



Received at the Office of the City Clerk

Date: DEC 4 2020

Time: 11:05 AM

Received by: Deborah M. Pedercini

Fee: \$125.00

CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

SPECIAL PERMIT APPLICATION

ALL REQUIRED INFORMATION MUST BE SUBMITTED BY THE APPLICATION DUE DATE OR
THE APPLICATION WILL NOT BE PROCESSED.

1. Name of applicant: Sparkboro Wellness NAMA Corp.
2. Name of property owner (if different): Shake & Bake Holdings
3. Name of legal counsel (if appropriate): Don Dubendorf
4. Address of project: 1268 Curran Highway, North Adams, MA 01247
5. Zoning district(s) of project: Industrial I-1
6. Use classification of project (consult use schedule): Marijuana Retailer (Use #57)
7. The record title to project address stands in the name(s), address(es):
Owned by Shake & Bake Holdings, 75 North Main Street, East Longmeadow, MA 01028
Leased to Sparkboro Wellness NAMA Corp., 180 Elm Street Suite i-340 Pittsfield, MA 0120
by a deed duly recorded in the Northern Berkshire Registry of Deeds in Book 1711 Page 800

**A COPY OF THE PROPERTY DEED MUST BE ATTACHED TO THIS APPLICATION FOR
THE APPLICATION TO BE PROCESSED.**

8. Type of special permit:

a. Use permits:

- ☐ Nursery schools/day care
- ☐ Theaters, taverns
- ☐ Shopping centers
- ☐ Industrial uses
- ☐ Solid waste facilities
- ☐ Research, experimental and testing laboratories
- ☒ Other: Marijuana Retailer

b. Site plan approval:

- ☐ A change of use
- ☐ A change of land use
- ☒ New construction
- ☐ Addition to an existing use of a building or structure greater than 200 square feet
- ☐ Other: _____

9. If the site plan approval is required:

- ☒ Site plan materials are attached with application. See application checklist.
- ☒ Narrative is attached. See attached checklist for criteria to be explained within narrative.
- ☒ Please check here if the property in any district* will be creating or maintaining more than ten (10) new parking spaces. If yes, please provide detailed parking plan pursuant to Section 6 "Off Street Parking" in the North Adams Zoning Ordinance.
- ☒ Please check here if the proposed project will require additional signage. Please provide color elevation renderings of proposed signage. Please note if the dimensions, setback, duration, scale, or components of the signage will require a special permit by the Zoning Board of Appeals. See Narrative.
- ☐ Please check here if any part of the new construction will be sited within two hundred (200) feet of a river.** If yes, please provide a drainage plan for the site that ensures that safe runoff into catch basins, culverts, swales, etc.

10. Determination of applicability from the Conservation Commission is:

- ☐ Attached
- ☒ In progress. Hearing is scheduled for: NOI Scheduled for January 5, 2021
- ☐ Not required. Please explain why: NOI Submitted hearings in progress

11. Is a request for a Determination of Applicability from the Massachusetts Department of Environmental Protection necessary? Yes If yes, request was filed (date): November 2, 2020

12. Are there other boards to which this proposed project would be providing information? If yes, please list board and date of hearing/meeting:

Board of Health for Septic System Replacement Date - TBD

13. Would you be willing to add a bike rack to the exterior of your business? Yes If yes, please show on your site plan where the bike rack would be located.



Signature of Property Owner (REQUIRED)
Application will not be processed without it.



Signature of Applicant

Date

12/9/2020

Steve Pennisi

Printed Name

Phone Number

413-206-9025

180 Elm Street - Suite 1-340, Pittsfield, MA 01201

Address of Applicant

*Excluding CBD districts

**A river is defined as any natural flowing body of water that empties to any ocean, lake, or other river and which flows throughout the year. For additional information, please consult the Office of Community Development for information on the "Rivers Protection Act", Chapter 258, MGL c.131 40.



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

SITE PLAN APPROVAL CHECKLIST

1. Provide application **filing fee** of **\$125.00** CHECK ONLY - payable to the "City of North Adams". (This covers the legal notice and mailing of legal notice and decision notice to the abutters).
2. Provide three (3) copies of the application, which must include the "correct" book and page number, copy of the deed, title/ownership and copy of the assessor's map.
3. Provide a **detailed site plan** with exact measurements of property lines, with north point indicated with scale shown. Provide exact measurements and location of all buildings, sheds, pools, etc., on property and adjacent streets.
4. Provide **narrative** for proposed use and improvements to the building.
5. Provide interior site plan, exact measurement of space to be used, bathroom location and exits.
6. Provide signage details - sign measurements with colors and materials to be used, site location and lighting if needed. Provide a colored rendering of all proposed signage.
7. Provide exterior façade work details along with sample materials to be used along with a color sample. Provide colored rendering of the completed project.
8. Provide exterior painting details and submit paint sample/chip of color. If building is in a historical district, provide approval from the Historical Commission.
9. Provide landscaping details on location of trees, shrubs, flowers. What type and size?
10. Provide detailed site plan for parking, the number of spaces, along with designated handicap parking and employee parking.
11. Provide rubbish removal details, location of dumpster, type of enclosure and security as needed contractor pick up, how often?
12. Provide hours and days of operation.
13. Provide Conservation Commission decision if applicable.
14. Provide Traffic Commission review/decision as needed for traffic safety.
15. Provide documentation from Historical Commission if applicable.
16. Provide documentation from Board of Health if applicable.
17. Provide documentation from Licensing Board if applicable.
18. Provide exact square footage of interior space to be used for the change of use and explain in detail the "change of use."
19. Provide details on exterior lighting, the type, location on building or parking area and hours to be used.
20. Provide information on deliveries, how much, when, and where if applicable.
21. Provide letter/certificate or "proof" for the removal any underground oil/gas tanks and testing of soil for contamination.

The Decision Notice needs to be certified by the City Clerk's Office and your special permit filed with the Registry of Deeds. A copy of said filing must be provided prior to obtaining a Building Permit or Certificate of Use and Occupancy.

ZONING BOARD OF APPEALS

Special Permit

SPARKBORO NAMA

Retail Marijuana Facility

1268 Curran Memorial Highway

North Adams, Massachusetts

December 11, 2020

Prepared by:

GUNTLOW & ASSOCIATES, INC.
ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS
SURVEYORS WETLAND SPECIALISTS

55 North Street
Williamstown,
Massachusetts 01267



GUNTLOW & ASSOCIATES, INC.

55 North Street
Williamstown,
Massachusetts 01267
413-458-2198
413-458-2712 FAX

December 9, 2020

North Adams Planning Board
City of North Adams
10 Main Street
North Adams, MA 01247

RE: 1268 Curran Highway Marijuana Retail Site
Special Permit Application

Dear Board Members,

On behalf of Sparkboro Wellness NAMA Corp., enclosed please find the application package for a Special Permit for property located at 1268 Curran Highway. The applicant proposes to construct a new building for the operation of a marijuana retail store, as well as the necessary site improvements to accommodate the store. The proposed use requires a Special Permit by the Planning Board in this Industrial Zoning District. The enclosed narrative outlines special permit requests and compliance with the development standards.

This submittal includes the following:

- Special Permit Application
- Property Deed
- Project Narrative
- Locus Plan & Abutter List
- Security Plan
- License/Documentation for Marijuana Retailer
- Site Plans & Architectural Plans
- Application Fee Check of \$125.00

If there are any questions, or should additional information be needed prior to the Board's meeting, please do not hesitate to call. We look forward to meeting with you soon.

Sincerely,
Guntlow & Associates, Inc.

Charlie LaBatt, PE

Enclosures

Cc: Don Dubendorf
Steve Pennisi

1268 CURRAN MEMORIAL HIGHWAY
RETAIL MARIJUANA FACILITY
North Adams, Massachusetts
Special Permit

Special Permit Application

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1268 CURRAN MEMORIAL HIGHWAY
RETAIL MARIJUANA FACILITY
North Adams, Massachusetts
Special Permit

Project Narrative

Narrative in Support of Application for Special Permits with Site Plan Review

December 11, 2020

I. Introduction

This narrative is submitted in support of the application for approval of a proposed Marijuana Retail Facility and associated site improvements at 1268 Curran Hwy. in North Adams.

The site is located on the East side of US Route 8 (Curran Memorial Hwy.), and is approximately 747' north of the intersection of Hodges Cross Road on Curran Memorial Hwy. The 0.74 acre parcel (Map 15 Parcel 9H) is zoned "Industrial". The existing structure, built in 1930, is a 2-story, wood frame building and was historically used for residence. The structure will be removed and the site redeveloped for a more pleasing aesthetic look.

II. Action by Planning Board

A Special Permit and Site Plan Review is required for this project due to the proposed use, a Licensed Marijuana Establishment (LME, Retail store) in Industrial District, Chapter Z, Section 3, Appendix A, use #57; Section 10.12.(5); and Section 12.4.1.(1). A waiver for outdoor storage of non-cannabis related waste is also requested by the applicant pursuant to section 12.4.14(2).

III. Other Required Permitting

Massachusetts Department of Transportation

- The project has applied for a Highway Entrance Permit from MA DOT.

North Adams Conservation Commission

- The project has submitted a Notice of Intent before the North Adams Conservation Commission.

Cannabis Control Commission

- After all local use permits are obtained, the project will require approval from the Commonwealth's Cannabis Control Commission.

IV. Compliance with Zoning Bylaw

The following corresponds to Sections 4, 6, 7, 11, and 12 of the North Adams Zoning Bylaw.

Section 4 – Dimensional Regulations

➤ § 4.2. Appendix B Dimensional Regulation Schedule

Lot Frontage, Acreage, Maximum building coverage, maximum building height
The Industrial Zone (I-1)

**Marijuana Retail Facility
1268 Curran Memorial Highway
North Adams, MA**

Lot Frontage:	Required 50'	Site	175'
Area:	Required 10,000 S.F.	Site	31,488 S.F.
Max. BLd. Coverage	Allowed 70%	Site	12%
Max. Bld. Height	Allowed 40'	Site	19'

Section 6 – Off-Street Parking Requirements

- **§ 6.3. Location of required parking facilities:** *Required parking facilities shall be located on the same lot as the building or other use which they serve, ... [and] may be located not more than 200 feet from such building or use, measured in a straight line to the nearest space for vehicular parking.*

The required parking will be entirely within the boundaries of the property, adjacent to the west side of the structure.

- **§ 6.4. Required minimum area and number of parking spaces:**...*Required parking facilities shall contain not less than the minimum areas set forth below, exclusive of driveways and ramps necessary for access....A parking space is defined as having dimensions measuring 9 by 20 feet or 9-1/2 by 19 feet for a total square footage of 180 square feet.*
- | | |
|---------------------------------|---|
| ○ Use | Minimum Number of Required Parking Spaces |
| Other retail sales and services | 1 space for each 200 square feet of gross floor area, but not less than 5 spaces for each separate enterprise |

Based on the gross floor area of 4,000 SF, the project requires 20 spaces and proposes 21 regular (9' by 20') spaces and 1 handicapped accessible space (9' by 20' with 8' access aisle).

- **§ 6.6. Truck loading space:** *In the case of hospitals, institutions, hotels, retail, wholesale and industrial buildings, space shall be provided for loading and unloading of trucks at the rate of one space not less than 500 square feet in area for each 15,000 square feet of floor area or fraction thereof less than 30,000 square feet, and 500 square feet for each 30,000 square feet of floor area or fraction thereof in excess of 30,000 square feet. Minimum dimension of loading areas is 10 feet by 50 feet.*

Based on the gross floor area of 4,000 SF, the project falls well below the one 50' by 10' (500 sf) space per 15,000 SF in floor area that this section of the by-law addresses. A delivery space has been provided to accommodate deliveries.

- **§ 6.7. Design and improvement requirement**
6.7.1. General

- (1) **Layout/traffic** - This site is accessed via Curran Memorial Highway (US Route 8), a numbered highway under the Commonwealth's jurisdiction. The driveway entrance is approximately 747' north of the intersection of Hodges Cross Road on Curran Memorial Highway. The access drive is on the north bound side of Curran Memorial Highway, with no available access from the southbound lane. Any vehicle arriving from the southbound lane will be required to reverse direction, as indicated by the current signage, at the above

**Marijuana Retail Facility
1268 Curran Memorial Highway
North Adams, MA**

mentioned intersection. A State Highway Access Permit will be pursued to manipulate the existing curb cut that acted as a business in the past, once local permitting is obtained. The proposed access/egress is located in the Industrial Zoning District with commercial businesses immediately adjacent to it and it is expected that the proposed use would not create a potential traffic change that would affect typical traffic patterns along Curran Memorial Highway in this area. According to MassDOT's Transportation Data Management System and a count performed 0.7 miles south of the site on Curran Memorial Highway, in 2019 the Northbound (NB) Annual Average Daily Traffic (AADT) count was 8,581 trips and the Southbound (SB) AADT was 7,930 trips for a total of 16,511 trips. The proposed facility is expected to generate 250 trips per day based on the applicants experience with similar facilities, which is less than 2% of the total AADT in this location.

- (2) **Safe Parking Access** – The parking layout is designed so that no vehicle will be required to back out onto a public way.
- (3) **Loading Space** - The open loading space will be a designated hatched space off the south end of the building.
- (4) **Lines/Arrows** - The parking area and spaces are delineated with lines and maneuver markings as set forth by zoning regulations.
- (5) **Turning Radius** – No turning radii less than 20' are proposed.
- (6) **Bumper/Curb** - The parking area will have curbing where necessary to protect sidewalks, plantings, etc.
- (7) **Parking Area Surface** - The parking area will be surfaced with bituminous concrete and will be graded with a drainage system to capture all surface water and accumulation.
- (8) **Parking Area Construction** - The parking area will be constructed in accordance with the City's Subdivision Rules and Regulations. The catch basin is designed with an oil and grease trap.
- (9) **Delineated Parking Area** – See (4) above
- (10) **Parking, Less Than 10 Spaces** – N/A
- (11) **Access Drives** – See (2) above
- (12) **Parking Setback** - All parking spaces are set back a minimum of five feet from the building.
- (13) **Parking Spaces** - All parking spaces are designed so that all vehicles can enter and exit each space without constraints of moving any other vehicle and without having to drive over another parking space.
- (14) **Setback Limits** - The parking area is outside of the front and side yard setbacks.

➤ **6.7.2. Lighting**

The proposed parking area lighting complies with the City's regulations, "preventing direct glare" and minimizing "ambient lighting perceptible at adjacent properties."

See sheet C-4, "Site Lighting Plan"

6.7.3. Parking lot landscaping

The proposed parking plan falls below the requirements of this section regarding (1) Parking lot cells and (3) Interior area landscaping. The landscape plan provides the required 10' wide landscaped buffer strip, complying in number, size and species characteristics with the requirements of this section

See sheet C-5, "Site Landscape Plan"

➤ **6.7.4. Access drive**

The proposed access drive complies with the dimensional restrictions of this section and provides access to no other lot/zoning district.

6.8. Highway buffer areas

The proposed landscape plan complies with this section's requirement to provide a "buffer

**Marijuana Retail Facility
1268 Curran Memorial Highway
North Adams, MA**

area between...parking area and highway.”
See sheet C-5, “Site Landscape Plan”

➤ **§ 6.8. Highway buffer Areas**

The parking area is out of the setback limits and behind the building away from Curran Hwy. with an access way of 22’ wide. The buffer area will be landscaped and/or maintained in a natural vegetated state.

Section 7 – Sign Regulations

Sign sizes and locations have not been determined at this time and will be permitted, if required, as directed by the Inspector of Buildings.

Section 10.12 – Special Regulations for Licensed Marijuana Establishments (LME)

➤ **§ 10.12(3) Designated locations for marijuana establishments**

This location complies with Appendix A(1) (Use Regulation Schedule) for the Industrial Zoning District (I-1). The proposed marijuana establishment is >500’ from any school, day-care center, playground, or similar facility where organized youth activities occur.

➤ **§ 10.12(7) General Requirements**

- (a) **Outside Storage** - There will be no outside storage of cannabis related product at this marijuana establishment.
- (b) **Visibility of activities** - All business will be conducted inside the building.
- (c) **Paraphernalia** - All business will be inside the building with there shall not be any visible transaction of display of paraphernalia or product to the public.
- (d) **Hours of operation** – 7 days, 8am-10pm. Similar to other facilities in the area and allowable by law.
- (e) **On-site consumption of marijuana** - There will be no on-site use permitted.
- (f) **Sale of alcohol** - There will be no sale of alcohol on the premises.

Hours of operation. Operating hours of a marijuana retailer shall be consistent with the regulations for "Alcoholic Liquors," MGL c. 138, unless determined otherwise by the special permit granting authority. There shall be no hourly restrictions on any other type of LME, unless imposed by the special permit granting authority as part of site plan approval.
[Ord. of 6-12-2018] - 7 days, 8am-10pm, similar to other facilities in the area and allowable by law.

On-site consumption of marijuana. The use, consumption, ingestion or inhalation of marijuana or marijuana products shall only be permitted at licensed research facilities, as per 935 CMR 500.050(6)(c), within the confines of the building. On-site consumption is prohibited on or within the premises of any other LME.
[Ord. of 6-12-2018]

➤ **§ 10.12(8) Design Requirements**

- (a) **Permanent Location** – The establishment is a permanent location and will operate within a fully contained facility

**Marijuana Retail Facility
1268 Curran Memorial Highway
North Adams, MA**

- (b) **Signage** – Signs will be submitted for approval in accordance to sign regulations outlined in §7
- (c) **Lighting** – Light levels and pole heights of proposed lighting will not exceed the amounts set forth in this ordinance. Light fixtures will be shielded and aimed down toward the parking/building area.
- (d) **Landscaping** – Landscaping will be proposed in accordance with §6.7.3 and will consist of native, non-invasive plant species.
- (e) **Parking** – Off street parking is provided at this facility in accordance with §6.4
- (f) **Drive-through Facilities** – This facility will not have a drive-through.
- (g) **Fencing** – It will be determined if fencing is necessary at this facility by the police director or the planning board.
- (h) **Waste Disposal** – A waiver is requested for outdoor storage of non-cannabis related waste. Outdoor storage for waste will be within a locked container within a locked fenced in area. No cannabis related waste will be disposed of outside. The outdoor waste storage that is proposed is similar to typical waste storage of retail facilities in the area. All additional waste will be secured indoors and will be serviced by a professional janitorial company or medical waste company.

➤ **§ 10.12 (9) Filing Requirements**

- (a) **Site Plan** – An existing conditions and proposed site improvements plan has been prepared and is attached to this application. The plans contain all required information stated in §10.12(9)(a) and §12.4.5
- (b) **Security Plan** – See Security Plan. Attached.
- (c) **Traffic Study** – A traffic study will be conducted if deemed necessary by the Planning Board. A State Highway Access Permit is required for a proposed curb cut along Curran Memorial Highway in this location. According to MassDOT's Transportation Data Management System and a count performed 0.7 miles south of the site on Curran Memorial Highway, in 2019 the Northbound (NB) Annual Average Daily Traffic (AADT) count was 8,581 trips and the Southbound (SB) AADT was 7,930 trips for a total of 16,511 trips. The proposed facility is expected to generate 250 trips per day based on the applicants experience with similar facilities, which is less than 2% of the total AADT in this location.
- (d) **State License** – See Provisional License from The Cannabis Control Commission. Attached.
- (e) **Proof of Site Control** -
Owner of Property: Shake and Bake Holdings, LLC
Deed Book 1711 Page 800 at the Berkshire North Registry of Deeds

See attached.

Section 11 – Environmental Performance Standards

- ***§ 11.1. The use of land, buildings and other structures shall be conducted in accordance with the following performance standards:***

11.1.1 Dust, dirt, fly ash and smoke – This development is not a major new stationary source of air pollution as defined by the EPA, nor is the development required to apply to DEP under the Clean Air Act.

11.1.2 Odors, gases and fumes – This development will not cause any emission of odors detectable beyond the boundary of the site. There are no uses or processes that would result in odors.

11.1.3 Noise – This development does not include the installation of any noise generating equipment that will exceed the noise standards. The Applicant will comply with the noise regulations set forth in the bylaw.

11.1.4 Wastes –All waste generated will be secured and removed by a professional janitorial company.

11.1.5 Vibration - This development will not cause any vibrations over the environmental standards while under construction. There are no uses or processes that would result in vibration once the facility is built and operating.

11.1.6 Light – Outdoor lighting levels will not exceed the standards required by the regulation.

11.1.7 Danger - There will be no dangerous material manufactured or stored on the premises.

11.1.8 Environmental and Community Impact Analysis - This project does not involve a use that requires an environmental and community impact analysis.

Section 12 – Administration and Enforcement

- ***§ 12.3.4. Findings Required***

The Applicant requests that the Zoning Board make the following finding:

This proposed use complies with all zoning regulations set forth by the zoning of North Adams. The applicant requests a waiver from strict compliance with the development standards, pursuant to section 12.4.14(2), for outside storage of non-cannabis related waste (10.12(8)(h)). As a result, this use is in harmony with the intent of the zoning ordinance. This use will not be detrimental to adjacent uses, as it is in the industrial district and all surrounding uses are as such. This vehicular and pedestrian traffic or number of customers will not have a negative effect to the neighborhood as a result of this use. No harmful odors, noise, vibrations, dust, fumes, or smoke will be emitted as a result of this use, and no negative visual effects or emissions will result. This use will not cause any degradation to the environment, nor will it impose any kind of financial burden to the City.

➤ *§12.4.9 Special Permit Review Criteria*

(1) **Protection of Adjoining Premises** - The project will be a retail business which conforms to the surrounding businesses being in an industrial district and will have no negative impact on the surrounding neighborhood. There are no uses or processes that would result in odors, noise vibration and will have an aesthetically pleasing signage.

(2) **Building Arrangement** – The proposed building will be parallel to, and with front entrance facing, Curran Highway. The entry/arrival is a traditional entry drive/parking/building sequence. See C-5, “Landscape Plan” for required parking area any screening. The signage along with the landscaping/screen will conform to the zoning regulations.

(3) **Movement Convenience** – Proposed parking will be clearly delineated with maneuver markings (See C-2, “Site Layout”) and the **“Right Turn Only”** exit onto Curran Highway will be expressly marked with appropriate signage. Location of the drive to the premises is on the northbound side of Curran Highway where traffic will be traveling in only one direction.

(4) **Methods of Disposal for Sewage**– The proposed project features a private onsite replacement septic system. Stormwater management plan includes a subsurface detention/infiltration system.

(5) **Off-street Loading/Unloading** – The project proposes a dedicated space on site for loading/unloading, waste removal and other service related needs.

(6) **Parking Spaces** - The parking will have an adequate number of spaces. The requirement for retail sales of this establishment is 20 spaces. Proposed parking includes 19 spaces, 1 universally accessible space, and 1 unloading area space.

(7) **Wetland/Wildlife Protection** – This project avoids wetlands whenever possible. Any areas where wetlands are impacted will be mitigated for on the property. This project will not have a negative impact on wildlife habitat. The proposed project is outside the estimated limit of Natural Heritage and Endangered Species. Permitting related to the Wetlands Protection Act will be obtained for this project.

(8) **Historic/Scenic Features** - Location and design of the proposed site will cause no damage to the historic, scenic, and environmental feature of the City.

(9) **Aesthetics** – The building design, site layout, and landscaping will all be in accordance with these zoning regulations and will harmonize with the retail business/industrial atmosphere of the City’s southern gateway.

1268 CURRAN MEMORIAL HIGHWAY
RETAIL MARIJUANA FACILITY
North Adams, Massachusetts
Special Permit

Attachments

Locus Plan

Abutters List

Light Fixture Cut Sheets

Security Plan

CCC License

Berkshire North Registry of Deeds

Electronically Recorded Document

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Recording Fee (including excise)	: \$405.80

MASSACHUSETTS EXCISE TAX
Northern Berkshire ROD #3 001
Date: 05/07/2020 02:04 PM
Ctrl# 034934 02702 Doc# 00002137
Fee: \$250.80 Cons: \$55,000.00

Berkshire North District County Registry of Deeds
Maria T. Ziemba, Register
65 Park Street
Adams, MA 01220
413-743-0035
www.Masslandrecords.com

QUITCLAIM DEED**KNOW ALL MEN BY THESE PRESENTS**

I, **RICHARD J. BERNARDI**, an unmarried person, of Clarksburg, Berkshire County, Massachusetts for consideration paid and in full consideration in the amount of FIFTY FIVE THOUSAND AND 00/100 (\$55,000.00) DOLLARS grant to **SHAKE AND BAKE HOLDINGS, LLC**, a Massachusetts Limited Liability Company with an address c/o Law Offices of Sarah A. Miller, P. C., 75 North Main Street, East Longmeadow, MA 01028 with **QUITCLAIM COVENANTS**, the land with the buildings thereon situated on the easterly side of Curran Highway in North Adams, Berkshire County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe in the easterly line of Curran Highway at the northwest corner of land now or formerly of Nash North Adams, Inc.;

Thence northerly along the easterly line of Curran Highway 175 feet;

Thence easterly 200 feet on land now or formerly of Clarence F. Gregory and Celia E. Gregory;

Thence southerly on land now or formerly of said Clarence F. Gregory and Celia E. Gregory 175 feet to the northeast corner of said land now or formerly of Nash North Adams, Inc.;Thence westerly on the northerly line of land now or formerly of said Nash

North Adams, Inc. 200 feet to the point of beginning.

SUBJECT TO transom line and pole rights easement granted by William A. Ballou to North Adams Gas Light Company, dated May 11, 1903, recorded with the Northern Berkshire Registry of Deeds in Book 257, Page 160 insofar as the same may affect the granted premises.

SUBJECT TO high tension line and pole rights easement granted by William A. Ballou to Hoosac Valley Street Railway Company, dated July 27, 1906, recorded with said Registry of Deeds in Book 281, Page 315 insofar as the same may affect the granted premises.

SUBJECT TO transom pole and line rights easement granted by Ralph K. Carpenter to North Adams Gas Light Company, dated June 4, 1924, recorded with said Registry of Deeds in Book 350, Page 320 insofar as the same may affect the granted premises.

SUBJECT TO transmission pole and line easement granted by Clarence F. Gregory and Celia E. Gregory to Northern Berkshire Gas Company, dated November 30, 1949, recorded with said Registry of Deeds in Book 447, Page 345 insofar as the same may affect the granted premises.

SUBJECT TO pipe line easement granted by Clarence and Celia Gregory to Northeastern Gas Transmission Company, described in a right of way agreement dated March 19, 1951, recorded with said Registry of Deeds in Book 480, Page 473 and ratification agreement, dated May 4, 1951, recorded with said Registry of Deeds in Book 480, Page 511 insofar as both said right of way agreement and said ratification agreement may affect the granted premises.

SUBJECT TO taking by the Commonwealth of Massachusetts acting through the Department of Public Works which taking was recorded with said Registry of Deeds on July 22, 1982 in Book 713, Page 215.

Meaning and intending to convey and hereby conveying, all and singular, the same premises conveyed to the Grantor herein by deed of Gisele M. DelNegro, Arthur DelNegro, Nicole Jozefiak, Steven DelNegro, Susan Haskard and Donald DelNegro, dated October 5, 2015 and recorded with said Registry of Deeds on October 5, 2015 in Book 1578, Page 525.

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 right of Homestead in the subject realty, (ii) that no spouse, nonowner spouse, former

spouse, or any other person resides in the home, (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, and (iv) the subject property is not the primary residence of the grantor.


WITNESS my hand and seal this 5th day of MAY, 2020.


RICHARD J. BERNARDI

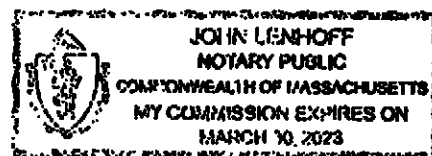
COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

On this 5th day of MAY, 2020, before me, the undersigned notary public, personally appeared RICHARD J. BERNARDI, 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 or the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.


Notary Public

My Commission Expires: 3/30/23



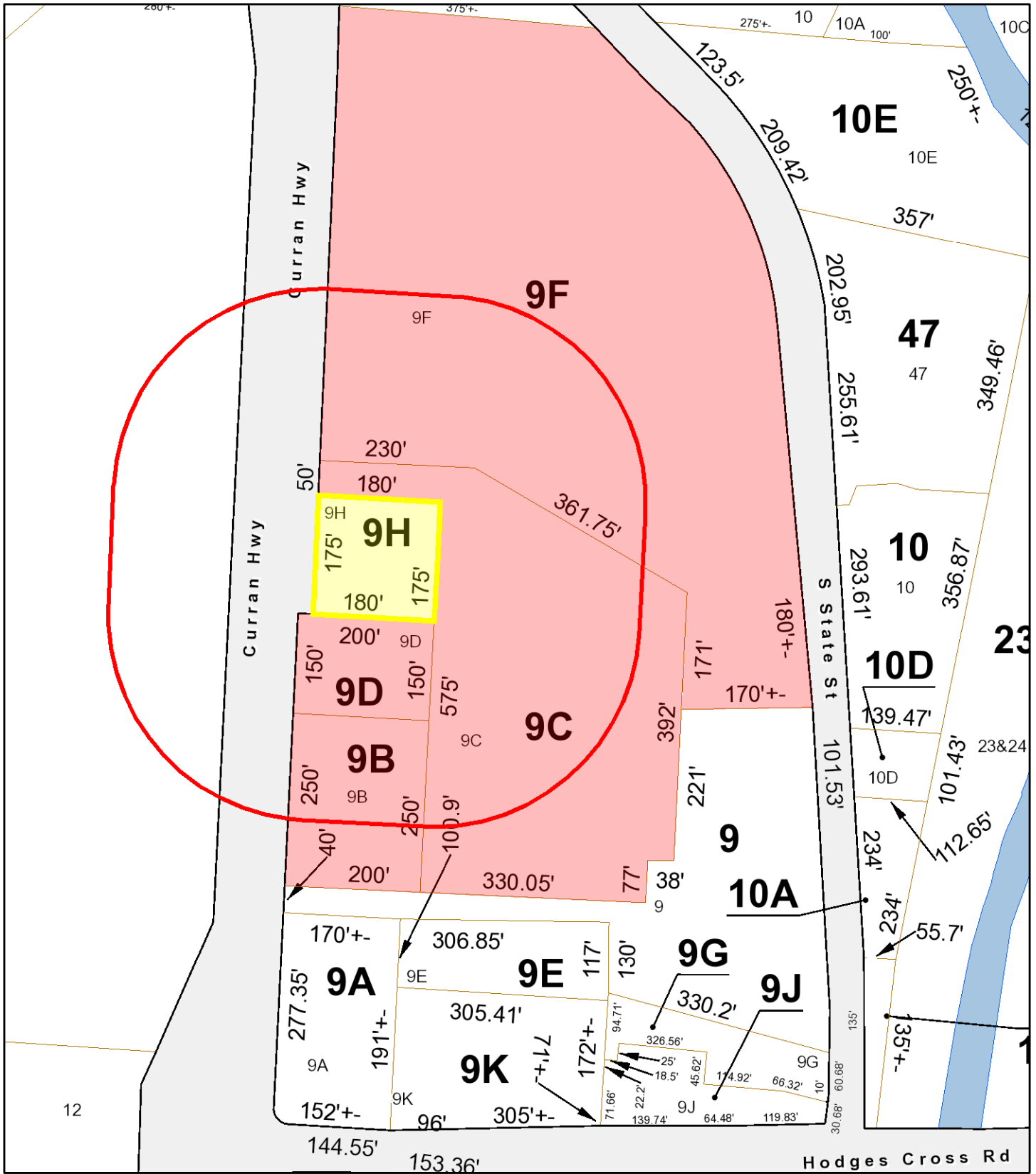


North Adams, MA

1 inch = 200 Feet



June 24, 2020



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300 foot Abutters List Report

North Adams, MA

November 13, 2020

Subject Property:

Parcel Number: 15-0-9H
CAMA Number: 15-0-9H
Property Address: 1268 CURRAN HW

Mailing Address: BERNARDI RICHARD J
215 HERRIGAN RD
CLARKSBURG, MA 01247

Abutters:

Parcel Number: 15-0-9B
CAMA Number: 15-0-9B
Property Address: 1300 CURRAN HW

Mailing Address: KM MOTOR SALES INC
51 WEST MAIN ST
NORTH ADAMS, MA 01247

Parcel Number: 15-0-9C
CAMA Number: 15-0-9C
Property Address: 1280 CURRAN HW

Mailing Address: SOULE DAVID J
PO BOX 507
ADAMS, MA 01220

Parcel Number: 15-0-9D
CAMA Number: 15-0-9D
Property Address: 1274 CURRAN HW

Mailing Address: OUIMET RONALD N
194 LANESBORO RD
CHESHIRE, MA 01225

Parcel Number: 15-0-9F
CAMA Number: 15-0-9F
Property Address: CURRAN HW + SO STATE ST

Mailing Address: DAVIS SUZANNE C TRUSTEE
120 WEST TUPPER ST
BUFFALO, NY 14201-2192



www.cai-tech.com

11/13/2020

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Page 1 of 1

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS (CONT'D)

- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org)
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information



RELATED PRODUCTS

- θ [Airo](#) θ [Cimarron LED](#) θ [Ratio Family](#)

KEY DATA	
Lumen Range	3,000–32,000
Wattage Range	25–227
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>238K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

RATIO SERIES

AREA/SITE LIGHTER

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
	80L-50 50W - 6,000 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	160L-70 70W - 9,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
	160L-100 100W - 12,000 Lumens		5QW IES TYPE V		240 240V
RAR2 Ratio Area Size 2	320L-110 110W - 15,000 Lumens				277 277V
	320L-140 140W - 18,000 Lumens				347 347V
	320L-165 165W - 21,000 Lumens				480 480V
	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				

ORDERING INFORMATION CONTINUED

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BL Black textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	DB Dark bronze textured	NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ²	CD Continuous dimming
Mounting Round Poles	GT Graphite textured	NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ²	F Fusing (must specify voltage)
A_ Arm mount for round pole ¹	GYS Light gray smooth	Control Options Other	TB Terminal block
A_U Universal arm mount for round pole ¹	PS Platinum silver smooth	SCP-40F Programmable occupancy sensor ⁴	2PF 2 power feed with 2 drivers ³
Mounting Other	WH White textured	7PR 7-Pin twist lock receptacle	
WB Wall bracket	CC Custom color	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm		7PR-MD40F Low voltage sensor for 7PR	
K Knuckle		7PR-TL 7-Pin PCR with photocontrol	

Notes:

- 1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
- 2 Replace "_" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height
- 3 Not available with 80 LED versions
- 4 At least one SCPREMOTE required to program SCP motion sensor

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-140-4K-3	18,000	140W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-140-4K-4W	18,000	140W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

RATIO SERIES

AREA/SITE LIGHTER

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
<input type="checkbox"/> RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
<input type="checkbox"/> RARBC80L	Ratio blacklight control 80L
<input type="checkbox"/> RARBC160L	Ratio blacklight control 160L
<input type="checkbox"/> RARBC320L	Ratio blacklight control 320L
<input type="checkbox"/> RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> RAR-ASQU-XX	Universal arm mount for square pole/flat surface ²
<input type="checkbox"/> RAR-A_U-XX	Universal arm mount for round poles ^{1,2}
<input type="checkbox"/> RAR-RPA_-XX	Round pole adapter ^{1,2}
<input type="checkbox"/> SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter ²
<input type="checkbox"/> RETAVP-XX	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately ²
<input type="checkbox"/> BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
<input type="checkbox"/> BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
<input type="checkbox"/> RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle ²

- 1 Replace "-" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options

Standalone

SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control

Networked – Wireless

WIR-RME-L	wiSCAPE External Fixture Module ^{1,2}
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NX Networked – Wireless

NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock
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Notes:

- 1 Works with external networked photosensor
2 wiSCAPE Gateway required for system programming

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature	Lumen Multiplier
0° C	1.03
10° C	1.01
20° C	1.00
25° C	1.00
30° C	0.99
40° C	0.98
50° C	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

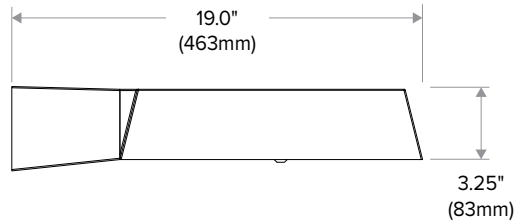
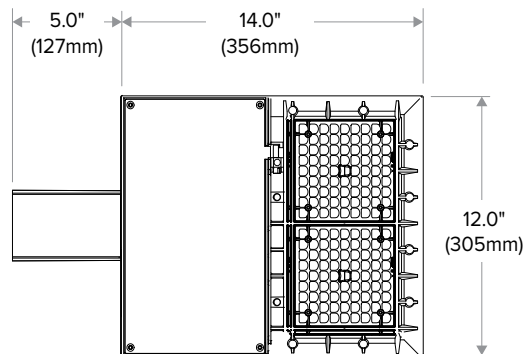
Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

RATIO SERIES

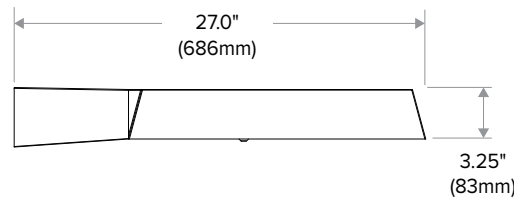
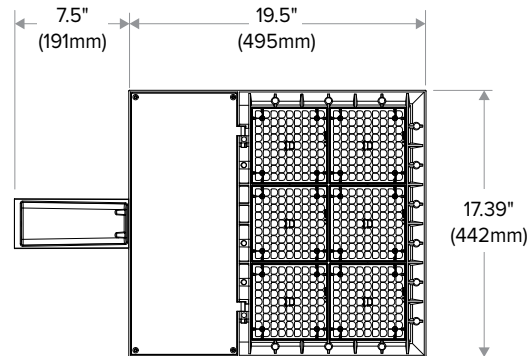
AREA/SITE LIGHTER

DIMENSIONS

RAR1

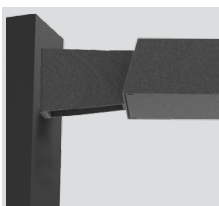


RAR2

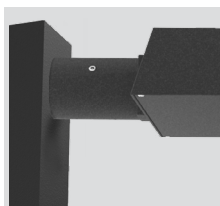


ADDITIONAL INFORMATION

MOUNTING



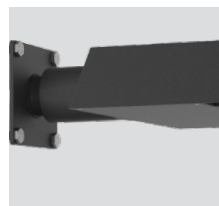
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



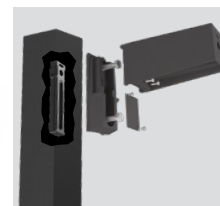
MAF – Fits 2-3/8" OD arms Roadway applications.



Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



Wall Mount – Wall mount bracket designed for building mount applications.



Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"

SITESYNC 7-PIN MODULE



SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors

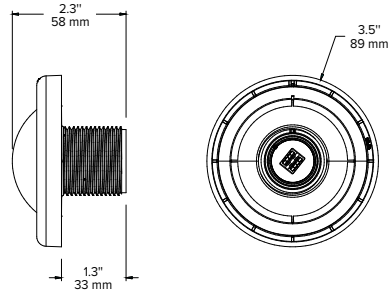
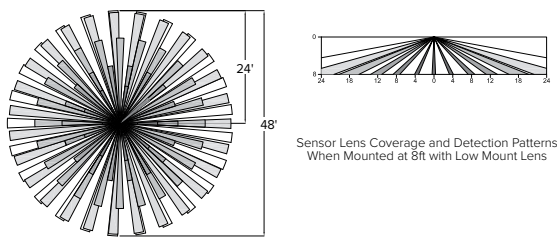


RATIO SERIES

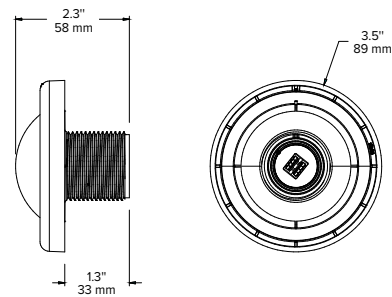
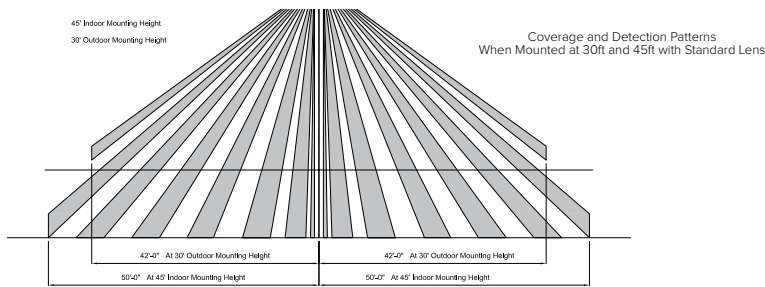
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

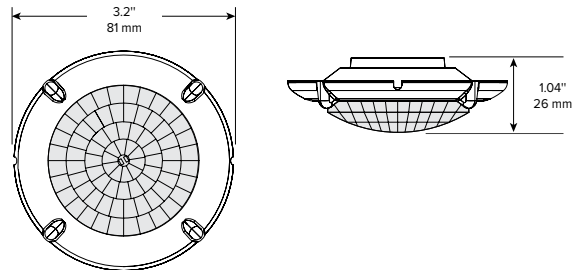
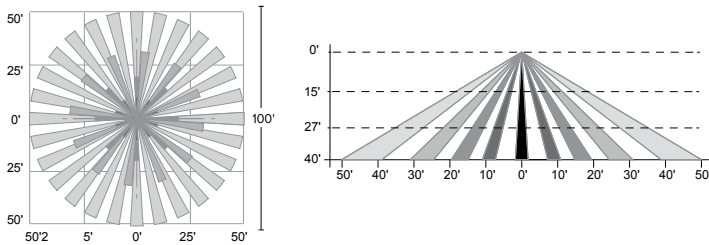
NXSP-14F



NXSP-30F



SCP-40F



RAR1 EPA

RAR-1	
EPA at 0°	EPA at 30°
.45ft. ² .13m ²	.56ft. ² .17m ²

RAR2 EPA

RAR-2	
EPA at 0°	EPA at 30°
.55ft. ² .17m ²	1.48ft. ² .45m ²

SHIPPING

Catalog Number	G.W(kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

USE OF TRADEMARKS AND TRADE NAMES

All product and company names, logos and product identifies are trademarks ™ or registered trademarks ® of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.

SSS-H SERIES POLES

SQUARE STRAIGHT STEEL

Cat.#

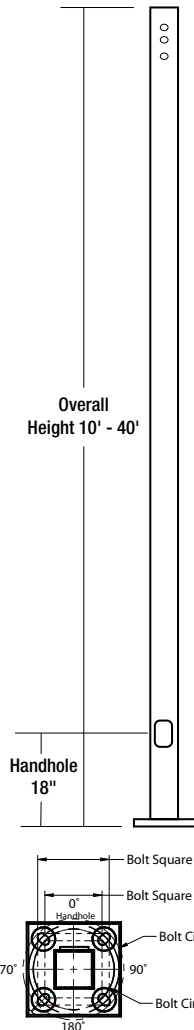
Job

Type



HUBBELL
Outdoor Lighting

Approvals



APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT:** One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER:** Two-piece square aluminum base cover included standard
- POLE CAP:** Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE:** Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38

1 x 36 x 4 — TAB-36-M38

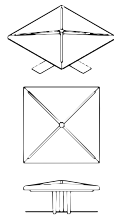
FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable; Internal protective coating available

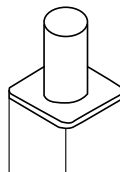
WAREHOUSE 'STOCKED' POLES:

- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination of the S2 pattern and the B3 pattern

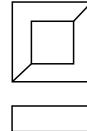
POLE CAP



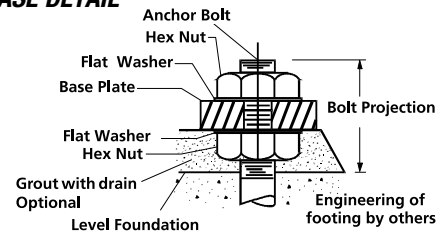
TENON



BASE COVER



BASE DETAIL



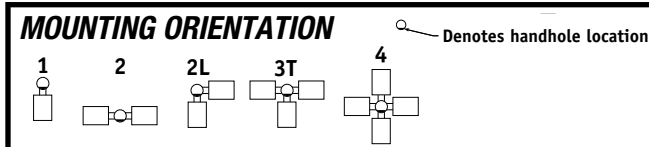
ORDERING INFORMATION

ORDERING EXAMPLE:

SSS - H - 25 - 40 - A/B/C - 2L - S2 - DBT - UL

Reference page 2 for available configurations

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	FINISH	OPTIONS
SSS-H Square Straight Steel Pole Hubbell Outdoor	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR' Removable Tenon (2.38" x 4") OT Open Top (includes pole cap)	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	GFI' 20 Amp GFCI Receptacle and Cover EHH' Extra Handhole C05' .5" Coupling C07' .75" Coupling C20' 2" Coupling MPB' Mid-pole Luminaire Bracket VM2 2nd mode vibration damper LAB Less Anchor Bolts UL UL Certified



- Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-H-25-40-A-1-S2-TR-DB
- Specify option location using logic found on page 2 (Option Orientation)
- VM1 recommended on poles 20' and taller with EPA of less than 1.

ACCESSORIES- Order Separately

Catalog Number	Description
VM1 ³	1st mode vibration damper
VM2SXX	2nd mode vibration damper

DRILL PATTERN

- B1** Cruiser, "AM" arm
- B3** 2 bolt (2-1/2" spacing), Viper "A" arm
- S2** 2 bolt (3-1/2" spacing), Viper "AD" arm



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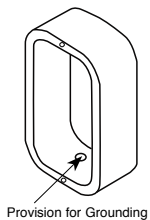
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ORDERING INFORMATION (Continued)

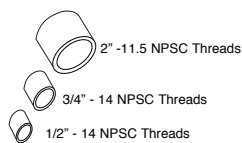
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-H-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-H-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-H-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-H-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-H-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-H-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-H-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-H-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-H-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-H-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-H-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-H-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-H-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-H-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-H-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-H-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-H-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-H-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-H-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-H-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-H-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	329
SSS-H-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	404
SSS-H-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	479
SSS-H-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	554
SSS-H-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	629
SSS-H-30-60-C-XX-XX	30	9.1	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	614
SSS-H-35-60-C-XX-XX	35	10.7	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	712
SSS-H-40-60-C-XX-XX	40	12.2	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	809

NOTE Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

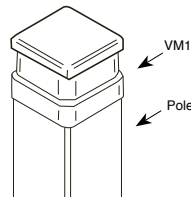
EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING



VM1 - VIBRATION DAMPER 1ST MODE



Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE



Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

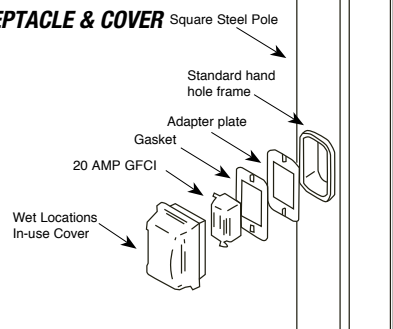
VM2SXX - VIBRATION DAMPER 2ND MODE



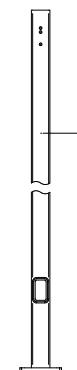
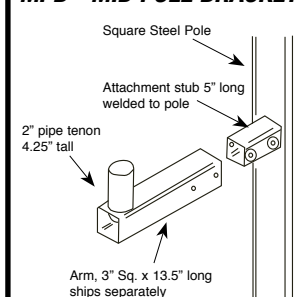
VM2S08 - 8'
VM2S12 - 12'
VM2S16 - 16'
VM2S20 - 20'
VM2S24 - 24'

Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI - 20 AMP GFCI RECEPTACLE & COVER

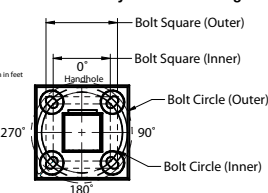


MPB - MID POLE BRACKET



OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **SSS-H-20-40-A-TA-DBT-C07-0-15** (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.



For more information about pole vibration and vibration dampers, please consult https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLI0022.pdf
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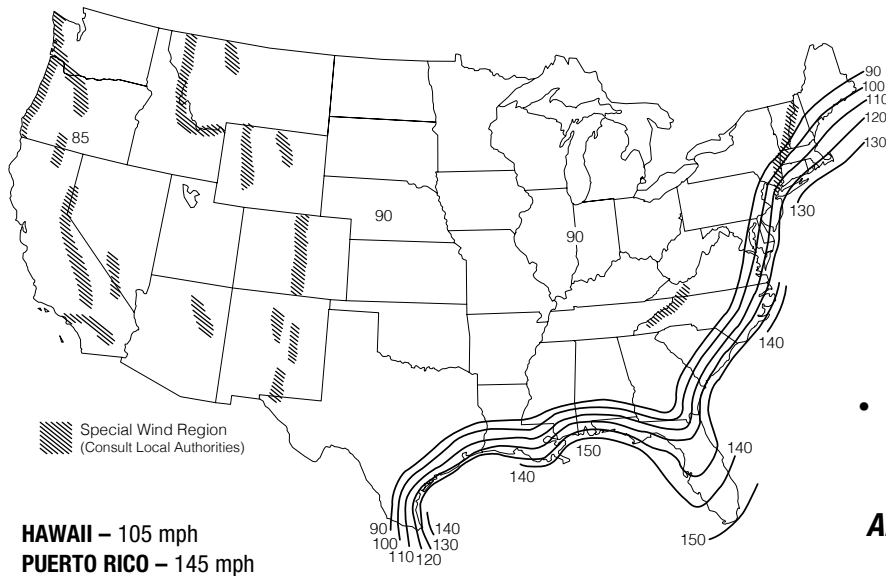
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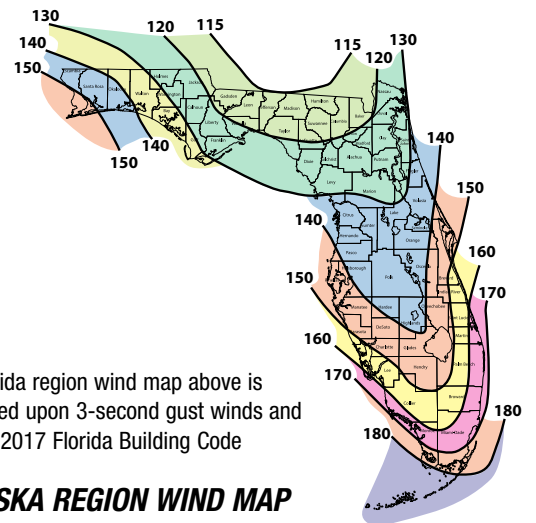


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ASCE7-05 WIND MAP

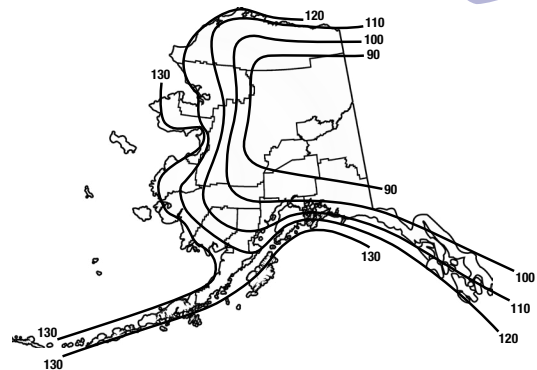


FLORIDA REGION WIND MAP



- Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code

ALASKA REGION WIND MAP



ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds (Use for all locations except Florida)										
Catalog Number	85	90	100	105	110	120	130	140	145	150
SSS-H-10-40-A	25.0	25.0	25.0	22.8	20.6	17.0	14.2	11.9	11.0	10.1
SSS-H-12-40-A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
SSS-H-14-40-A	23.1	20.4	16.1	14.3	12.8	10.2	8.2	6.6	5.9	5.3
SSS-H-16-40-A	19.0	16.7	13.0	11.5	10.1	7.9	6.2	4.7	4.1	3.6
SSS-H-18-40-A	15.6	13.6	10.0	9.0	7.8	5.9	4.4	3.1	2.6	2.1
SSS-H-20-40-A	12.7	10.9	7.9	6.9	5.9	4.2	2.8	1.7	1.3	0.9
SSS-H-25-40-A	7.3	5.9	3.8	2.9	2.1	0.8	NR	NR	NR	NR
SSS-H-14-40-B	25.0	25.0	23.3	20.8	18.6	15.1	12.3	10.2	9.2	8.4
SSS-H-16-40-B	25.0	24.9	19.4	17.3	15.4	12.3	9.9	8.0	7.2	6.4
SSS-H-18-40-B	24.0	20.8	16.1	14.2	12.5	9.8	7.7	6.1	5.3	4.7
SSS-H-20-40-B	20.2	17.5	13.2	11.6	10.1	7.7	5.9	4.4	3.8	3.2
SSS-H-25-40-B	12.8	11.0	7.9	6.7	5.5	3.7	2.3	1.2	0.7	NR
SSS-H-30-40-B	8.0	6.6	4.1	3.1	2.2	0.8	NR	NR	NR	NR
SSS-H-16-50-B	25.0	25.0	25.0	25.0	24.8	20.1	16.5	13.6	12.3	11.2
SSS-H-18-50-B	25.0	25.0	25.0	22.9	20.4	16.4	13.2	10.7	9.6	8.6
SSS-H-20-50-B	25.0	25.0	21.3	18.9	16.7	13.2	10.4	8.1	7.2	6.3
SSS-H-25-50-B	20.7	17.8	13.3	11.5	9.8	7.2	5.0	3.3	2.6	1.9
SSS-H-30-50-B	13.5	11.3	7.7	6.2	4.9	2.8	1.1	NR	NR	NR
SSS-H-25-50-C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	6.9	6.0	5.1
SSS-H-30-50-C	20.1	17.3	12.7	10.9	9.3	6.6	4.5	2.8	2.1	1.4
SSS-H-20-60-B	25.0	25.0	25.0	25.0	25.0	20.2	16.1	12.9	11.5	10.3
SSS-H-25-60-B	25.0	25.0	20.6	18.0	15.6	11.8	8.7	6.2	5.2	4.2
SSS-H-30-60-B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSS-H-35-60-B	14.0	11.3	6.9	5.2	3.6	1.0	NR	NR	NR	NR
SSS-H-40-60-B	8.1	5.8	2.2	nr	NR	NR	NR	NR	NR	NR
SSS-H-30-60-C	24.3	20.5	14.6	12.2	10.2	6.8	4.2	2.2	1.3	0.5
SSS-H-35-60-C	16.6	13.5	8.6	6.6	4.9	2.1	NR	NR	NR	NR
SSS-H-40-60-C	10.6	7.9	3.7	2.1	0.6	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)										
Catalog Number	115	120	130	140	150	160	170	180		
SSS-H-10-40-A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9		
SSS-H-12-40-A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4		
SSS-H-14-40-A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6		
SSS-H-16-40-A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4		
SSS-H-18-40-A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4		
SSS-H-20-40-A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7		
SSS-H-25-40-A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR		
SSS-H-14-40-B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8		
SSS-H-16-40-B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6		
SSS-H-18-40-B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6		
SSS-H-20-40-B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9		
SSS-H-25-40-B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR		
SSS-H-30-40-B	3.2	2.1	NR	NR	NR	NR	NR	NR		
SSS-H-16-50-B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5		
SSS-H-18-50-B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9		
SSS-H-20-50-B	25.0	25.0	24.4	19.9	16.3	13.4	11.0	8.9		
SSS-H-25-50-B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1		
SSS-H-30-50-B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR		
SSS-H-25-50-C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1		
SSS-H-30-50-C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR		
SSS-H-20-60-B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4		
SSS-H-25-60-B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8		
SSS-H-30-60-B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR		
SSS-H-35-60-B	7.5	5.6	2.4	NR	NR	NR	NR	NR		
SSS-H-40-60-B	1.8	NR	NR	NR	NR	NR	NR	NR		
SSS-H-30-60-C	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR		
SSS-H-35-60-C	7.5	5.6	2.4	NR	NR	NR	NR	NR		
SSS-H-40-60-C	1.8	NR	NR	NR	NR	NR	NR	NR		



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SSS-H POLES-SPEC 03/2020

NOTES

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

Due to our continued efforts to improve our products, product specifications are subject to change without notice.



HUBBELL
Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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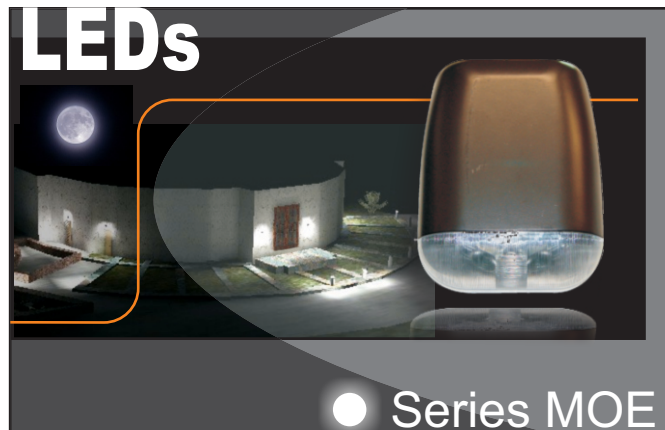
HUBBELL
Lighting

SSS-H POLES-SPEC 03/2020

The Brightest Idea is Emergency Lighting with LEDs

GENERAL DESCRIPTION

MOE with die cast aluminum housing is designed for exterior use in wet locations but is also often used in interiors with potential hard use situations, such as gymnasiums, or hallways in apartment or condominium complexes. Optional night lighting can be controlled by photocell or switched circuit.



CONSTRUCTION

- Extremely compact die cast aluminum housing with molded polycarbonate lens. Standard finish white or bronze satin enamel paint; custom colors are available, including brushed aluminum anodized finishes.
- Universal J- Box mounting pattern.
- Contoured prismatic lens generates a uniform lighting pattern over required path of egress.
- Three versions available:
 - BB= Unit equipment with self-contained battery
 - RE= Remote for connection to 24 VDC Central Battery System
 - AC= Remote for connection to AC 120/277 emergency supply.

ELECTRONICS

- Lamps are connected in parallel. If one lamp fails, one or more lamps will continue in operation.
- Universal 120/ 277 VAC input for standard battery or AC unit, or 24 VDC input for remote configuration.
- Power supply delivers regulated current and voltage to LED lamps at optimum levels to maximize lamp life.
- Automatic battery diagnostics available for all battery models.

ENERGY EFFICIENT OPERATION

- Emergency lighting with optional dual function operation for night or security lighting.
- Very low power consumption in night/ security mode. The security lighting circuit is independent of emergency lighting and may be switched manually, by an exterior photocell, or Other automatic means.
- Over 50,000 hour lamp life in normal use.
- IES photometric data available for all models.

CODES

- Manufactured and tested to UL Standard 924 and NFPA Life Safety Code 101.

WARRANTY

- 5 year total customer satisfaction warranty. For details see product catalog technical data section.

FIXTURE SCHEDULE

MODEL	CATALOG NO
APPROVAL	JOB INFORMATION



Moonlite LED® LED Outdoor Egress Emergency with Night Lighting Option

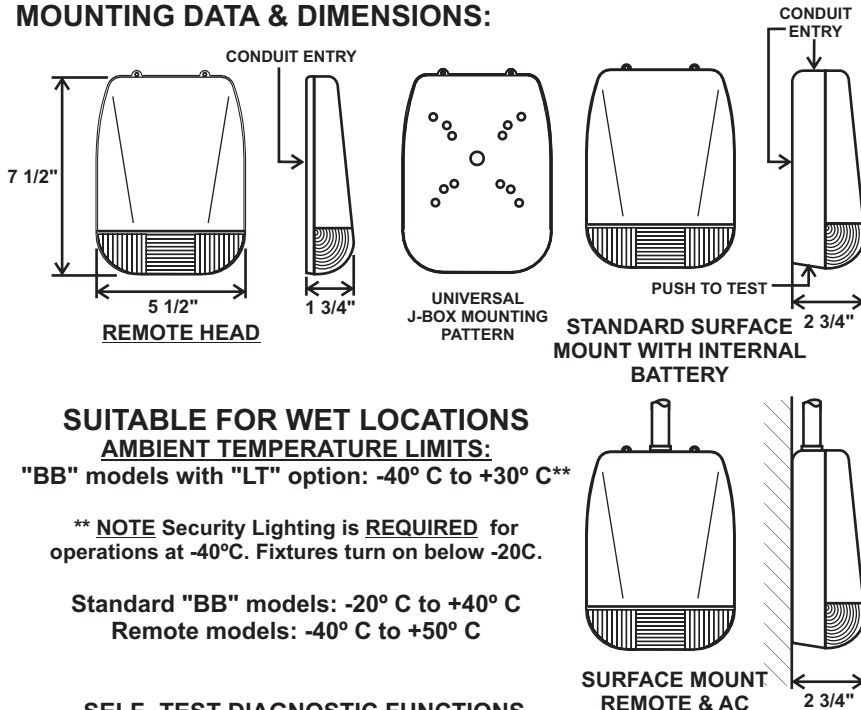
Exterior Wall Mount Series MOE

MOE.3.18.22

SUGGESTED SPECIFICATIONS:

Install MOONLITE LED® Series MOE Exterior Wall Mount LED emergency lighting fixture manufactured by Sigtex Inc., available as unit equipment or as a remote device connected to a central battery power source. Upon loss of AC building power, emergency models shall operate for a minimum of 90 minutes in compliance with UL 924 and NFPA LSC Code 101. The unit may be specified to operate continuously for security or night lighting, as required. The battery charger and power supply shall have universal input of 120/277 VAC, with brownout and LVD circuit protection. Auto battery diagnostics shall be available for all models, as specified and shall perform all test functions specified by UL 924 and NFPA 101. Suitable for Wet Locations, with ambient temperature ranges specified below.

MOUNTING DATA & DIMENSIONS:



SUITABLE FOR WET LOCATIONS AMBIENT TEMPERATURE LIMITS:

"BB" models with "LT" option: -40° C to +30° C**

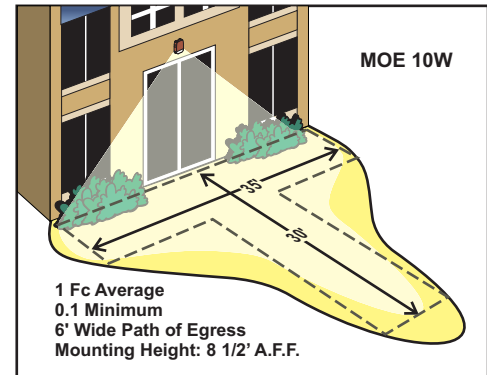
** NOTE Security Lighting is **REQUIRED** for operations at -40°C. Fixtures turn on below -20C.

Standard "BB" models: -20° C to +40° C
Remote models: -40° C to +50° C

SELF- TEST DIAGNOSTIC FUNCTIONS

BB MODELS WITH DG FUNCTION

STATUS	LED DISPLAY
NORMAL FULL CHARGE	GREEN ON
NORMAL FAST CHARGE	ORANGE ON
FAILED BATTERY	RED FLASH FAST
FAILED LAMP	GREEN FLASH
FAILED TRANSFER	ORANGE FLASH
FAILED CHARGER	RED FLASH SLOW



NOTE: TESTED IN ACCORDANCE WITH IES STANDARD LM-79-08 FOR SOLID STATE LIGHTING PRODUCTS. FOR REFERENCE ONLY. STANDARD REFLECTANCES 80/50/20. SIGTEX IS NOT RESPONSIBLE FOR SPECIFIC CONDITIONS THAT MAY ALTER THE RESULTS. COMPLETE IES PHOTOMETRIC DATA AVAILABLE AT WWW.SIGTEXINC.COM FOR YOUR CONVENIENCE.

CONTACT SIGTEX FOR LAYOUT ASSISTANCE
Code Compliant Emergency lighting layouts provided free of charge!

POWER RATING

MODEL	OPERATION	WATTS	
BB	Emergency	7	10
	SEC/ Normal On	4	5
RE	Emergency	7	10
	SEC- Standard	4	5
	SEC- HPS	7	10
AC	Line Voltage	4	7

SECURITY LIGHTING CONTROL

RE Models: Requires SEC Option 'S' with CBL
BB Models: Requires Option '-SB120' for connection to 120 VAC
Requires Option '-SD277' for connection to 277 VAC
BB-DG Models: Requires Option '-SD' for connection to 120/ 277 VAC
BB-LT Models: Requires Option '-SD' for connection to 120/ 277 VAC

ORDERING INFORMATION: *EXAMPLE:* MOERE7W-DP

MOE	RE	7	W	DG
MODEL SERIES	OPERATION	WATTS	HOUSING COLOR	OPTIONS
MOE	BB= Battery Backup RE= Remote with Central Battery System AC= AC Supply 120/277V	BB & RE Models 7 = 7 Watts 10 = 10 Watts AC Models 4 = 4 Watts 7 = 7 Watts	W=White B= Bronze 'X'=Custom	DG= Battery Diagnostics (BB Models Only) PH= Photocell Lighting Control (RE & BB-DG models Only) LT= Low Temp -40°C (BB Models Only) WD= Wash Down (RE Models Only) TD20= 20 Minute Time Delay CTF= 90° Cutoff SM= Surface Mount (RE & AC Models Only) HPS= High Power in SEC Mode (RE Models Only) SB120= Security Lighting with Control Switch for Standard BB Operation (120V) SD277= Security Lighting with Control Switch for for Standard BB Operation (277V) SD= Security Lighting with Control Switch for BB Operation with DG or LT option (120/ 277V)



Sigtex Inc
LIGHTING

220 VFW Avenue, Grasonville, MD 21638
TEL: (410) 827-8300 Fax: (410) 827-8866
sales@sigtexinc.com www.sigtexinc.com

DISTRIBUTOR:

Specifications and Dimensions subject to change without notice.

SECURITY PLAN

General Security Requirements

Sparkboro Wellness will implement sufficient safety measures to deter and prevent unauthorized entrance into areas containing marijuana and prevent theft of marijuana at the Establishment. Security measures taken by Sparkboro to protect the premises, employees, consumers and general public will, at a minimum, include the following:

POSITIVE IDENTIFICATION

A mechanism will be in place that will positively identify individuals seeking access to the premises of the Establishment or to whom marijuana products are being transported.

LIMIT ACCESS TO 21 YEARS OR OLDER

Facilities will limit access solely to individuals 21 years of age or older.

PREVENT LOITERING

Procedures will be adopted that prevent loitering and ensure that only individuals engaging in activity permitted by the law are allowed to remain on the premises.

DISPOSE OF EXCESS MARIJUANA

Any excess quantities of marijuana will be disposed of in accordance with the law.

SECURE ENTRANCES

All entrances will be secure to prevent unauthorized access.

CREATE LIMITED ACCESS AREAS

A limited access area will be created that will only be accessible by authorized personnel.

SECURE STORAGE OF MARIJUANA PRODUCTS

All finished marijuana products will be stored in a secure, locked safe or vault in such a manner to prevent diversion, theft and loss. All safes/vaults or production equipment will be securely locked and protected from entry except by authorized personnel at necessary times. All locks will be kept in good working order. Keys will be prohibited from being left in the locks or stored in a location accessible to anyone other than authorized personnel. Access to security measures (combination numbers, passwords, etc.) will be prohibited to persons other than authorized personnel.

IMPLEMENT PERIMETER SURVEILLANCE

Outside perimeter will be sufficiently lit to facilitate surveillance.

ENSURE NO MARIJUANA PRODUCTS ARE IN PLAIN SIGHT

All marijuana products will be kept out of plain sight and will not be visible from a public place

without the use of binoculars, optical aids or aircraft.

IMPLEMENT EMERGENCY POLICIES & PROCEDURES FOR SECURING PRODUCT

Policies and procedures for securing all product in case of diversion, theft or loss will be implemented. Assessments will be conducted to determine whether additional safeguards are necessary. Additional safeguards will be developed if required by the Cannabis Control Commission.

SHARE SECURITY PLAN WITH AUTHORITIES

The security plan and procedures will be shared with law enforcement authorities and fire services on a periodic basis if the plans or procedures have been modified.

Alternative Security Provisions

If the Establishment wants to create alternate security provisions to that which is outlined, they will submit a request to the Cannabis Control Commission on a particular form and this will be submitted to the chief law enforcement office in the municipality where the Establishment is located for his/her review within 30 days of the request. Within the 30 day time frame the law enforcement official must certify the sufficiency of the requested alternate security provision or provide the Commission with a statement of reasons why the alternative security provision is not adequate.

Buffer Zone

The Establishment will not be located within 500 feet of a pre-existing public or private school (K through 12) unless the city adopts an ordinance or by-law that reduces the distance requirement. This distance will be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the Establishment will be located.

Limited Access Areas

SIGNAGE

All limited access areas will be identified by the posting of a sign (minimum of 12" x 12") which states: "Do Not Enter - Limited Access Area - Access Limited to Authorized Personnel Only." Letters will be no smaller than one inch in height.

DIAGRAM PROVIDED TO COMMISSION

All areas will be clearly described by the filing of a diagram of the premises in a form determined by the Cannabis Control Commission and it will reflect entrances, exits, walls, partitions, processing, production, storage, disposal and retail sales areas.

LIMITED ACCESS AREAS

Access will be restricted to employees, agents or volunteers specifically permitted by the Establishment, agents of the Cannabis Control Commission, state and local law enforcement and emergency personnel.

EMPLOYEE ID BADGE REQUIRED

Employees of the Establishment will visibly display an employee ID badge issued by the Establishment at all times while at the Establishment or transporting marijuana.

VISITOR ID BADGE REQUIRED

All outside vendors, contractors and visitors will obtain a visitor ID badge prior to entering a limited access area and will be escorted at all times by an Establishment agent authorized to enter the limited access area. The visitor ID badge will be visibly displayed at all times while the visitor is in any limited access area. All visitors will be logged in and out and that log will be available for inspection at all times. All visitor ID badges will be returned to the Establishment upon exit.

Security & Alarm Requirements for Marijuana Establishments Operating Enclosed Areas

Sparkboro will be located, in whole or in part, in a building, or other enclosed area so it will have an adequate security system to prevent and detect diversion, theft or loss of marijuana or unauthorized intrusion, utilizing commercial grade equipment which at a minimum will include:

PERIMETER ALARM

A perimeter alarm will be on all building entry and exit points and perimeter windows.

FAILURE NOTIFICATION SYSTEM

This system will provide an audible, text or visual notification to a designated employee within five (5) minutes after any failure in the surveillance system. This notification will be in the form of telephone, email or text message.

DURESS ALARM

A duress alarm, panic alarm or hold-up alarm will be connected to local public safety or law enforcement authorities.

VIDEO CAMERAS

Video cameras in all areas that may contain marijuana, at all points of entry/exit and in any parking lot. These need to be appropriate for the normal lighting conditions of the area that is under surveillance. The cameras will be directed at all safes, vaults, sales areas and areas where marijuana is processed, prepared, stored, handled or dispensed. Also, the cameras will be angled so they will capture clearly the identification of any person entering or exiting the Establishment or area.

VIDEO RECORDINGS

24-hour recordings from all video cameras must be able to be produced to the CCC immediately upon their request and these videos must be retained for at least 90 calendar days. Recordings can not be destroyed or altered and must be retained indefinitely if the Establishment is aware of a pending criminal, civil or administrative investigation or legal proceeding for which the recording may be relevant. The videos must have the ability to immediately produce a clear, color still photo. All recordings must have a date and time stamp embedded in them and these must be synchronized

and set correctly at all times - they must not obscure the picture.

ADDITIONAL POWER SOURCE

Measures need to be taken to ensure that the video mechanism can remain operational even during a power outage.

VIDEO SPECIFICATIONS

The video recordings must allow for the exporting of still images in an industry standard image format, including .jpg, .bmp and .gif. Exported video must be able to be archived in a proprietary format that ensures authentication of the video and guarantees that no alteration of the recorded image has taken place. Exported video will also have the ability to be saved in an industry standard file format that may be played on a standard computer operating system. When time for disposal of recordings, they must be erased or destroyed prior to disposal.

LOCATION OF SECURITY SYSTEM

All security system equipment and recordings will be maintained in a secure location in order to prevent theft, loss, destruction or alterations.

BACK-UP ALARM SYSTEM

The Establishment will have a back-up alarm system with all the capabilities of the primary system provided by a company supplying commercial grade equipment, which will not be the same company supplying the primary security system. Or the Establishment can demonstrate to the Commission's satisfaction that alternate safeguards are in place to ensure continuous operation of a security system.

LIMITED ACCESS TO SURVEILLANCE AREA

Access to the surveillance area must be limited to persons that are essential to surveillance operations, law enforcement authorities, security system service personnel and the Commission. A current list of authorized employees and service personnel that have access to the surveillance room must be available to the Commission upon request. If the surveillance room is on-site of the Establishment it will remain locked and will not be used for any other function.

INSPECTION & TESTING OF SECURITY EQUIPMENT

All security equipment will be in good working order and will be inspected and tested at regular intervals, no longer than every 30 days.

MAINTENANCE OF FOLIAGE

Trees, bushes and other foliage outside of the Establishment must be maintained so as to prevent a person/s from concealing themselves from sight.

Incident Reporting

The Establishment will notify appropriate law enforcement authorities and the Commission of any breach of security immediately and never more than 24 hours following discovery of the breach. Notification is

required when:

1. Discovery of discrepancies identified during inventory
2. Diversion, theft or loss of any marijuana product
3. Any criminal action involving or occurring on or in the Establishment premises
4. Any suspicious act involving the sale, cultivation, distribution, processing or production of marijuana by any person
5. Unauthorized destruction of marijuana
6. Any loss or unauthorized alteration of records related to marijuana
7. An alarm activation or other event that requires response by public safety personnel or security personnel privately engaged by the Establishment
8. The failure of any security alarm system due to a loss of electrical power or mechanical malfunction that is expected to last more than eight (8) hours
9. Any other breach of security

Security Audits

The Establishment must obtain, on an annual basis and at its own expense, a security system audit by an approved vendor. An audit report must be submitted no later than 30 calendar days after the audit is conducted. If the audit identifies concerns related to the establishment's security system, the Establishment must also submit a plan to mitigate those concerns within 10 business days of submitting the audit.

Cash Handling and Transportation Requirements

A Marijuana Establishment with a contract to deposit funds with a financial institution that conducts any transaction in cash shall establish and implement adequate security measures and procedures for safe cash handling and cash transportation to financial institutions or DOR facilities to prevent theft and loss, and to mitigate associated risks to the safety of employees, customers and the general public. Adequate security measures will include:

1. An on-site secure locked safe or vault maintained in an area separate from retail sales areas used exclusively for the purpose of securing cash;
2. Video cameras directed to provide images of areas where cash is kept, handled and packaged for transport to financial institutions or DOR facilities, provided that the cameras may be motion-sensor activated cameras and provided, further, that all cameras be able to produce a clear, still image whether live or recorded;
3. A written process for securing cash and ensuring transfers of deposits to the Marijuana Establishment's financial institutions and DOR facilities on an incremental basis consistent with the requirements for deposit by the financial institution or DOR facilities; and
4. Use of an armored transport provider that is licensed pursuant to M.G.L. c. 147 §25 (watch, guard or patrol agency) and has been approved by the financial institution or DOR facility.

Notwithstanding the requirement of 935 CMR 500.110(7)(a)(4), a Marijuana Establishment may request an alternative security provision under 935 CMR 500.110(2) for purposes of cash transportation to financial institutions and DOR facilities. Any approved alternative security provision shall be included in the security plan shared with law enforcement in the municipality in which the Marijuana Establishment

is licensed and periodically updated as required under 935 CMR 500.100(1)(a). To be determined to provide a sufficient alternative, any such alternative safeguard shall include, but may not be limited to:

1. Requiring the use of a locked bag for the transportation of cash from a Marijuana Establishment to a financial institution or DOR facility;
2. Requiring any transportation of cash be conducted in an unmarked vehicle;
3. requiring two registered Marijuana Establishment Agents employed by the Licensee to be present in the vehicle at all times during transportation of deposits;
4. Requiring real-time GPS tracking of the vehicle at all times when transporting cash;
5. Requiring access to two-way communications between the transportation vehicle and the Marijuana Establishment;
6. Prohibiting the transportation of Marijuana or Marijuana Products at the same time that cash is being transported for deposit to a financial institution or DOR facility; and
7. Approval of the alternative safeguard by the financial institution or DOR facility.

All written safety and security measures developed under 935 CMR 500.105(7) will be treated as security planning documents, the public disclosure of which would jeopardize public safety.

September 11, 2020

Sparkboro Wellness Nama Corp.
MRN283321
SparkboroNAdams@gmail.com

NOTICE: PROVISIONAL LICENSE

WHY ARE YOU RECEIVING THIS NOTICE?

This letter provides notice that the Cannabis Control Commission (“Commission”) approved the issuance of a provisional license subject to the conditions listed below. A provisional license authorizes the applicant to develop, but not operate, the proposed Marijuana Establishment identified in the application which is as follows:

Sparkboro Wellness Nama Corp
Retail
1268 Curran Highway, North Adams MA 01247

Prior to the issuance of a final license, Commission staff will evaluate whether the applicant has satisfied the following conditions and otherwise complied with the statutory and regulatory requirements for licensure:

1. Final license is subject to inspection to ascertain compliance with Commission regulations;
2. Final license is subject to inspection to ascertain compliance with applicable state laws and local codes, ordinances, and bylaws;
3. Final licensure is subject to the applicant providing Commission staff, upon inspection, with an updated Positive Impact Plan that includes additional goals other than donations, clarifies how a donation to New England Veterans Alliance and MRCC will directly impact the chosen cohort.;
4. Final licensure is subject to the applicant providing Commission staff, upon inspection, with an updated Diversity Plan that modifies the percentages of women and minority representation to be objectively reasonable;
5. The applicant shall cooperate with and provide information to Commission staff; and
6. Provisional licensure is subject to the payment of the appropriate license fee.

The applicant has demonstrated compliance with the laws and regulations of the Commonwealth and suitability for licensure. Therefore, the applicant is recommended for provisional licensure.



WHAT ARE YOUR NEXT STEPS?

To complete the process for obtaining a provisional license, the applicant must access the license fee payment packet for its approved application in the Massachusetts Cannabis Industry Portal (“MassCIP”). MassCIP will provide instructions for payment and calculate the license fee to be paid. Once your license fee is approved, this letter will serve as your provisional license subject to the conditions listed above. This notice shall be posted in a conspicuous location on the premises of the proposed Marijuana Establishment.

After review and processing of the applicable license fee, the licensee shall submit agent registration applications for all board members, executives, directors, managers, employees and volunteers. The licensee will need to verify their license number which will be the application number listed above without the “N” (for example, application number MCN456789 will have the license number MC456789). Agent applications are reviewed within 7-10 business days. Guidance on agent registration requirements is available on our website at: <https://mass-cannabis-control.com/guidancedocuments/>. Once one of the owners have been approved as a registered agent, you may contact Metrc at (877) 566-6506 and request the process for obtaining administrator credentials. Please note that the Metrc Industry Identification Number needed will populate overnight and be available through MassCIP the next day.

If the licensee plans to build or renovate, it is required to submit an architectural plan and receive approval from the Commission **prior** to work being performed pursuant to 935 CMR 500.103(1)(a). If building or renovations of a building are required or expected to be performed, please complete an Architectural Plan Review Request form located on our website at: <https://mass-cannabis-control.com/wp-content/uploads/2018/12/FORM-ARCHITECTURAL-PLAN-REVIEW-REQUEST.pdf>.

If no building or renovations are needed, or once all construction has been completed, the licensee is subject to inspections by Commission staff prior to being eligible for consideration of a final license. The licensee must officially request its initial inspection called a Post-Provisional License Inspection (“PPLI”). In order to officially request a PPLI, the licensee must submit the following documents: (1) Request for PPLI Form and (2) a detailed floor plan of the Marijuana Establishment that shows all entrances/exits, any loading bays, limited access areas including the identification of rooms utilized for cultivation (if applicable), and retail operations that will be accessible by the public (if applicable).

The Request for PPLI Form is attached to this notice. Please complete the form and submit it, along with the detailed floor plan, to inspections@cccmass.com. Upon receipt of the request and supporting documentation, you will receive notice from Commission staff informing you of the date, time, and location of the inspection.

Please be advised that the issuance of a provisional license is based on the materials or information supplied in support of an application, and certain organizational changes must be approved by the Commission. 935 CMR 500.104(1). All individuals and entities associated with a license



application must also provide timely notice (within five business days) to the Commission if it discovers that application information has changed, including new or evolving background check events, or that the information provided was misleading, incorrect, false, or fraudulent. 935 CMR 500.104(2). Finally, a provisional license may not be assigned or transferred without prior approval by the Commission. 935 CMR 500.103(2)(b). The failure to comply with these or other regulatory requirements may result in the suspension or revocation of a provisional license and the denial of a final license. 935 CMR 500.400 and 500.450. **Please note that the Marijuana Establishment shall not possess marijuana for adult-use operations prior to being approved for a final license.**

Please be advised that the Commission promulgated revised regulations effective as of November 1, 2019. All licensees must be in compliance with the most recent version of the Commission's regulations prior to requesting their PPLI. The Commission's regulations can be found here: <https://mass-cannabis-control.com/the-laws/>.

If there are any questions with regards to this notice, please contact the Commission at licensing@cccmass.com.

Sincerely,



Shawn Collins
Executive Director



1268 CURRAN MEMORIAL HIGHWAY
RETAIL MARIJUANA FACILITY
North Adams, Massachusetts
Special Permit

Architectural Plans A2 – A3 & Site Plans C1-C8
(Attached Separately)