electric guitars and forages for Reishi and Chaga mushrooms.



SITE PLANS



SECURITY LEGEND

-  MOBILE CAMERA WITH MOTION SENSOR AND NIGHT VIEW.
-  FIXED CAMERA WITH MOTION SENSOR AND NIGHT VIEW, ARROW SHOWS CAMERA DIRECTION.

PAMELA SANDLER
 REALTOR

21 Main Street | Box 1148
 Rockport, MA 07862

T 435.888.4277
 F 435.888.5762
 ps@pamelasandler.com

DAY DREAMZ ESTATES
 68 SANDSFIELD RD
 SANDSFIELD, MA 01255

For Review ONLY

Rev	Date	Description
01.01.2020	ISSUED FOR CLARITY TO	
01.01.2020	ISSUED FOR CLARITY TO	
01.01.2020	ISSUED FOR CLARITY TO	
01.01.2020	ISSUED FOR CLARITY TO	



April 2, 2021

DayDreamz Estates LLC
MCN283417
pmblyme@daydreamzestates.com

NOTICE: APPLICATION DEEMED COMPLETE

WHY ARE YOU RECEIVING THIS NOTICE?

The application listed above has been deemed complete by the Commission pursuant to 935 CMR 500.102. The applicant must satisfy additional requirements pertaining to the background check and fingerprinting of individuals subject to the instructions in this notice.

WHAT ARE YOUR NEXT STEPS?

The Commission requires the applicant to satisfy additional requirements pertaining to the background check and fingerprinting of individuals subject to the instructions in this notice.

Required Action: Background Check Payments

All individuals listed within the application shall have a background check report generated by Creative Services, Inc. ("CSI) – the Commission's third-party background check vendor. As of the date of this notice, all forms submitted within your application have been forwarded to CSI for their review.

All individuals required to have background check reports generated must pay the associated background check fees per 935 CMR 500.005. The cost for each individual background check is \$400.00. According to our records, the following is accurate:

- One (1) individual(s) require background checks to be generated;
- \$400.00 is the total amount that must be sent directly to CSI.

Please remit payment to CSI. Please reference your application number and the name of your proposed Marijuana Establishment with payment. **Please note that CSI must receive payment before performing the required background checks. As such, please remit the total payment**

1



amount to CSI within 15 days of the date of this notice. Failure to comply with this requirement may result in your application being deemed incomplete.

The available options to remit payment to CSI include the following:

- By Check: Checks made payable to Creative Services, Inc. and mailed to 64 Pratt Street Mansfield, MA 02048; or
- By Wire Transfer – Bank of America: Routing # 026009593, Account # 004640550013.

If any of the above-listed individuals have had a background check report generated by CSI as part of an adult-use license application in the past 12 months, the individual will not be required to have another background check report generated. The report must have been generated by CSI, for the Commission, as part of an adult-use license application. If you believe that one of the individual(s) qualify under this section, please notify the Commission at licensing@cccmass.com.

Required Action: Scheduling and Completing Fingerprinting

All individuals listed within the application shall be fingerprinted by MorphoTrust USA Identogo® (“IdentoGO”)— the state approved vendor. All individuals shall be fingerprinted in Massachusetts—out of state fingerprint services is not available at this time. The individuals listed below have been identified as those required to complete the fingerprint scanning process:

ID No.	Name	
67793	PHILLIP	BLUME

*****You may use the above ID to sign up for fingerprinting within the next 72 hours.*****

During the current state of emergency, it may be difficult to have individuals associated with an application be fingerprinted. Please see the Commission's bulletin on the subject located here: https://mass-cannabis-control.com/wp-content/uploads/2020/04/040220_Bulletin_Applicant_Fingerprinting.pdf. Please take appropriate action.

Each individual listed above must schedule an appointment to have their fingerprints scanned at an Identogo fingerprint enrollment center location in Massachusetts. It is your responsibility to notify the individuals above and ensure that their appointments take place. Walk-in services are not available. To schedule an appointment, individuals should visit the Identogo® website at: <http://www.identogo.com/FP/Massachusetts.aspx>

Once at the website, please do the following to schedule an appointment:

1. Select “Digital Fingerprinting” option under “Enrollment Services”;
2. Select “Schedule a New Appointment”;
3. Select as the agency “Cannabis Control Commission” and confirm;



4. You will then be directed to enter your “Person ID” and date of birth. Each individual’s “Person ID” is located to the side of their name above;
5. Confirm your name; and
6. Finish remaining steps including scheduling your appointment and completing the fingerprint process at your appointment.

Each individual that is required to be fingerprinted will have to pay the associated fingerprint cost of \$35.00 per person at the time the appointment is scheduled. The IdentoGo® website contains information about the fingerprint services, including IdentoGo® locations, hours of operation, and acceptable forms of identification. Alternatively, individuals may schedule an appointment by calling (866) 349-8130. For any issues with scheduling, please contact IdentoGo® directly.

All required individuals shall be fingerprinted within 30 days of the date of this notice. The Commission will be notified when each individual has been fingerprinted and their results are ready for Commission review. **Failure to comply with this requirement may result in your application being deemed incomplete.**

If any of the above-listed individuals have had a fingerprint report generated as part of an adult-use license application in the past 12 months, the individual will not be required to have another fingerprint report generated. The individual must have been fingerprinted by IdentoGO, for the Commission, as part of an adult-use license application. If you believe that one of the individual(s) qualify under this section, please notify the Commission at licensing@cccmass.com.

WHAT ARE THE NEXT STEPS TOWARDS LICENSURE?

In order for the Commission to make a decision on provisional licensure, all background check reports must be generated, fingerprinting performed, and reports generated, and all reports reviewed for suitability in accordance with 935 CMR 500.800 and 500.801. If a suitability issue arises from the generated reports, the Commission may institute a suitability proceeding. **If this occurs, your application will be deemed incomplete until the suitability issue or proceeding has been resolved.**

In addition to this notice, a notice with an excerpt of your application has been sent today to the municipality in which your establishment will be located pursuant to 935 CMR 500.102. The municipal notice requests that the municipality certify that your proposed location is in compliance with local ordinances or bylaws.

A municipal response form was included with the municipal notice and further requests that the form be completed and sent to the Commission within 60 days. You may contact the municipality to ensure they received the notice and will respond to the Commission promptly. **Please note that if the municipality states that your proposed location is not in compliance with local ordinances or bylaws, the Commission may deem your application incomplete or deny your application for licensure.**

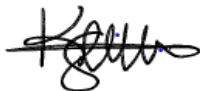


If information on your application changes once the Commission has deemed your application complete, you must notify the Commission at licensing@cccmass.com with the proposed changes within five (5) days. If changes do occur, the application will be reopened for the applicant to make the necessary modifications and your application will be deemed incomplete. Commission staff will be required to review your application again once the changes have been made, and if appropriate, deem your application complete again.

Once the Commission has reviewed the generated background check reports, fingerprint reports, and municipal response, and none of the before-mentioned issues exist, your application will be referred to the Commission. The Commission will hold a vote to approve or deny your application for provisional licensure within 90 days of the date of this notice. The applicant will not receive any further communications from the Commission during this period of time unless an issue arises. The Commission's public meeting agenda is posted two (2) days prior to the next scheduled meeting and will include all applications scheduled for a vote. **Prior to the public meeting agenda being posted, Commission staff are unable to confirm whether your application will be considered at any particular meeting.**

If you should have questions regarding this notice, please contact the Commission by email at licensing@cccmass.com.

Sincerely,



Kyle Potvin, Esq.
Director of Licensing

