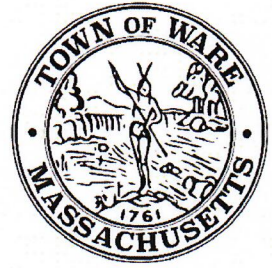


memo

Building Department



To: Department of Planning and Community Department

From: Anna Marques, Building Commissioner, Zoning Enforcement Officer

CC: file

Date: April 28, 2022

Re: Special Permit application for Green Adventure, LLC, Recreational Marijuana Establishment
14 West Street, Ware, MA

In closer review of the proposed project and plans as submitted and presented for Special Permit on Thursday, April 21, 2022 – these are comments and questions for consideration by the Planning Board.

Architectural Access Board

521 CMR 3.3.2 states if the proposed work is over 30% of the assessed value of the building, the entire building is required to comply with 521 CMR. The assessed value of the building per Assessor's is \$49,300. The projected cost of site improvements as described in the submitted project narrative to consist of an upgraded security system and interior renovations is approximately \$40,000. This amount exceeds 30% (\$14,790) of the assessed building value. If the applicant should question the current assessed value and it is discovered its more than three years old, a request to substitute the appraised value may be submitted to the Architectural Access Board. The request to use the appraised value must be submitted by a certified appraiser and must be submitted prior to obtaining a building permit for the project. There is also a Variance process available but the Applicant must prove that compliance is technologically infeasible; or the cost of compliance is excessive without any substantial benefit to persons with disabilities.

- This concern may affect the proposed design as presented to the Planning Board for a Special Permit and it could affect the proposed design as submitted to the CCC for approval.

Environmental Impact Assessment – as provided by Applicant

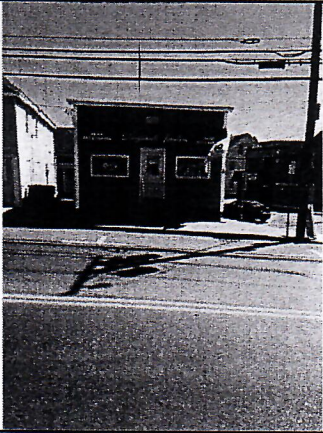
Energy Efficient Lighting was mentioned along with a public bicycle rack. However, locations of these proposed installations were not shown on the plan.

- Any changes in the proposed design could affect the locations of these – the Planning Board may wish to place some guidance in the potential decision/conditions.

Assessment Field Card

Town of Ware, Massachusetts



| Parcel Information | |
|--|---|
|  | Address: 14 WEST ST Map-Lot: 56-0-39 Patriot Account #: 2554 Owner: HARRIS HOLDINGS LLC Co-Owner: C/O DIOGUARDI JEWELERS Mailing Address: 95 MAIN ST WARE, MA 01082 |
| Building Exterior Details | General Information |
| Building Type: LODGE Year Built: 1870 Grade: C Frame Type: WOOD Living Units: 1 Building Condition: Average Roof Cover: ASPHALT SH Roof Type: GABLE Exterior Wall Type: VINYL Pool: False | Total Acres: 0.0367 Land Use Code: 325 Neighborhood Code: 16 Owner Occupied: Y Condo Name: Condo Unit: Zone: DTC Utility Code 1: SEWE Utility Code 2: WATE Utility Code 3: |
| Building Area | Ownership History |
| Gross Area: 1640 sqft Finished Area: 1640 sqft Basement Area: 820 sqft Garage Area: 0 sqft Detached Garage: sqft Basement Garage: 0 sqft | Sale Date: 10/28/2013 Sale Price: \$ 25000 Nat Description: PRIVATE SALE Grantor (Seller): WARE ATHLETIC CLUB INC, Book/Page: 11505-252 |
| Building Interior | Assessed Value |
| No. Total Rooms: 0 No. Bedrooms: 0 No. Full Baths: 0 No. Half Baths: 2 Bath Rating: No. Kitchens: 1 Kitchen Rating: MODE Building Framing: WOOD Interior Wall Type: PLYWD PANL Fireplaces: 0 Solar Hot Water: False Central Vac: False Floor Type: CARPET Heat Type: FORCED H/A Heat Fuel: GAS Percent A/C: 100 | Assessed Yard Value: \$ 1600 Assessed Land Value: \$ 14500 Assessed Bldg Value: \$49300 Total Assessed Value: \$65400 <i># 14,790 30% of assessed value</i> |



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4/28/2022

Property Information - Ware, MA

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