Application Number: PB26-01

TOWN OF COLRAIN

Planning Board
55 Main Road
Colrain, Massachusetts 01340
Telephone: (413) 624-3454
Fax: (413) 624-8852

TOWN WHERE A U.S. FLAG WAS FIRST RAISED OVER A SCHOOL. MAY 1812.

Request for a Special Permit

Town Clerk
55 Main Road
Colrain, MA 01340

Pursuant to the provisions of Chapter 40A of the Massachusetts General Laws and the Zoning By-laws of the Town of Colrain, application is hereby made to the Planning Board for **permission to:**

MA Craft Cultivation is seeking to modify our existing special permit to allow for additional cultivation space

Owner(s) of record: Company owners: Wes Ritchie & Ture Turnbull. Land Owner: Dennis DePaolo

Address/Location: 108 W. Leyden Road, Colrain 01340

Assessors' Map & Lot: 415-26.2 **Deed Bk: 7252 Pg: 260**

Petitioner(s) Name & Signature(s)	Address; phone number & email contact
Wes Ritchie	113 George Street, Boston MA 02119 **508-479-8344 & wes@necraftcultivators.com**
Ture Turnbull	12 Robeson St, Boston MA 02130 **508-479-8344 & ture@necraftcultivators.com**

Received this date: 03/12/2026 Town Clerk Signature: Emma P Colson

Transferred to Planning Board this date: 03/12/2026 Fee paid: $500.00

All applications shall be accompanied by a check for $500.00 payable to the "Town of Colrain" as well as a current Abutters List from the Assessors' Office [within 30 days of application].

BOARD OF ASSESSORS
TOWN OF COLRAIN

55 Main Rd.
Colrain, MA 01340

Nicholas Anzuoni, Chairman
James Slowinski, Assessor
Dwight Harrison, Assessor

Alice Wozniak, Director of Assessing
Phone: (413) 624-3356
Fax: (413) 624-8852

CERTIFIED LIST OF ABUTTERS
"PARTIES IN INTEREST"

SUBJECT PROPERTY MAP + LOT	LOCATION OF SUBJECT PROPERTIES	OWNERS & REQUESTORS MAILING ADDRESSES
Map 415, Lot 26.2	**108 West Leyden Rd. Colrain, MA**	Dennis Depaolo 108 West Leyden Rd. Colrain, MA 01340 REQUESTOR: MA Craft Cultivation, LLC c/o 108 West Leyden Rd. Colrain, MA 01340

PLEASE SEE ATTACHED LIST OF DIRECT ABUTTERS

Per the Assessors records we certify that the attached lists of persons are the abutters of record for the subject properties within 300 feet of the outer perimeter.

To the best of our knowledge, this list represents the most current owners of the properties. The accuracy of this listing is based solely on the information currently available in our database.

March 12, 2026

Date:

Alice Wozniak

Alice Wozniak, MAA
Director of Assessing

300 feet Abutters List Report

Colrain, MA
March 12, 2026

Subject Property:

Parcel Number:	4150-0026-00020	Mailing Address:	DEPAOLO DENNIS
CAMA Number:	4150-0026-00020		108 WEST LEYDEN RD
Property Address:	108 WEST LEYDEN RD		COLRAIN, MA 01340

Abutters:

Parcel Number:	4150-0026-00010	Mailing Address:	JOHNSON BETTY JANE
CAMA Number:	4150-0026-00010		PO BOX 28
Property Address:	WEST LEYDEN RD		COLRAIN, MA 01340-0028
Parcel Number:	4150-0027-00000	Mailing Address:	BARNES LISA C/O GILBERT LISA
CAMA Number:	4150-0027-00000		81 W. LEYDEN RD
Property Address:	81 WEST LEYDEN RD		COLRAIN, MA 01340
Parcel Number:	4210-0016-00000	Mailing Address:	LEWANDOWSKI DAVID C
CAMA Number:	4210-0016-00000		127 W LEYDEN RD
Property Address:	127 WEST LEYDEN RD		COLRAIN, MA 01340
Parcel Number:	4210-0017-00000	Mailing Address:	DENISON SCOTT
CAMA Number:	4210-0017-00000		3 FORT LUCAS RD
Property Address:	136 WEST LEYDEN RD		COLRAIN, MA 01340
Parcel Number:	4210-0018-00010	Mailing Address:	DEPAOLO DENNIS
CAMA Number:	4210-0018-00010		108 WEST LEYDEN RD
Property Address:	WEST LEYDEN RD		COLRAIN, MA 01340
Parcel Number:	4210-0028-00000	Mailing Address:	GANGNE CRAIG J & KAREN S
CAMA Number:	4210-0028-00000		14 SHELBURNE LINE RD
Property Address:	SHELBURNE LINE RD		COLRAIN, MA 01340