

Strain Station LLC
Volume 1, Narrative: Table of Contents

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Parcel Address(s): 110 Fawcett Street

Base Zoning District(s): IB-2

Overlay Zoning District(s): AOD-2

Applicant Name: Strain Station LLC

Applicant Address: 9 Spruce Lane Sudbury, Massachusetts 01776

Contact Information: Kimberly Napoli 978-793-4171

Name Telephone #

Kim@kimnapoliesq.com

Email Address

Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.

List all requested special permit(s) (with reference to zoning section numbers):

Zoning Section	Requested Special Permit
10.40, 11.800, et al.	Strain Station LLC seeks a Special Permit to operate a Cannabis Retail Store at 110 Fawcett Street, Cambridge MA pursuant to Sections 10.40 and 11.800, et. al., of the City of Cambridge's Zoning Ordinance.

Denote other City of Cambridge Board/Commission Review Needed:

- Board of Zoning Appeal (Variances) Conservation Commission Historical Commission

Denote applicable Committee Review and Public Outreach:

- Central Square Advisory Committee Harvard Square Advisory Committee Community Meeting(s)

Signature of Applicant

Date

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

DIMENSIONAL FORM

Project Address: 110 Fawcett Street Cambridge, MA

Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	11136	5000	11136	
Lot Width (ft)	31.38	50	31.38	
Total Gross Floor Area (sq ft)	4748	8352	4748	
Residential Base				
Non-Residential Base	4748	8352	4748	
Inclusionary Housing Bonus				
Total Floor Area Ratio	0.42	0.75	0.42	
Residential Base				
Non-Residential Base	0.42	0.75	0.42	
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)	26	70	26	
Front Yard Setback (ft)	Existing	15	Existing	
Side Yard Setback (ft)	Existing	0	Existing	
Side Yard Setback (ft)	Existing	0	Existing	
Rear Yard Setback (ft)	3'	0	3'	
Open Space (% of Lot Area)	17	15	17	
Private Open Space	7.6	0	7.6	
Permeable Open Space	7.6	25	7.6	
Other Open Space (Specify)				
Off-Street Parking Spaces	8	7.9/5.3	8	
Long-term Bicycle Parking Spaces	0	0	0	
Short-term Bicycle Parking Spaces	10	0.7 per 1000 = 4	10	
Loading Bays	0	B2 less than 1000=0	0	

Use space below and/or attached pages for additional notes:

OWNERSHIP CERTIFICATE

Project Address: 110 Fawcett Street, Cambridge, MA

Date:

To be completed by the Property Owner:

I hereby authorize the following Applicant: Strain Station LLC

at the following address: 9 Spruce Lane Sudbury, MA 01776

to apply for a special permit for: Cannabis Retail Store

on premises located at: 110 Fawcett Street

for which the record title stands in the name of: _____

whose address is: _____

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 79402 Page: 92

OR Registry District of the Land Court,
Certificate No.: _____

Book: _____

Page: _____



Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

See attached

Commonwealth of Massachusetts, County of _____

The above named _____ personally appeared before me,

on the month, day and year _____ and made oath that the above statement is true.

Notary: _____

My Commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On February 1, 2023 before me, Erin Elizabeth Meyer, Notary Public
(insert name and title of the officer)

personally appeared Scott R. Bohn
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



FEE SCHEDULE

Project Address: 110 Fawcett Street, Cambridge, MA

Date:

The Applicant must provide the full fee (by check made to City of Cambridge) with the Special Permit Application. The required fee is the larger of the following amounts:

- (a) The fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area noted in the Dimensional Form.
- (b) The fee is one thousand dollars (\$1,000.00) if Flood Plain Special Permit is sought as part of the Application and the amount determined above is less than \$1000.
- (c) The fee is one hundred fifty dollars (\$150.00) if the above amounts are less than \$150.

Fee Calculation

(a) Proposed Gross Floor Area (SF) in Dimensional Form: 4748 × \$0.10 = \$474.80

(b) Flood Plain Special Permit fee

(c) Minimum Special Permit fee

SPECIAL PERMIT FEE **Enter Largest of (a), (b), and (c):** \$474.80

Project Narrative

Strain Station LLC (“**Strain Station**”) seeks a Special Permit from the City of Cambridge Planning Board to operate a Cannabis Retail Store (the “**Store**”) engaged in the retail sale of marijuana and marijuana products within a tenanted portion of an existing commercial building located at 110 Fawcett Street in Cambridge Highlands (the “**Property**”) in the Industry B-2 Zoning District.

Strain Station is a minority- and women-owned business. It has completed preliminary steps required to register with the Supplier Diversity Office and will be a Certified Business prior to commencing operations. Strain Station is also a Massachusetts certified Social Equity-owned business. Pursuant to Section 11.803.1 of the Cambridge Zoning Ordinance (the “**Ordinance**”), the use of the Property for these purposes are permitted subject to the issuance of a Special Permit from the Planning Board. At this time, Strain Station intends to utilize the Property for the retail sale of cannabis to eligible consumers, however in the future it may seek to contract with a licensed third-party for the purpose of providing home-delivery to Strain Station customers. If Strain Station does so decide to provide delivery via third-party contract, it hereby requests that the application be made by way of updating the operation and logistic plan. Absolutely no cultivation, manufacturing, or social consumption uses will occur on site.

In compliance with the City of Cambridge’s Cannabis Business Permitting Ordinance Section 5.50.040, Strain Station is applying for a license to operate a Cannabis Retail Store as a Group A Priority Applicant by virtue of its status as a Minority/Woman-Owned Business. Strain Station is a single-member Massachusetts limited liability company 100% owned by Kimberly Napoli, a Massachusetts Social Equity Program Participant. *See* Strain Station’s Cannabis Business Permit Women/Minority Business Enterprise Attestation Form and Massachusetts Social Equity Program License attached hereto as **Exhibit A**.

In accordance with the Cambridge Zoning Ordinance Section 11.803.4, the Property is not located within 300 feet of a pre-existing public or private school providing education in kindergarten or any grades one through 12, public children’s playground, public youth athletic field, or public youth athletic recreation field. Additionally, in accordance with 11.803.1, the Property is not located within 1800 feet of another Cannabis Retail Store. Full compliance is demonstrated in the context map provided within Strain Station’s site plans, floor plans, exterior renderings, and exterior elevations (collectively, the “**Plans**”), enclosed hereto as **Volume II**.

Project Context

This site currently hosts a licensed, permitted, and operational Registered Marijuana Dispensary, which was also previously approved for a Special Permit Amendment that authorized the additional use of a Cannabis Retail Store. There will be no alterations to the existing site.

On January 17, 2017, Revolutionary Clinics II, Inc., (RevC2), formerly known as the Cardiac Arrhythmia Syndromes Foundation, Inc., was granted a Special Permit by the Planning Board to operate a Registered Marijuana Dispensary at 110 Fawcett Street, pursuant to Sections 20.700 and 10.43 of the Zoning Ordinance, and 20.70 for building construction in the flood plain. See Notice of Decision, Planning Board case No. 322, filed February 16, 2017.

On November 12, 2019, RevC2 was granted an Amendment to Special Permit No. 322, pursuant to 11.802.1 (c) of the Zoning Ordinance, and Chapter 55 of the Acts of 2017, An Act to Ensure Safe Access to Marijuana, 935 CMR 500.00, authorizing the co-location of a Cannabis Retail Store for the non-medical use of cannabis. This request for amendment did not propose adding any additional off-street parking. RevC2 has since maintained operations at 110 Fawcett as a Registered Marijuana Establishment and has accepted a purchase offer from Strain Station.

Upon approval and issuance of local and state permits and licenses to Strain Station, RevC2 will exit the property along with its Registered Marijuana License. Strain Station will then initiate operations for the retail sale of marijuana and marijuana products at 110 Fawcett Street.

The site is within the Industry B-2 Alewife Overlay District.

Compliance with Cambridge Zoning Ordinance Section 11.805 Application Requirements

- (a) Description of Activities: a narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of Cannabis Products, on-site sales, off-site deliveries, distribution of educational materials, and other programs or activities.**

Strain Station proposes to locate a Cannabis Retail Store for the non-medical use of cannabis at 110 Fawcett Street. At this time, Strain Station intends to utilize the Property for the retail sale of cannabis to eligible consumers, however in the future it may seek to contract with a licensed third-party for the purpose of providing home-delivery to Strain Station customers. If Strain Station does so decide to provide delivery via third-party contract, it hereby requests that the application be made by way of updating the operation and logistic plan. There will be no cultivation or processing of cannabis products at this location, nor will there be any off-site deliveries made to customers. All products will be prepackaged and no packaging or repackaging of cannabis products at 110 Fawcett Street. This location will be used only to purchase and transport cannabis or marijuana products from Cannabis or Marijuana Establishments and to sell or otherwise transfer these products to Cannabis or Marijuana Establishments and to consumers. This space has been completely refurbished by RevC2 and is now a fully operational Registered Marijuana Dispensary. Changes to the previously approved construction plans are minimal and are depicted on the attached Documents and Plans submitted in connection with the instant application for Special Permit for a Cannabis Retail Store. See attached as **Volume II**, Floor Plan, Building Elevations, Interior and Exterior Renderings, prepared by Elton + Hampton Architects, for the Retail Cannabis Store at 110 Fawcett Street.

The structure at 110 Fawcett Street was a dilapidated corrugated metal warehouse prior to being fully repurposed into a state-of-the-art RMD. The interior of the building has undergone extensive remodeling and has been outfitted with a sophisticated security system that includes surveillance cameras, silent and audible alarms, motion detectors and real-time remote monitors that can be readily accessed by the Cambridge Police Department. Steel entry doors have been installed that are equipped with an electronic control access system that is controlled by key card locks that create an audit trail. The exterior of the building is monitored by surveillance cameras enabled to pan, tilt, and zoom, and with the ability to see during both day and night (without additional lighting). The perimeter of the facility is amply lit, in compliance

with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force, with warning and surveillance signs displayed. A secure storage vault room has been constructed and contains a GSA approved 13 cubic-foot, drill-resistant, steel-plated safe with keypad access that is anchored to the floor. All security measures meet or exceed compliance with 105 CMR 725.110.

The building at 110 Fawcett Street is serviced by 8 on-site parking spaces and 4 long-term and 6 short-term bicycle parking spaces. In addition, this site is approximately .08 mile from the Alewife MBTA Red Line station, and there are several MBTA bus lines that connect on Concord Avenue. In addition, Strain Station has implemented a TDM and transportation monitoring program and has submitted the required data to the Traffic, Parking and Transportation Department.

Customers will only gain access to the Cannabis Retail Store after providing a valid, government-issued photographic ID that is verified both electronically and manually. All customers will be initially greeted by a registered marijuana agent located in the security vestibule inside the main entrance, and after verification, customers will be admitted to a waiting/education area where they will receive a brief orientation to the facility. This area is immediately inside the main entrance past the security vestibule and adjacent to the restrooms. All Strain Station employees are trained to provide important information to all customers during this one-on-one interaction regarding the safe use of cannabis. A registered marijuana agent will then escort the customer to the display pedestals from which the customer will be able to make their selection. Products displayed will include cannabis flowers, concentrates and marijuana infused products. The customer's order will be placed by the registered marijuana agent at a POS terminal, and then he/she will move to the fulfillment/point-of-sale area where payments will be processed, and the product will be sealed in an opaque, tamper-resistant childproof exit bag. All exit bags will contain printed educational materials.

The customer will exit through a separate exit door adjacent to the security vestibule. Customers will be required to exit the facility as soon as their order has been filled, will not be allowed to loiter around the premises, and will be prohibited from ingesting any cannabis product on the premises. Any violations of state, local or CCC regulations will be reported immediately, and Strain Station will respond appropriately to any potential nuisance.

All of the completed alterations to the property are shown on the previously approved Permit plans as revised by the attached Documents and Plans submitted in connection with the instant application for special permit for a Cannabis Retail Store.

Security

As noted above, this building has been outfitted with state-of-the-art security systems. Lan-Tel Security Systems, one of the leading security consultants in the cannabis industry has developed and implemented a sophisticated security system for the operational RMD located at 110 Fawcett Street in Cambridge. This system and associated operating procedures will be maintained by Strain Station. Confidential security information will be submitted, upon request,

to the Cambridge Police Department for review and feedback. During all hours when the Cannabis Retail Store is open for business, there are live on-site security agents who have been trained in crime prevention standards and who have experience in the surveillance of highly regulated retail operations. All security measures meet or exceed compliance with 935 CMR 500.110. The interior and exterior of the building has been outfitted with approximately 20 (twenty) high-definition IR surveillance cameras that are connected to a secure video VLAN. All footage is stored for a minimum of ninety days. Silent and audible alarms were added as another security layer via Access Control and Intrusion. Real-time remote monitors for Access Control and CCTV are available 24 hours a day. Steel entry doors have been equipped with an electronic control access system and are controlled by electric and electrical mechanical locks that create an audit trail. Staff access within the facility is monitored by a keycard program that provides staggered levels of access to staff members. Only essential staff is granted access to secure points within the facility, such as the vault and fulfillment area. Limited Access areas are identified by clearly visible signs. Only designated staff, law enforcement and CCC regulatory agents are allowed access to those areas. The perimeter is amply lit, with wall pack lights and pole lights that are in comply with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force. Surveillance signs have also been posted.

Law Enforcement and Public Safety Communication

The Cambridge Police Department has previously been contacted to discuss the development and implementation of its security systems. Strain Station will maintain direct communication and an open-door policy with regards to all state and local law enforcement, public safety, and public health agencies, including, but not limited to the CCC. This policy begins by notifying all such agencies of the presence of a Cannabis Retail Store, its security protocols, and the intended operations. It continues by informing them of all on-going operations and educating them on various aspects of what the company does. This can include informing them about the products it handles, the purpose and locations of key functions in the facility, incident preparedness policies and procedures, emergency exits and assemblage locations, utility service shut off points, and emergency/post emergency contact information.

On-Site Security Personnel

Dispensary security operations will continue to be overseen by dedicated security agents who are on-site during all business hours of operations. The duties of these agents are multifaceted and include monitoring and surveillance of the facility entrance and exit, perimeter inspections, and working with Strain Station staff to prevent adverse incidents from occurring. The agents are supported by a comprehensive electronic security system comprised of cameras, motion detectors, and duress alarms, as well as comprehensive emergency procedures and employee training. Strain Station will ensure that its security agents inform all customers that loitering is prohibited. All identified violations of state, local or CCC regulations will be immediately reported.

24/7/365 Surveillance Cameras

A secured network of surveillance cameras has been strategically placed around the perimeter of the building and in every area inside the building where customers may be and where regulated products are handled. This includes all entrance and exit traps, the secure waiting/education area, the display floor, the sales and fulfillment areas, the inventory safe area, all back-office entrances, exits and corridors, and the entire delivery packaging/loading/unloading area. The building has been outfitted with 20 (twenty) plus high-definition IR surveillance cameras that are connected to a secure video VLAN. All cameras will be stored for a minimum of ninety days. Surveillance cameras are enabled to pan, tilt, and zoom, and ability to see during both day and night (without additional lighting). Real-time remote monitors for Access Control and CCTV are available 24 hours a day.

Access Control System

An automated access control panel controls all access points in the facility. The system is strategically designed to enhance personal safety and prevent diversion and theft by limiting work area access to authorized personnel only and tracking activity throughout the facility. Only personnel that are essential to the operation of a given area will be allowed access to that area. All visitors must be logged in and out, and that log is always available for inspection by the CCC. All visitor identification badges are returned to the security vestibule upon exit.

Inventory Tracking and Control System

A comprehensive inventory tracking and control system is essential to the security of the facility. It allows Strain Station to maintain awareness and control over where products are at any given stage in the distribution process. Strain Station LLC will utilize a fully integrated enterprise application software package that includes cultivation management, inventory management, cash management, and employee tracking, as well as a Point-of-Sale system. In addition to daily inventory tracking procedures, a monthly inventory count will be conducted by the entire Inventory Department to ensure absolute accuracy and accountability.

Employee Training

Staff participate in rigorous training conducted by Strain Station and are evaluated for suitability in a restricted-access, highly regulated retail environment. Training includes the employee handbook, reading materials, lectures by professionals, hands-on training, and quizzes. Legal training covers all State & Federal laws relating to cannabis and marijuana infused products. Legal obligations of licensed cannabis establishments are emphasized. Topics include the CCC rules and regulations, sexual harassment, interaction with law enforcement, and the rights and responsibilities of registered marijuana agents. Legal training includes at least one two-hour session with an attorney.

Medical training includes disabled rights and sensitivity, how to identify and interact with any individual having a medical emergency, the proper uses and benefits of cannabis use and appropriate warnings.

Sales staff is trained in safe cannabis use and is instructed to guard against pushing retail sales.

The focus is on assisting customers in making appropriate decisions about how best to choose the type of cannabis that is right for them. Staff is provided with ongoing training in product information as well as general service philosophy.

In addition to its focus on safety, security training includes acceptable currency identification, warning signs of possible diversion to the illegal market, lock and alarm procedures, perimeter and entrance control, robbery response techniques, conflict resolution techniques and diversion detection techniques.

Hours of Operation

Strain Station anticipates operating a Cannabis Retail Store between the hours of 9:00 AM – 11:00 PM, subject to the approval of the Planning Board.

Careers

Strain Station intends to retain the more than 25 full time employees currently employed at 110 Fawcett Street. Employees receive a salary, benefits, and substantial training. Because Strain Station recognizes the necessity and value of economically empowering the local community, it will prioritize hiring Cambridge residents, minorities, women, veterans and other individuals that reside in areas of disproportionate impact. Strain Station will also offer employment to individuals with drug-related CORI but which are otherwise employable in a cannabis-related enterprise. As stated above, Strain Station will prioritize hiring local Cambridge residents with the aspirational goal of creating a 100% transit-oriented workforce.

Trash Management

Any trash containing cannabis or marijuana infused products is required to be stored securely on site within the facility vault. The products are transported back to the cultivation facility from which they were purchased wholesale and where they may be safely destroyed. A minimal amount of business-related, non-cannabis waste is generated from the facility and disposed of by commercial trash pickup.

Deliveries

Product deliveries occur between two and three times each week in unmarked vehicles. There is no advertising, markings, or branding indicating that the vehicle is being used to transport cannabis. Routes and times used for the transportation of cannabis and marijuana infused products are randomized. Cannabis and marijuana infused products are transported in secure, locked storage compartments that are an after-market modification made to the transport vehicle so that the cannabis and marijuana infused products cannot be easily removed. At least two agents staff vehicles transporting cannabis. One agent always remains in the vehicle, and the other is accompanied by a designated Strain Station staff member into the facility and within the vault where the inventory takes place. An armored car service picks up cash as needed each week. A loading and service delivery plan has previously been submitted to Traffic, Parking and Transportation in connection with Special Permit 322 Amendment #1. See

the Transportation Logistics Plan prepared by Howard Stein Hudson and attached hereto within Volume II for additional detail.

Payment Processing and Cash Handling

Strain Station will maintain a business banking relationship with a well-known financial institution and plans to accept cash and debit card. Like any such business, Strain Station will employ a sophisticated cash-handling procedure that will include comprehensive employee training, strict policies, and procedures for how cash is counted, handled, recorded, and stored. Cash collection will occur on a timely basis to ensure that no more cash than is necessary for the ordinary course of business is kept on site.

Traffic and Parking

Strain Station does not propose adding any additional off-street parking. Pursuant to Article 6.000, the minimum off-street parking for this use in the Industry B-2 (IB) district is 1 space per 1,800 square feet, or 3 spaces for this 4,740 square foot use at 110 Fawcett Street.

Strain Station will take great care to maintain the existing operational procedures to ensure that customer visits are short and will not result in queuing or other congestion to enter or exit the facility. Operational procedures will be adjusted as needed to ensure optimal function of the facility. If necessary, during the initial 6 months of adult-use operations, Strain Station will use an on-line pre-purchase and appointment only scheduling system. As is discussed in the Transportation and Logistics Plan, Strain Station will arrange for additional staff and police details to mitigate any negative impact during the initial opening for business.

Strain Station will utilize the QLess management software system currently in operation at 110 Fawcett Street. This is an effective, bi-directional communication system that allows customers to schedule appointments, while also providing Strain Station the ability to send text or email alerts to those customers who arrive without an appointment, giving them a personal wait time forecast that allows them to visit other local businesses rather than remain in line. Additionally, the system allows Strain Station to send customers coupons for local businesses to customers, further encouraging them to engage with the community.

Please see the enclosed Transportation Logistics Plan prepared by Howard Stein Hudson, attached hereto within **Volume II**, for additional detail.

Strain Station will adopt and maintain the mitigation efforts previously agreed upon in connection with Special Permit 322 Amendment #1:

- Provide 100% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees;
- Provide lockers in the break room for employees that walk or bike to work;
- Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
- Provide customers with information regarding transportation options to access the facility;

- Provide and maintain information on the Applicant's website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on non-automobile modes;
- Participate in transportation-related training offered by the City of Cambridge or a local Transportation Management Association; or
- Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management plan.

Clearly defined and reinforced personnel policies contribute to a consistently safe, focused work environment, staffed by a competent team. Adherence to proper safety protocols and adequate oversight of information is the foundation of all personnel policies. Strain Station is dedicated to competitive pay structures, opportunities for advancement, and merit-based bonuses, and will provide employees with a highly competitive benefits package. Strain Station does not discriminate against current or potential employees based on race, color, religious creed, national origin, sex, gender identity, sexual orientation, genetic information, or ancestry of any individual, refuse to hire or employ or to bar or to discharge from employment such individual or to discriminate against such individual in compensation or in terms, conditions, or privileges of employment, unless based upon a bona fide occupational qualification.

Customer Education

Education is a top priority for Strain Station and will be a central theme evident throughout its Cannabis Retail Store. Strain Station employees are trained to listen attentively and provide auditory and visual educational instructions. All customers will be given printed as well as online information including scientific research related to cannabis use, how to promote an overall healthy lifestyle, the safest and most effective means of ingesting cannabis, and booklets and materials on several conditions, ailments, cannabis strains and products, and effects when ingested.

All customers will be instructed during the initial intake that Strain Station emphasizes respect for the surrounding neighborhood. Strain Station will provide online access and print booklets to appropriate materials including Research on Cannabis, History of Cannabis as Medicine, Comparison of Medications - Efficacy and Side-Effects, Chronic Pain and Medical Marijuana, Multiple Sclerosis and Medical Cannabis, Cancer and Medical Marijuana, HIV/AIDS and Medical Marijuana, ASA Newsletters, Talking to Your Doctor, Cannabis Safety, Guide to Using Medical Cannabis, Recipes for Non-Inhalation Delivery Methods, and a How to Access Local Support Groups. Strain Station will also provide information and resource materials about substance abuse and marijuana addiction from national health organizations. Website and booklets will be available in English and Spanish, with more languages to follow.

Distribution of educational materials will be as follows:

- First Visit → Customers visiting the Retail Cannabis Store for the first time will go through an intake process where they receive a primer on regulations surrounding cannabis; how to safely consume, store, and transport their product; and information regarding strains, dosage, and desired effects. All customers will be instructed that respect for the surrounding neighborhood is paramount and that public consumption,

diversion, queuing, loitering, and other nuisance behaviors are not tolerated and practicing them will result in an immediate ban from all Strain Station facilities.

- Visual Materials → Strain Station will display a variety of educational materials. Flyers, pamphlets, and other materials will be available in the waiting/education area as well as throughout the sales floor. There will also be signage proximate to point-of-sale terminals reminding customers about the consequences of product diversion.
- Auditory Reminders → Strain Station employees will receive ample training about effective educational tools that can be used during transactions. Employees will educate customers at the point of sale about how to safely store, consume, and transport their product in a friendly, approachable manner.
- Takeaway Material → Product safety guides and general informational material will be placed in each bag to ensure customers have access to safety materials when they intend to utilize the product. Strain Station intends to work with the Cambridge DPH to develop these materials.

(b) Context Map: A map identifying, at a minimum, the location of the proposed establishment, the locations of all other Cannabis Uses in the vicinity, the locations of all public or private schools providing education in kindergarten or any of grades one through 12, and the locations of all children’s playgrounds, youth athletic fields, or other youth recreation facilities, with measured distances provided to demonstrate whether the location complies with the standards of Section 11.803 above.

Please see enclosed Context Map prepared by Elton + Hampton architects and attached hereto as **Volume II**. The Context Map identifies both a 300 foot and 1,800-foot buffer zone around 110 Fawcett Street.

There are no public or private schools providing education in kindergarten or any grades one through 12, nor are there any children’s playgrounds, youth athletic fields, or other youth recreation facilities, within 300 feet of the property.

Strain Station will be the only Cannabis Use in the area, and upon information and belief, there are no other applicants contemplating entry to the Industry B-2 Alewife Overlay District.

(c) Site Plan: A plan or plans depicting all existing and proposed development on the property, including the dimensions of the building, the detailed layout of automobile and bicycle parking, the location of pedestrian, bicycle and vehicular points of access and egress, the location and design of all loading, refuse and service facilities, the location, type and direction of all outdoor lighting on the site, and any landscape design.

Please see **Volume II** which includes plans depicting all existing and proposed development on the property, including the dimensions of the building, the detailed layout of automobile and bicycle parking, the location of pedestrian, bicycle, and vehicular points of access and egress, the location and design of all loading, refuse and service facilities, the location, type and direction of all outdoor lighting on the site, and any landscape design.

- (d) Building Elevations and Signage: Architectural drawings of all exterior building facades and all proposed signage, specifying materials and colors to be used. Perspective drawings and illustrations of the site from public ways and abutting properties are recommended but not required.**

Please see **Volume II** for architectural drawings of all exterior building facades and all proposed signage, specifying materials and colors to be used.

- (e) Initial Operations and Logistics Plan.**

Please see enclosed Operations and Logistics Plan, attached hereto within **Volume II**.

- (f) License or Registration Materials: Copies of all materials submitted to applicable state and local agencies for the purpose of licensing and/or registration, and any certification or license issued by any such agency, excluding any information required by law to be kept confidential.**

Please see Strain Station's application for a Cannabis Business License attached hereto as **Exhibit B**. Strain Station has not submitted an application to the Cannabis Control Commission at this time.

Compliance with Cambridge Zoning Ordinance Section 11.806

- (a) The site is designed such that it provides convenient, safe and secure access and egress for customers and employees arriving to and leaving from the site using all modes of transportation, including drivers, pedestrians, bicyclists and public transportation users.**

Strain Station does not propose adding any additional off-street parking. The Planning Board has found, in connection with Special Permit 322, that this criterion has been met by the existing access to the site from Fawcett Street, the convenient access to sidewalks and the proximity to public transportation. Strain Station has created 8 on-site parking spaces, 2 of which are handicapped, and 4 long-term and 6 short-term bicycle parking spaces.

Strain Station will take great care to maintain the existing operational procedures to ensure that customer visits within the proposed Cannabis Retail Store are short and will not result in lines or other congestion to enter or exit the facility. Operational procedures will be adjusted as needed to ensure optimal function of the facility. If necessary, during the initial 6 months of operations, Strain Station will use an on-line pre-purchase and appointment only scheduling system. As also previously noted, Strain Station will maintain the same, or nearly identical QLess software system that provides a bi-directional communications queue management solution to schedule appointments and prevent customers from loitering in line or around the premises. As is further discussed in the Operations and Logistics Plan, Strain Station will arrange for additional staff and police details to mitigate any negative impact during the initial opening for business.

Strain Station will adopt and maintain the mitigation efforts previously agreed upon and implemented in connection with Special Permit 322 Amendment #1:

- Provide 100% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees;
- Provide lockers in the break room for employees that walk or bike to work;
- Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
- Provide customers with information regarding transportation options to access the facility;
- Provide and maintain information on the Applicant's website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on non-automobile modes;
- Participate in transportation-related training offered by the City of Cambridge or a local Transportation Management Association; or
- Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management plan.

(b) On-site loading, refuse and service areas are designed to be secure and shielded from abutting uses.

The on-site loading, refuse and service area are located adjacent to the side/rear of the property. Deliveries will occur at randomized times. Registered agents will transport the product to the rear employee door and take it directly to the secure receiving area. Strain Station's loading and delivery protocols will strictly comply with the Massachusetts Cannabis Control Commission's ("Commission") regulations. The refuse and service area are also located at the side/rear of the building. No marijuana waste will be stored within the exterior waste receptacles under any circumstances.

(c) The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior.

Considerable time and resources have been invested into 110 Fawcett Street to design a dispensary that incorporated architectural elements previously suggested by the Planning Board and CDD staff and the input from the neighbors. Strain Station believes that the build out and operation of the existing facility has complemented and improved the aesthetics of the surrounding neighborhood. The design shields from the public view the entirety of the sales area and regulated material, and the improvements to the exterior façade of the building, while maintaining its architectural integrity, have resulted in a visually pleasing structure. The lighting and security measures have been sensitively placed, in compliance with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force and provide a safe yet unobtrusive means of surveillance for the appropriate and most sensitive portions of the building and building sites. Finally, the design and use of the existing Registered Marijuana Establishment at 110 Fawcett is consistent with and has maintained the form and character desirable for the Alewife Overlay District; Strain Station proposes no changes beyond what is sought in the instant Special Permit Application.

(d) In retail areas, the location and design of the Cannabis Use will not detract from the sense of activity with opaque, unwelcoming façades at the ground floor. Where interior activities must be screened from public view, such areas should be screened by transparent, publicly accessible active business uses where possible. Opaque façades should be minimized, and where they are necessary they should include changing public art displays or other measures to provide visual interest to the public.

110 Fawcett Street has a façade that engages the eye of visitors to this site. This building has retained the charm of the existing warehouse while becoming a prominent structure in the Alewife Overlay district.

(e) If the proposed Cannabis Retail Store or Cannabis Production Facility is not proposed to include a Medical Marijuana Treatment Center, it will nevertheless provide programs to assist qualifying patients within the city or neighborhood who are registered through the Massachusetts Medical Use of Marijuana Program in obtaining services under that program.

Although Strain Station’s proposed Cannabis Retail Store does not currently seek to include a Medical Marijuana Treatment Center, Strain Station will assist qualifying patients within the city or neighborhood who are registered through the Massachusetts Medical Use of Marijuana Program in obtaining services under that program.

Compliance with Cambridge Zoning Ordinance 10.43

Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

(a) It appears that requirements of this Ordinance cannot or will not be met.

With the requested Special Permit, the Project will meet all requirements of the Ordinance.

(b) Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character.

Strain Station respectfully submits that its proposed use of this property will not disturb the existing right of way, pedestrian access, and will not cause a serious hazard to vehicle or pedestrian traffic. Traffic generated, and patterns of access or egress will not cause congestion, hazard, or substantial change in the established neighborhood character. The Alewife Overlay District is a neighborhood that has undergone recent redevelopment and is the location of new residential housing interspersed with industrial uses. The Strain Station proposed Cannabis Retail Store will operate in an existing facility whose design, construction, and operation has been

consistent with both the established and emerging character of the neighborhood. Like the existing business, Strain Station's entire retail space will occupy 4,740 square feet, with a portion of that dedicated to offices and back-of-house operations. The intake area will allow customers to enter the facility and will prevent any loitering outside the facility. After valid government-issued, photographic identification is produced and verified, customers will pass through a secure door into the education/intake area that leads to the retail floor. Patrons will be fully inside the facility while being educated about the available product lines before they enter the sales area where transactions take place. Educational and instructional materials will be available and disseminated along with information about restrictions on public consumption, dosage, abuse, and resources for help.

Additionally, this site is approximately ½ mile from the Alewife MBTA Red Line Station and there are several MBTA bus lines that connect on Concord Avenue. For additional information regarding transportation impacts, see the Transportation Logistics Plan in **Volume II**.

(c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use.

The proposed Cannabis Retail Store will be operated in accordance with applicable state and local regulations. The use will generate pedestrian and vehicular traffic that is equal to or less than that generated by a similarly sized allowed retail use. The use will be complimentary to the adjacent uses. There will be no packaging, repackaging, cultivation, or processing activities of any type occurring at this site.

(d) Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the city.

The proposed Cannabis Retail Store will be operated in accordance with applicable health and safety regulations, as well as state and local regulations particular to Cannabis Retail Stores, which are specifically intended to prevent nuisance or hazard.

(e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.

The proposed Strain Station Cannabis Retail Store will not impair the integrity of the district or the adjoining district because it is located within the designated zoning area, Industry B-2 (IB), and its use will not be apparent to the public way. Additionally, the design plan allows for patrons to enter the facility quickly and safely and remain in an intake/educational area until they are assisted by a registered marijuana agent. Because the building has undergone a substantial reconstruction, the facility has enhanced the streetscape. Finally, the overall security plan provides a proven approach to safe and efficient entry and egress and establishes significant deterrent measures to prevent any noticeable nuisances associated with this emerging industry from occurring.

(f) The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.

The building construction and proposed use are consistent with the Urban Design Objectives set forth in Section 19.30. Considerable time and resources have been invested to design a Cannabis Retail Store with design elements that has fit seamlessly with the culture of Cambridge. Strain Station believes that this facility has complemented and improved the aesthetics of the surrounding neighborhood. The design shields from the public view the entirety of the sales area and regulated material, while retaining the charm of the existing warehouse and becoming a prominent structure in the Alewife Overlay District. The exterior façade has been renovated, with particular attention paid to restoring the historical integrity of the building. The proposed lighting and security measures have been sensitively placed, in compliance with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force, to provide a safe yet unobtrusive means of surveillance for the appropriate and most sensitive portions of the building and building sites. In sum, the design and use of the proposed facility will be consistent with and maintain the form and character desirable for the Alewife Overlay District.

Community Engagement Summary

Strain Station LLC, Inc. held a Community Outreach meeting on December 29, 2022, which was available to community members in person at 110 Fawcett Street and remotely via Zoom. Closed captioning was in place. Pursuant to the Massachusetts Cannabis Control Commission's outreach guidelines and the City of Cambridge's requirements, the meeting was:

- Advertised 14 days in advance in the Cambridge Chronicle;
- Submitted to the Cambridge City Clerk and other municipal offices as an official meeting notice; and
- Noticed 7 days in advance to all abutters within 300 ft of the proposed property via mailing of public meeting notice.

The outreach notice advertised the meeting, permitted recipients to submit questions via email, and encouraged recipients to contact the project team if they had questions about the project. During the virtual community outreach meeting there were no attendees present, nor were any comments or questions made.

The company reached out to the Cambridge Highlands Neighbors Association but did not receive a response. No follow up questions have been received as of this submission.

Notice is hereby given that Strain Station, LLC will host a Virtual Community Outreach Meeting for a proposed Marijuana establishment on Thursday, December 29, 2022, at 6:00PM.

The meeting will include discussion regarding a proposal to site an Adult-Use retailer at 110 Fawcett Street, Cambridge MA 02138. At least 24 hours in advance of the meeting, meeting materials will be made available to the public.

The virtual community outreach meeting will be available at the following link:

<https://tinyurl.com/StrainStation>

You may also join using the following phone number: +1 413-206-9132,,488452862#

There will be an opportunity for the public to ask questions during the meeting. Questions may be submitted in advance via email to strainstation6@gmail.com.

For those interested in participating in the meeting in-person, please visit 110 Fawcett Street at 6PM to be signed in as a visitor and attend a hybrid version of the outreach meeting. You must be at least 21 years of age, a registered qualifying patient, or a personal caregiver to visit in-person.

Sincerely,

Strain Station, LLC