



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • 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.

Location of Premises: _____

Zoning District: _____ ; ECHO District _____

Applicant Name: _____

Applicant Address: _____

Contact Information: _____

Telephone #	Email Address	Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *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 submitted materials (include document titles and volume numbers where applicable) below.

Signature of Applicant 

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date Signature of CDD Staff

DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
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)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

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

FEE SCHEDULE

Project Address:

Application Date:

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): × \$0.10 =

Flood Plain Special Permit Enter \$1,000.00 if applicable:

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE **Enter Larger of the Above Amounts:**



Ascend Mass, LLC ("**the Applicant**") seeks to operate a Registered Marijuana Dispensary ("**RMD**") at 200 Monsignor O'Brien Highway, also referred to as Map 20, Lot 203 ("**the Property**"). The Property is located in the Business A ("**BA**") zoning district. Pursuant to Section 11.802.8 of the City of Cambridge Zoning Ordinance, the use of the Property for this purpose is permitted in the BA zoning district through the granting of a Special Permit by the Cambridge Planning Board. The Applicant has submitted an application for licensure to operate a Registered Marijuana Dispensary to the Massachusetts Department of Public Health pursuant to 105 CMR 725.000 et seq.

The Property is located on a 0.12 acre lot that contains a two-story commercial building and seven (7) existing parking spaces. The building contains 5,212 SF of space spanning two floors. The ground floor is presently occupied by a rug store, and the upstairs area has numerous office tenants.

The Applicant proposes to utilize the first floor of the building for the RMD sales floor and the second floor for the back of the house operations, including the dispensary vault, break room, and office areas. The proposed alterations to the interior of the Property are shown on the Plans attached hereto and incorporated herein by reference. The Applicant only intends to utilize this Property for the dispensing of marijuana and marijuana products to registered patients and caregivers. Absolutely no marijuana cultivation, manufacturing, or processing will occur on site.

I. Project Description

The Applicant has identified 200 Monsignor O'Brien Highway as an ideal location at which to establish its RMD. The Property is located in an area designated by local zoning for the aforementioned use, allows for easy access for patients and employees, and is located within a commercial area with other business uses.

Interior Project Description

Patients will only have access to the first floor of the facility. The proposed dispensing area will include: (1) a secure entry vestibule in which patients must demonstrate proof that they have the appropriate credentials -- valid Medical Use of Marijuana Registration Card and government-issued photo identification -- to gain access into the facility; (2) the RMD sales floor with patient consult areas and point-of-sale terminals; (3) a discrete patient consultation room; (4) a customer restroom; and (5) a secured exit vestibule to allow for secure exits from the facility into the parking lot. The first floor shall also maintain the following uses for staff members only: (1) an information technology closet; (2) an electrical closet; and (3) a fulfillment area.

The rest of the facility shall only be accessible to staff and includes (1) a secured vault and fulfillment area; (2) staff offices; (3) staff restrooms; (4) a break room; (5) an information technology closet, (6) restrooms; and (7) non-marijuana storage areas.

Exterior Project Description

The Applicant's proposed modifications to the Property are designed to maximize site security, mitigate the impact of a commercial use on any nearby residential properties, comply with Cambridge's urban design objectives, and protect the privacy of medical marijuana patients seeking to access the Registered Marijuana Dispensary.

The Applicant's proposed exterior modifications to the Property are designed to maximize site security through secured, separate entry- and exit-ways. All public access to the facility shall occur via an entryway facing Monsignor O'Brien Highway through a secure entry vestibule in which patients must demonstrate proof that they have the appropriate credentials to gain access into the facility. Patients will exit through a separate exit vestibule to allow for secure exits from the facility into the parking lot. Staff entry to the facility shall occur through a designated door towards the rear of the parking lot. The Applicant proposes to eliminate two (2) parking spots to clearly designate pedestrian access from the exit door to the lot, allow for the addition of numerous short-term bicycle parking spaces, and add in visually appropriate landscaping.

The Applicant anticipates installing opaque window treatments to ensure that members of the public are unable to view the interior of the dispensary as required by state law. Although the current use at the facility similarly shields the windows for the display of rugs, the Applicant has sought to identify alternative means of complying with the City's urban design objectives and the retail objectives of the transition areas of the East Cambridge Housing Overlay District. The Applicant has submitted numerous design variations to the Board to receive feedback on how best to enhance the exterior of the storefront, including numerous window treatments, exterior facility treatments, and artistic enhancements. Further, the Applicant has reached out to the Cambridge Arts Council relative to the commissioning of a mural on the exterior of the property if the Board feels it would be an appropriate option. The Applicant would seek to ensure that the surrounding community has the ability to provide feedback on the proposed mural.

Facility signage will be discrete and utilized for the purpose of wayfinding only. The Applicant will not install neon signage or illuminated exterior signage beyond the period of 30 minutes before sundown until closing; signs or other printed matter advertising marijuana products; display marijuana products that are visible to a person from the exterior of the RMD; or utilize logos or symbols that have images of marijuana and/or colloquial references to marijuana.

Security

The Applicant prioritizes ensuring the safety and security of its patients, customers, staff, neighbors, and the surrounding community. Chief Executive Officer Andrea Cabral is the former Executive Secretary of the Office of Public Safety and Security under Governor Deval Patrick and former Sheriff of Suffolk County. As such, the proposal has been designed with patient, product, staff, and community security at the forefront.

The applicant's security measures will exceed the requirements set forth in 105 CMR 725.000 *et seq.* The Applicant has retained FTG Securities, one of the Commonwealth's leading security consultants, to develop our security policies, provide engineering and logistics support, and

system testing, as well as Daniel Linskey, the former Superintendent-in-Chief of the Boston Police Department and current Managing Director of Kroll, to develop a comprehensive security plan for the site.

The Applicant will submit confidential information about its security plans and operating procedures to the Cambridge Police Department for review and feedback.

The Applicant will employ live on-site security during all opening hours to ensure the safety of the perimeter and maintain access control to the facility. Security personnel will be trained in the security industry and crime prevention standards and will have experience in the surveillance of highly regulated retail operations. All staff will receive comprehensive training relative to standard operating procedures in the unlikely case of a security incident. The Applicant's operating policies and procedures ensure the prevention of diversion, theft, and illegal or unauthorized conduct.

The Applicant will also invest in state-of-the-art security infrastructure to prevent and detect potential loss and diversion of marijuana. This equipment will include perimeter alarms, failure notification systems, panic alarms connected to local law enforcement, and video cameras in all areas that contain marijuana as well as all points of entry and exit that are instantly accessible to local law enforcement. Redundant alarm systems will be installed to ensure that security features will remain operational in instances of power outages or system failure.

The Applicant recognizes that state-of-the-art external video surveillance is most effective on commercial blocks when the same level of infrastructure is maintained by all businesses. As such, the Applicant is willing to work with surrounding neighborhood businesses to enhance existing external security measures.

Staff access within the dispensary will be monitored by a keycard program, with different levels of access granted to different staff members. Only essential staff will be granted access within limited access areas such as the vault and fulfillment area.

The Applicant will designate limited access areas by posting clearly visible signs, no smaller than 12" x 12" and which state: "Do Not Enter-Limited Access Area-Access Limited to Authorized Personnel Only" in lettering no smaller than one inch in height. The Applicant will limit individuals allowed access to these areas to employees, agents, law enforcement, and others authorized by the Department of Public Health. The Applicant will require all employees to wear employee identification badges at all times while inside the marijuana establishment. Employees of Ascend will escort all visitors, including vendors and contractors, into limited access areas. These visitors will be logged in and out, and Ascend will maintain this log and make it available for periodic inspection.

The Applicant will immediately notify law enforcement authorities of any security breach including, but not limited to, discovery of discrepancies identified during inventory, diversion or loss of marijuana products, any loss or unauthorized alteration of records related to marijuana, suspicious actions within the marijuana establishment, failure of an alarm system, activation of

an alarm system, or any criminal acts. The Applicant will provide written notice to the DPH and the City of Cambridge within ten calendar days of any incident that occurs on the premises.

Operations

Hours of Operation

The Applicant anticipates operating between the hours of 9:00 AM – 8:00 PM.

Careers

The Applicant anticipates hiring in excess of 25 employees for full- and part-time positions. Employees will receive a salary, benefits, and substantial training. The Applicant will seek to hire employees locally from the Cambridge community.

Trash Management

Any trash containing marijuana or marijuana products is required to be stored securely on site within the dispensary vault. The products will be transported back to the cultivation facility where they may be safely destroyed.

Minimal amounts of business related waste will be generated from the facility and disposed of by commercial trash pickup.

Delivery and Loading Protocol

The RMD General Manager will be responsible for implementing Ascend's delivery and loading management plan and will ensure that dispensary agents transporting marijuana and marijuana products from the company's Athol facility are notified of the agreed servicing procedure and conduct it in full compliance with the regulations set forth by the Commonwealth of Massachusetts and standards agreed upon with the City of Cambridge. Additionally, the RMD General Manager will be responsible for ensuring that non-marijuana suppliers are notified of delivery and loading protocol.

Marijuana Delivery

Product deliveries will occur between two to three times each week in unmarked sprinter vans utilizing Ascend's parking lot and staff entry. There will be no advertising, markings, or branding indicating that the vehicle is being used to transport marijuana. Routes and times used for the transportation of marijuana and marijuana products are randomized. Marijuana and marijuana products will be transported in secure, locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily removed. At least two agents will staff vehicles transporting marijuana. One agent will remain in the vehicle at all times, and the other will be accompanied by a dispensary staff member into the facility and within the vault.

At no time shall a vehicle park or stop on Monsignor O'Brien Highway, Third Street, or any other public street in a manner that blocks emergency vehicle access or unreasonably impedes the flow of vehicle, pedestrian or bicycle travel.

Non-Marijuana Delivery

Ascend anticipates occasional deliveries to the site of ancillary materials, including pick up of monetary instruments and arrival of office supplies. Additional services are anticipated at the facility approximately two (2) times per week. Product deliveries will occur between two to three times utilizing Ascend's parking lot and staff entry.

An armored car service will pick up cash as needed each week.

At no time shall a vehicle park or stop on Monsignor O'Brien Highway, Third Street, or any other public street in a manner that blocks emergency vehicle access or unreasonably impedes the flow of vehicle, pedestrian or bicycle travel.

Traffic and Parking

There is ample parking on site to accommodate the Applicant's customer usage. The Applicant has taken great care to develop operational procedures to ensure that patient visits within the RMD are short in duration 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. When possible, consultations will be scheduled during off-peak hours.

Please see the enclosed traffic impact statement prepared by Hayes Engineering, Inc, attached hereto as Exhibit A. The Applicant respectfully submits that its proposed use of the 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 and egress will not cause congestion, hazard, or a substantial change to the neighborhood character.

Further, the Applicant is willing to undertake any of the following proactive traffic mitigation efforts:

- Provide 65% 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;
- Provide resources towards transit infrastructure priorities identified by the City of Cambridge;
- 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.

Zoning Relief Requested

The Applicant requests the following relief under the Cambridge Zoning Ordinance:

1. Generally applicable special permit criteria pursuant to Section 10.43 of the Ordinance;
2. Special permit relief pursuant to Section 11.800 of the Ordinance.

II. Satisfaction of Review Criteria for a Special Permit set forth in Section 10.43

***Criteria.* 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, or

With the Special Permit, Applicant submits that it has met the requirements of Section 11.800 of the City of Cambridge's Zoning Ordinance.

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

Traffic generated and patterns of access or egress will not cause congestion, hazard, or substantial change in the established neighborhood character. East Cambridge and Kendall Square are vibrant neighborhoods that have historically been the center of Cambridge's technical, innovative and life sciences services industry.

The Applicant selected the proposed site because it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation.

Public Transportation: The proposed facility is located directly on Monsignor O'Brien Highway and in close proximity to the Lechmere MBTA Green Line Station, numerous Hubway bike sharing stations, and buses on routes 87, 88, 80, and 69.

Bicycles: The Applicant proposes the installation of numerous short-term bicycle parking spaces on the property.

Parking: Although the applicant expects most patients will use non-automobile modes of transport, the facility will be serviced by five (5) on-site parking spots. The streets adjacent to Monsignor O'Brien Highway provide on-street metered parking and there are several municipal parking lots within walking distance. Ascend is proactively seeking additional parking spaces in the immediate vicinity. For additional information regarding transportation impacts, see the Transportation Memorandum by Hayes Engineering, included herewith.

Although the Applicant does not anticipate that the proposed dispensary use will result in any adverse traffic impacts, the Applicant is willing to undertake any of the following traffic mitigation efforts to protect against adverse effects:

- Provide 65% 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;
- Provide resources towards transit infrastructure priorities identified by the City of Cambridge;
- 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.

(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, or

The Applicant has developed its proposal to ensure that adjacent uses will not be adversely affected by the proposed use and, in some cases, to minimize the impact that the previous use had on the site. The proposed RMD will be consistent with other retail uses along Monsignor O'Brien Highway and throughout the BA zoning district.

The Commonwealth of Massachusetts has developed stringent regulations relative to the management and operations of RMDs to ensure they do not result in nuisance, security risk, or other hazards to the neighborhood. The Applicant will be required to demonstrate the soundness of their proposal to the Department of Public Health prior to the opening of the facility and throughout its operations.

Some operational protocol that have been designed to minimize the impact of the facility on the abutting properties include:

- The Applicant has met with the Cambridge Police Department relative to its security protocol and intends to keep an open line of communication through facility development. The Applicant will employ live on-site security during all opening hours to ensure the safety of the perimeter and maintain access control to the facility. The Applicant will also invest in state-of-the-art security infrastructure to prevent and detect potential loss and diversion of marijuana. This equipment will include perimeter alarms, failure notification systems, panic alarms connected to local law enforcement, and video cameras in all areas that contain marijuana as well as all points of entry and exit that are instantly accessible to local law enforcement. Redundant alarm systems will be installed to ensure that security features will remain operational in instances of power outages or system failure.
- Facility signage will be discrete and utilized for the purpose of wayfinding only. The Applicant will not install neon signage or illuminated exterior signage beyond the period of 30 minutes before sundown until closing; signs or other printed matter advertising marijuana products; display marijuana products that are visible to a person from the exterior of the RMD; or utilize a logo or symbols that has images of marijuana and/or colloquial references to marijuana.
- Product deliveries will occur between two to three times each week in unmarked sprinter vans. There will be no advertising, markings, or branding indicating that the vehicle is being used to transport marijuana. Routes and times used for the transportation of marijuana and marijuana products are randomized.

(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, or

The proposed use will not create a nuisance or hazard to the detriment of the health, safety or welfare of the occupants of the proposed use or the citizens of the City. The Applicant proposes to dispense medical marijuana to patients suffering from chronic or debilitating conditions, a measure for which the City of Cambridge voted overwhelmingly (77%) in 2012.

Some operational protocol that have been designed to minimize nuisance or hazard include:

- *Community Norms Agreement:* Patients visiting the facility 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 patients will be required to review and sign a community norms agreement, in which they certify that they understand that the ability to utilize an Ascend store is contingent on respect for the surrounding neighborhood. Public consumption, diversion, queuing, loitering, and other behaviors are not tolerated and practicing them will eliminate the opportunity for future store visits.
- *Packaging:* All products will arrive at the facility prepackaged from the Applicant's proposed Athol cultivation facility, limiting any odors on site.
- *Security:* The Applicant believes a proactive approach to security is of great benefit to the surrounding community. The Applicant is willing to assist by providing security upgrades and enhancements to neighboring businesses to maintain the continuity of systems in its section of Monsignor O'Brien Highway.

(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, and

A medical marijuana dispensary will not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of this Ordinance.

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

The Applicant anticipates installing opaque window treatments to ensure that members of the public are unable to view the interior of the dispensary as required by state law. Although the current use at the facility similarly shields the windows for the display of rugs, the Applicant has sought to identify alternative means of complying with the City's urban design objectives. In an effort to best meet the objectives of the East Cambridge Housing Overlay District, the Applicant has submitted numerous design variations to the Board to receive feedback on how best to enhance the exterior of the storefront, including numerous window treatments, exterior facility treatments, and artistic enhancements. Further, the Applicant has proactively reached out to the Cambridge Arts Council relative to the commissioning of a mural on the exterior of the property if the Board feels it would be an appropriate option. The Applicant would seek to ensure that the surrounding community has the ability to provide feedback on the proposed mural. Landscaping, bike racks, and exterior enhancements have been included to further meet ECHO objectives.

The proposed lighting and security measures will be strategically placed to provide a safe yet unobtrusive means of surveillance for the appropriate and most sensitive portions of the building and building site. In addition, the design and use of the proposed facility will be consistent with and maintain the form and character desirable for the neighborhood.

Further, the applicant has sought to ensure that the entryway to the building is located as so to ensure safe pedestrian movement across streets, encouraging walking as a preferred transit mode. The building entry is in close proximity to a cross walk, and the Property is nearby to numerous bus and MBTA rail stops. The Applicant proposes the installation of bicycle racks to ensure that cyclists are able to access the site safely and conveniently.

III. Satisfaction of Review Criteria for a Special Permit set forth in Section 11.803

(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 marijuana or marijuana infused product (MIPs), on-site sales, off-site deliveries, distribution of educational materials, and other programs or activities.

The Applicant proposes a retail-only RMD that will occupy 200 Monsignor O'Brien Highway, a standalone commercial building located within the Business A District. All marijuana cultivation and processing options will occur in Athol, Massachusetts.

To enter the facility, patients must signal desire to enter through an external video surveillance doorbell. Patients will enter within a secured entry vestibule, where they are required to provide a DPH identification card and another form of government identification prior to gaining access to the dispensing area. All individuals on the premises, including patients, are required to display a color-coded ID badge and must log in and out of the facility. All entry documents will be verified by a computer through a query match with the Department of Public Health's systems to ensure they are current participants in the Commonwealth's Medical Use of Marijuana Program and have not exceeded their allowed quantity of medicine.

Upon gaining access into the facility, all patients will be met by a Patient Services Representative. Patients entering the facility for the first time will receive an initial consultation. Patients will receive educational information about particular treatment plans for the conditions they describe and will be informed about Ascend's community norms agreement. All products and samples will be kept within a locked counter made of shatterproof glass that is inaccessible to patients.

All products will be pre-weighed, packaged in child resistant materials, and labeled with important health and safety information prior to delivery to the facility. All packages will be bagged in the secure fulfillment area prior to being sold to the patient. Upon sale, patients will receive the product in an opaque child resistant bag and will be escorted out of the facility. Absolutely no loitering will be permitted outside of the Building, and no consumption of the product will be allowed on or around the premises.

Distribution of Educational Materials:

First Visit: Patients visiting the facility 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 patients will be required to review and sign a community norms agreement, in which they certify that they understand that the ability to utilize an Ascend store is contingent on respect for the surrounding neighborhood. Public consumption, diversion, queuing, loitering, and other behaviors are not tolerated and practicing them will eliminate the opportunity for future store visits.

Visual Materials: The Applicant will display a variety of educational materials. Flyers, pamphlets, and other materials will be available in the entry vestibule as well as throughout the dispensary floor. There will also be signage proximate to point-of-sale terminals reminding patients about the consequences of product diversion.

Auditory Reminders: Customer service representatives will receive ample training about effective patient education tools that can be used during transactions. Patient service representatives will educate customers at the point of sale about how to safely store, consume, and transport their product in a friendly, approachable manner.

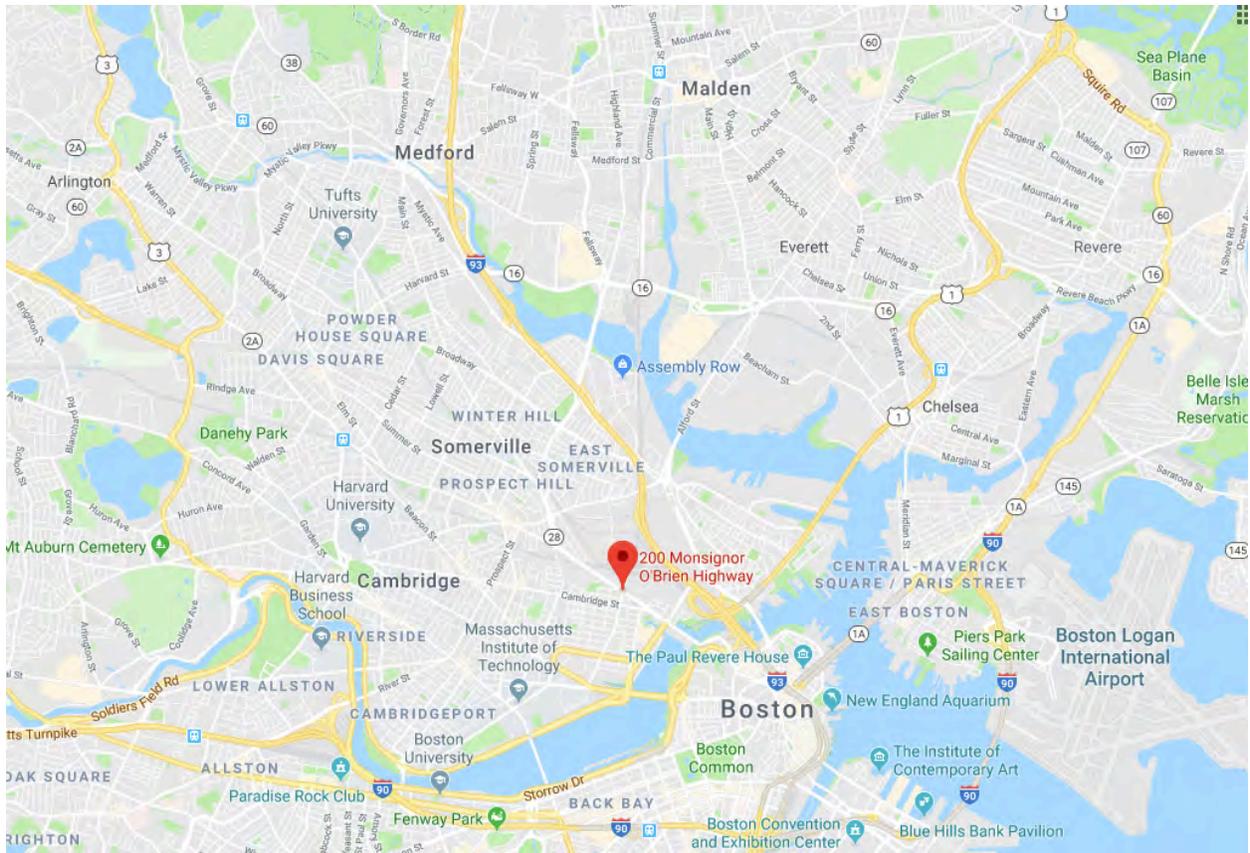
Takeaway Material: Product safety guides and general informational material will be placed in each and every bag to ensure patients have access to safety materials when they intend to utilize the product.

(b) Service Area: A map and narrative describing the area proposed to be served by the Registered Marijuana Dispensary and the anticipated number of clients that will be served within that area. This description shall indicate where any other Registered Marijuana Dispensaries exist or have been proposed with the expected service area.

Ascend anticipates serving the immediate Cambridge community as well as patient populations in the surrounding communities of Somerville, Boston, Chelsea, Everett, Medford, and Malden. Given the proposed Site's location on a highly utilized commuter road, the Applicant anticipates that many patients will utilize this as an easily accessible facility on their route. The Applicant estimates that approximately 300,000 residents live within Ascend's proposed service area.

Three dispensaries are currently open within the City of Cambridge, serving the Fresh Pond area, Central Square, and Harvard Square. Additionally, two dispensaries are open in the City of Somerville in Davis Square and Assembly Square. No dispensaries are open in Chelsea, Everett, Medford, and Malden.

Please see the below map.



(c) Transportation Analysis: A quantitate analysis, prepared by a qualified transportation specialist acceptable to the Planning Board, modeling the expected origin and frequency of client and employee trips to the site, the expected modes of transportation used by clients and employees, and the frequency and scale of deliveries to and from the site.

Please see the enclosed traffic impact statement prepared by Hayes Engineering, Inc, attached hereto as Exhibit A. The Applicant respectfully submits that its proposed use of the 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 and egress will not cause congestion, hazard, or a substantial change to the neighborhood character.

(d) Context Map: A map depicting all properties and land uses within a one thousand (1,000) foot radius (minimum) of the project site, whether use uses are located in Cambridge or within surrounding communities, including but not limited to all educational uses, daycare, preschool and afterschool programs.

Please see the enclosed context map prepared by Hayes Engineering, Inc, attached hereto as Exhibit B.

(e) Site Plan: A plan or plans depicting all proposed development on the property, including the dimensions of the building, the 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 the enclosed site plan prepared by Hayes Engineering, Inc, attached hereto as Exhibit C.

(f) 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 the enclosed building renderings and signage prepared by BKA Architects, attached hereto as Exhibit D.

(g) Registration Materials: Copies of registration materials issued by the Massachusetts Department of Public Health and any materials submitted to the Massachusetts Department of Public Health for the purpose of seeking registration, to confirm that all information provided to the Planning Board is consistent with the information provided to the Massachusetts Department of Public Health.

Please see the enclosed documentation submitted to the Department of Public Health, attached hereto as Exhibit E.

III. Satisfaction of Review Criteria for a Special Permit set forth in Section 11.804

a. The Registered Marijuana Dispensary is located to serve an area that currently does not have reasonable access to medical marijuana, or if it is proposed to serve an area that is already served by other Registered Marijuana Dispensaries, it has been established by the Massachusetts Department of Public Health that supplemental service is needed.

Ascend anticipates serving the immediate Cambridge community as well as patient populations in the surrounding communities of Somerville, Boston, Chelsea, Everett, Medford, and Malden. Given the proposed Site's location on a highly utilized commuter road, the Applicant anticipates that many patients will utilize this as an easily accessible facility on their route. The Applicant estimates that approximately 300,000 residents live within Ascend's proposed service area.

Three dispensaries are currently open within the City of Cambridge, serving the Fresh Pond area, Central Square, and Harvard Square. Additionally, two dispensaries are open in the City of Somerville in Davis Square and Assembly Square. No dispensaries are open in Chelsea, Everett, Medford, and Malden.

The site is more than 1,800 feet from any other RMD, as required by Section 11.802.8 of the Ordinance. The Applicant respectfully submits that the 200 Monsignor O'Brien Highway location will serve a critical need in the community.

b. The site is located at least five hundred (500) feet distant from a school, daycare center, preschool or afterschool facility or any facility in which children commonly congregate or if not located at such a distance, it is determined by the Planning Board to be sufficiently buffered from such facilities such that its users will not be adversely impacted by the operation of the Registered Marijuana Dispensary.

The site is located at least five hundred (500) feet distant from a school, daycare center, preschool or afterschool facility or any facility in which children commonly congregate.

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

The proposed facility sited at 200 Monsignor O'Brien Highway is conveniently located to the Lechmere Square MBTA Green Line station and MBTA bus lines that connect in Lechmere Square. There is a Hubway Bike Station there with fifteen (15) terminals. Although the applicant expects most patients will use non-automobile modes of transport, the building is serviced by five (5) on-site parking spaces. The adjacent streets provide on-street metered parking and there are two municipal parking lots are within walking distance. The Applicant is proactively seeking additional nearby parking spaces. The Applicant selected the proposed site because it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation.

The Applicant will meet or exceed all ADA standards. Home delivery services will be provided to the most physically challenged patients, emanating from the Athol cultivation facility.

d. Traffic generated by client trips, employees trips, and deliveries to and from the Registered Marijuana Dispensary shall not create a substantial adverse impact on nearby residential uses.

Please see the enclosed traffic impact statement prepared by Hayes Engineering, Inc, attached hereto as Exhibit A. The Applicant respectfully submits that its proposed use of the Property will not create a substantial adverse impact on nearby residential uses.

Although the Applicant does not anticipate that the proposed dispensary use will result in any adverse traffic impacts, the Applicant is willing to undertake any of the following traffic mitigation efforts to protect against adverse effects:

- Provide 65% 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;
- Provide resources towards transit infrastructure priorities identified by the City of Cambridge;
- 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.

e. Loading, refuse and service areas are designed to be secure and shielded from abutting uses.

The Applicant intends to utilize the parking lot adjacent to the proposed site for loading, refuse, and service. The parking lot is shielded from abutting uses through an existing fence. Specific loading protocol are outlined within the project description.

Unregulated solid waste (will be stored inside the building for commercial collection by a private hauler. All regulated materials will be transported by the applicant back to its facility in Athol for proper disposal or destruction. No waste materials containing marijuana or marijuana products will be stored or contained on the exterior of the facility.

The majority of product deliveries will be conducted via small unmarked sprinter van. The layout of the parking lot enables drivers to back up directly to the staff entry, eliminating the need to transport product in the open. Product deliveries will occur between two to three times each week in unmarked sprinter vans. There will be no advertising, markings, or branding indicating that the vehicle is being used to transport marijuana. Routes and times used for the transportation of marijuana and marijuana products are randomized. Marijuana and marijuana products will be transported in secure, locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily removed. At least two agents will staff vehicles transporting marijuana. One agent will remain in the vehicle at all times, and the other will be accompanied by a dispensary staff member into the facility and within the vault.

f. 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.

The Applicant anticipates installing opaque window treatments to ensure that members of the public are unable to view the interior of the dispensary as required by state law. Although the current use at the facility similarly shields the windows for the display of rugs, the Applicant has

sought to identify alternative means of complying with the City’s urban design objectives. The Applicant has submitted numerous design variations to the Board to receive feedback on how best to enhance the exterior of the storefront, including numerous window treatments, exterior facility treatments, and artistic enhancements. Further, the Applicant has proactively reached out to the Cambridge Arts Council relative to the commissioning of a mural on the exterior of the property if the Board feels it would be an appropriate option. The Applicant would seek to ensure that the surrounding community has the ability to provide feedback on the proposed mural.

The Applicant does not anticipate any other significant modifications to the Site.

Community Outreach Summary

The Applicant held community outreach meetings on September 27, 2018 and October 11, 2018. The meetings were held at the Royal Sonesta and Loyal Nine, respectively. Please see the enclosed notices, presentation materials, and attendee lists.

Questions were asked by the public relative to proposed security measures; the type of products to be sold within the facility; parking and loading practices; ability to obtain additional parking; and conversion to adult use.

At the time of submission, the Applicant had conducted or anticipated the following community outreach measures:

- Conducted local canvassing to introduce project principals to the idea and answer questions
- Committed to speak before the East Cambridge Planning Team on October 24
- Applied for membership from the Cambridge Chamber of Commerce
- Requested a meeting with the East Cambridge Business Association
- Conducted and continued outreach to numerous elected and appointed officials representing the City of Cambridge



Exhibit A: Traffic Impact Statement



603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Traffic Impact Statement

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. CAM-0042

TO: City of Cambridge Planning Board
FROM: Tony Capachietti, *Project Manager*
DATE: September 6, 2018
SUBJECT: Ascend Mass, LLC
Proposed Registered Marijuana Dispensary
200 Monsignor O'Brien Highway
Cambridge, MA

Hayes Engineering, Inc. (HEI) has prepared the following Traffic Impact Statement in support of the proposed Registered Marijuana Dispensary (RMD) at the above address in accordance with section 11.803(c) of the City's Zoning Ordinance. This statement was prepared on behalf of the project proponent, Ascend Mass, LLC. The purpose of this Impact Statement is two-fold:

- To estimate the intensity, frequency and mode of transportation for client and employee trips to the proposed RMD; and
- To identify the frequency and scale of deliveries to and from the site.

The existing building located at the southeasterly corner of the intersection between Monsignor O'Brien Highway (Route 28) and Third Street in East Cambridge. The existing two-story, approximately 5,100-sf., brick structure is currently occupied by Lechmere Rug, a carpet retailer and installer.

Site Accessibility

The proposed RMD is located on the southerly side of Monsignor O'Brien Highway at its intersection with Third Street in the neighborhood of East Cambridge. Off-street parking is available adjacent to the building in an existing seven (7) space parking lot on the property. On-street parking is limited in the vicinity of the building. Public parking is available at the nearby pay lots on First Street and Canal Park.

The proposed RMD is readily accessible via the MBTA subway and is within 700-feet of the Lechmere Green Line stop.

The site is also located conveniently to four (4) MBTA bus routes and is within 500-feet of stops for the 69, 80, 87 and 88 routes.

The proponent intends to encourage both patients and employees to utilize alternative modes of transportation to minimize project impacts on both parking and traffic.



Trip Generation

Average Daily Vehicle Trips and Peak Hour Trips for the project are calculated using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, supplemented with survey data from an existing RMD operating in the City of Cambridge.

Existing Condition:

The previous use at the facility is best classified by ITE Land Use Code (LUC) 180 – Specialty Trade Contractor:

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.

Estimated Trip Generation rates for the existing 5,100± square foot (sf.) facility under its prior use are summarized in Table 1, below. ITE Trip Generation Graphs for the above Land Use Code accompanies this report as Appendix A.

TABLE 1
 Trip Generation, *Prior Use*

<u>Time Period/Direction</u>	<u>LUC 180 – Specialty Trade Contractor Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	52
Weekday AM Peak Hour	10
Weekday PM Peak Hour	11
Saturday Daily	Not Published

⁽¹⁾ Based on 5,100± sf of floor area

Proposed Condition:

The proposed RMD use is best classified as Institute of Transportation Engineers (ITE) Land Use Code (LUC) 882, Marijuana Dispensary, defined in the ITE Trip Generation Manual, 10th Edition as being:

... a standalone facility where cannabis is sold to patients or consumers in a legal manner.

Trip Generation rates for the proposed 5,100± sf. RMD are summarized in Table 2, below. ITE Trip Generation Graphs for Land Use Code 882 accompany this report as Appendix B. It should be noted that the ITE cautions the use of this data as it is from a small sample set and the proposed RMD size is outside of the ITE study range.



TABLE 2
 Trip Generation, *Prior Use*

<u>Time Period/Direction</u>	<u>LUC 180 – Specialty Trade Contractor Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	1,289
Weekday AM Peak Hour	106
Weekday PM Peak Hour	153
Saturday Daily	1,322

⁽¹⁾ Based on 5,100± sf of floor area

The ITE numbers resulted in excessive and unbelievable trip estimates and were checked against real data from point of sales for customer counts from an existing and operating 1,600-sf. RMD in the Harvard Square section of Cambridge. The facility was surveyed during the month of February 2018 and averaged 21 customers per day, an average rate of 13.13 customers per 1,000-sf. Using this observed data, the proposed 5,100-sf. Ascend dispensary is anticipated to serve approximately 67 medical customers daily with an additional 3 employees at the site.

A previous survey of 796 customers in December 2016 at a restaurant in Harvard Square identified the following mode splits for patrons:

- Automobile 12.5%
- Bicycle 10.4%
- Pedestrian 16.0%
- Public Transit 61.1%

It is anticipated that most customers to the facility will be pass-by, pedestrian or public transit riders and the facility will have minimal impacts to vehicle traffic conditions in the area.

Deliveries

Ascend anticipates approximately eleven (11) deliveries to and/or from the RMD per week. Deliveries to the site will consist of marijuana and marijuana containing products every other day, up to four (4) times per week. This includes the delivery of product and removal of marijuana containing waste for disposal at Ascend’s cultivation and processing facility. Cash will be picked up daily from the facility or upon reaching a monetary threshold up to seven (7) times per week.

Deliveries will be conducted in accordance with provisions of the Security Plan on file with the Department of Public Health and shall occur at random times outside of normal business hours (between the hours of 9pm and 11am). Deliveries will use off-street parking adjacent to the facility.



Mitigation:

Ascend Mass, LLC will encourage alternative transportation modes with a primary focus on:

- Public Transit;
- Bicycle/Pedestrian Commuting; and
- Carsharing

To actively promote the use of alternative, sustainable modes of transportation Ascend will appoint a Transportation Coordinator and implement the following programs to help change travel habits from SOVs:

- **Cost Savings**

Education on the cost of SOV commuting vs. sustainable modes will be provided to all employees by the Transportation Coordinator upon hiring. Information regarding tax benefits and other incentives will be discussed and educational materials will be provided in employee areas by the Transportation Coordinator.

- **Public Transportation**

The following services will be provided to encourage the use of public transportation:

- Hiring preference will be given to those potential employees that indicate they will use public transportation for their commute;
- Information on MBTA schedules and route maps will be provided in employee break areas by the on-site Transportation Coordinator;
- Employee subsidies up to the Federal fringe limit will be provided for the procurement of MBTA monthly passes;
- Ascend will allow employees to set aside pre-tax funds as allowable under the Commuter Choice provision of the Federal Tax Code.

- **Transportation Benefit**

Ascend will offer all non-SOV employees a monthly transportation benefit up to the Federal fringe limit (see IRS Publication 15B). Employees may use the benefit for:

- Purchase of an unlimited bus/subway pass;
- Bicycle maintenance;
- Walking shoes;
- BLUEbikes membership; or
- Zipcar membership

- **Bicycle/Pedestrian Options**

To encourage the use of bicycle and pedestrian commuting Ascend will provide the following measures:



Traffic Impact Statement

Ascend Mass, LLC
200 Monsignor O'Brien Highway
CAM-0043
September 6, 2018

- Ascend will distribute bicycle and pedestrian information via transportation packets to new hires. The packets will explain all commuting options as part of employee orientation. Updated information will be continually provided to all employees in the employee break area(s). The Transportation Coordinator will be responsible for distribution and compilation of this information;
 - Sheltered Bicycle Parking for six (6) bicycles will be provided within the facility to accommodate in excess of 20% bicycle mode share for the anticipated 25 employees;
 - Additional visitor/customer bicycle racks will be provided proximate the site entrance in accordance with the approved site plan;
 - All indoor/outdoor bicycle parking will meet design requirements of the City of Cambridge Zoning Ordinance;
 - Lockers and changing areas will be made available for all employees.
- **Guaranteed Ride Home**
To encourage employee use of alternative transportation, Ascend is committed to the following measures:
 - Establish a "Guaranteed Ride Home" program for all employees who commute by non-SOV modes a minimum of 3 days per week. Ascend will provide rides internally or cover the cost of taxi, Uber, Lyft or other mode of transportation for employee emergencies; up to one (1) emergency per employee per quarter will be covered by the program.
 - **ZipCar**
The Transportation Coordinator will provide information on ZipCar memberships in a central location with other information on alternative transportation. Ascend will make ZipCar membership an allowable transportation expense under the previously mentioned Transportation Benefit.
 - **Office of Workforce Development**
To encourage the use of alternative modes of transportation, Ascend will work with the Office of Workforce Development to extend employment opportunities to Cambridge residents.
 - **Customer Education**
Patients and customers of Ascend will receive transportation information during their initial patient consultations. This information will be similar to the information provided employees highlighting bus routes, bicycle routes and pedestrian routes to the facility. In addition to this information Ascend will schedule patient consultations during off-peak hours.



Exhibit B: Context Map

**200 Monsignor HWY Cambridge, MA
1000' Buffer to Facility
Land Uses**

GIS ID	Parcel ID	Street Address	Owner	Land Use	Zone
20-103		860 200 Monsignor O'Brien Hwy	CURLY, PATRICK A., JR. TR. OF ALLEN REALTY TRUST	Retail-Office	BA
20-18		839 14 Third Street	ALLEN, WILLIAM E. & LOUISE M. ALLEN	Single-Fam-Res	BA
20-17		838 16 THIRD ST	BALORDI, VIRGINIA A., LOUISE ALLEN	SNGL-FAM-RES	BA
20-16		837 20 THIRD ST	MEOLA, DAMIAN D. TRUSTEE OF	MULTIPLE-RES	BA
20-15		836 41 GORE ST	L. J. REALTY CORPORATION	MULTIUSE-RES	C-1
20-14		835 37 GORE ST	FERRARO, LOUIS, TR. OF FOURTEEN	4-8-UNIT-APT	BA
20-105		862 33 GORE ST	PROFFITT, FRAZIER S.	TWO-FAM-RES	BA
20-93		854 31 GORE ST	PROFFITT, FRAZIER S.	4-8-UNIT-APT	BA
20-12		834 25 GORE ST	ROSENBERGER, HENRY	4-8-UNIT-APT	BA
20-82		849 190 MONSIGNOR OBRIEN HWY	VIGLIONE, OTTAVIO, TRUSTEE OF THE	AUTO-SALES	BA
20-83		850 17 GORE ST	RAFFI, JOHN P.	AUTO-SALES	BA
20-80		848 192 MONSIGNOR OBRIEN HWY	GAO, QING SHENG & MEI SUN	TWO-FAM-RES	BA
20-92		853 196 MONSIGNOR OBRIEN HWY	LECHMERE RUG LLC,	AUTO-REPAIR	BA
1A-87		808 1-5 EAST ST	NORTH POINT II APARTMENTS, LLC	RES-DEV-LAND	PUD-6
1A-185		789 183 MONSIGNOR OBRIEN HWY	DW NP Q, R, V PROPERTY, LLC	MULTIUSE-RES	PUD-6
1A-187		785 125 MONSIGNOR OBRIEN HWY	MASSACHUSETTS BAY TRANSPORTATION AUTHORI	N/A	PUD-6
1A-6-201	185262	169 MONSIGNOR OBRIEN HWY #201	CAMBRIDGE AFFORDABLE HOUSING CORPORATION	N/A	N/A
1A-186		813 115 MONSIGNOR OBRIEN HWY	MASSACHUSETTS BAY TRANSPORTATION AUTHORI	N/A	PUD-6
1A-30		787 22R CHARLESTOWN AVE	DW NP PROPERTY, LLC	MULTIUSE-RES	PUD-6
1A-177		815 32R CHARLESTOWN AVE	DW NP PROPERTY, LLC	MULTIUSE-RES	PUD-6
7-113		15 22 WATER ST	BEHRINGER HARVARD 22 WATER STREET	>8-UNIT-APT	PUD-6
7-13.		6 187-197 MONSIGNOR OBRIEN HWY	PATEL, KISHOR N. & KIRAN M. PATEL	HOTEL	SD-1
7-34.		7 199 MONSIGNOR OBRIEN HWY	FAHIMIAN, EDWARD J., TR. OF EJF TR	WAREHOUSE	SD-1
7-115		3 219-221 MONSIGNOR OBRIEN HWY	MONSIGNOR HOTEL, LLC	HOTEL	SD-1
7-29.		5 225 MONSIGNOR OBRIEN HWY	EASTMAN BROOK LLC,	MANUFACTURNG	SD-1
7-37.		9 241 MONSIGNOR OBRIEN HWY	PECTEN PROPERTIES, LLC.	GAS-STATION	SD-1
7-35.		8 263 MONSIGNOR OBRIEN HWY	PREVITE, ANTHONY D., JOSEPH D.,	WAREHOUSE	SD-1
21-121		933 8 WINTER ST	LICARI, CHARLOTTE E. & CHERYL WILLIAMS,	EATING-ESTBL	BA
21-100		915 10 WINTER ST	FERRARO, LOUIS, TR. OF FOURTEEN	THREE-FM-RES	BA
21-33		889 12 WINTER ST	IAN Tosca, JENNIE P. & HELEN IANTOSCA,	SNGL-FAM-RES	BA
21-118		931 18 WINTER ST	SL REALTY HOLDING, LLC,	PARKING-LOT	C-1
21-30		888 22 WINTER ST	MOCHI, NANCY, NICHOLAS J. MOCHI &	TWO-FAM-RES	C-1
21-29		887 24 WINTER ST	VENDETTI, RICHARD J. & DIANE VENDETTI	SNGL-FAM-RES	C-1
21-25		885 30 WINTER ST	VENDETTI, RICHARD J. & DIANE VENDETTI	TWO-FAM-RES	C-1
21-24-34/1		876 34-44 WINTER ST #34/1	MILLER, RICHARD & DAYNA POLLOCK	CONDOMINIUM	n/a
21-114-1	189338	26 SCARAPPA ST #1	BRUBAKER, JASON D.	CONDOMINIUM	N/A
21-27		886 24-26R SCARAPPA ST	24 SCARAPPA LLC	TWO-FAM-RES	C-1
21-38-19/1	184444	19-25 THIRD ST #19/1	O'SHEA, JON	CONDOMINIUM	N/A
21-39		891 47 GORE ST	MASLAK, NOUREDDINE &	SNGL-FAM-RES	C-1
21-40		892 49 GORE ST	VETRANO, DOROTHY C.	THREE-FM-RES	C-1
21-41		893 51 GORE STREET	FITCH, KARLOTTA A.	THREE-FM-RES	C-1
21-42		894 55 GORE ST	CUTONE, ELIO AND	4-8-UNIT-APT	C-1
21-43		895 57 GORE ST	CUTONE, ROSEMARIE AND ALFREDO CUTONE	THREE-FM-RES	C-1
21-78		908 61 GORE ST	CHRISTO, CHARLES & CONSTANCE CHRISTO	TWO-FAM-RES	C-1
21-79		909 61A GORE ST	HEILMAN, ETHAN	SNGL-FAM-RES	C-1
21-80		910 61B GORE ST	MUNROE, MAUREEN &	SNGL-FAM-RES	C-1
21-113		926 63 GORE ST	PACHECO, JOSEPH & JOANNE PACHECO	SNGL-FAM-RES	C-1
21-112		925 65 GORE ST	SULLIVAN, LOIS E. & DANIEL R. WALSH	TWO-FAM-RES	C-1
21-47-1F	188455	67 GORE ST #1F	VISWANATHAN, MAHESH	CONDOMINIUM	N/A
21-48		897 69 GORE ST	BURKE, JORDAN H. &	SNGL-FAM-RES	C-1
21-49		898 69R GORE ST	KOBEK, JUDY AZURE &	SNGL-FAM-RES	C-1
21-51		900 71 GORE ST	SZETO, MAY	SNGL-FAM-RES	C-1
21-50		899 28 SCARAPPA ST	CONNELLY, BRENDA M. &	SNGL-FAM-RES	C-1
21-21-30/1	183796	30-32 SCARAPPA ST	KOCUREK, JAMES NATHAN	CONDOMINIUM	C-1
21-52		901 73 GORE ST	WANG, STEVEN SHOUHAN & SUE-JEAN LIN	SNGL-FAM-RES	C-1
21-53		902 75 GORE ST	MERROW, JAMES W. & MARTHA W. MERROW	TWO-FAM-RES	C-1
21-54		903 77 GORE ST	HUNG, KENNETH & REBECCA KOLP	SNGL-FAM-RES	C-1
21-20		873 79 GORE ST	MIRANDA, MIRTA S.	SNGL-FAM-RES	C-1
22-122		979 83 GORE ST	DINERUMA, RALPH J. & CATHERINE DONARUMA	SNGL-FAM-RES	C-1
22-124		981 85 GORE ST	SCALERA, JONATHAN E. & SUSHAMA A. SCALER	SNGL-FAM-RES	C-1
22-123		980 25 SCARAPPA ST	ZHOU, ZOE	TWO-FAM-RES	C-1
22-142-1	192311	21-23 SCARAPPA ST #1	DISTRICT CAPITAL, LLC	CONDOMINIUM	N/A
22-54		957 64 WINTER ST	DAVLIN, ANTHONY	SNGL-FAM-RES	C-1
22-53		956 66 WINTER ST	DESIMONE, JOSEPH &	TWO-FAM-RES	C-1
22-94-1	184414	1-6 MULLINS CT #1	CORWIN, FREDERIC W., III	1-6 MULLINS CT #1	N/A
22-60-93/1	188533	89-91 GORE ST #93/1	KURIAN, JAMES Z.	CONDOMINIUM	N/A
22-50		955 76 WINTER ST	DU, BINGFAN	TWO-FAM-RES	C-1
22-118		978 78R WINTER ST	HIKES, JUDITH B. & THOMAS DALY	SNGL-FAM-RES	C-1
22-140		1006 84 WINTER ST	PILVALIS, MARY T., A LIFE ESTATE	TWO-FAM-RES	C-1
22-46-86/2	184026	86-94 WINTER ST #86/2	HAN, LINGXIAO	CONDOMINIUM	N/A
22-45		953 96 WINTER ST	CONNOLLY, JAMES	TWO-FAM-RES	C-1
22-44		952 98 WINTER ST	ELL, ROBERT J.	TWO-FAM-RES	C-1
22-43-1	191687	100 WINTER ST #1	CAMBRIDGE WINTER STREET, LLC	CONDOMINIUM	N/A
22-71		968 8 FIFTH ST	TEIXEIRA, MARY G.	TWO-FAM-RES	C-1
22-70		967 10 FIFTH ST	LEWIS, VICTORIA J.	SNGL-FAM-RES	C-1
22-69		966 12 FIFTH ST	SOILLIS, STEVEN	TWO-FAM-RES	C-1
22-135-105/1	988	105-107 GORE ST #105/1	ZOLLEI, LILLA	CONDOMINIUM	C-1
22-68		965 16 FIFTH ST	KERRIGAN, DENNIS & MARGARET KERRIGAN	SNGL-FAM-RES	C-1
22-66		963 109 GORE ST	STERN, PATRICK & LAKSHMI BALACHANDRA	TWO-FAM-RES	C-1
22-67		964 111 GORE ST	REAVES, JAMES GREGORY & PETRA KEMPF	SNGL-FAM-RES	C-1

**200 Monsignor HWY Cambridge, MA
1000' Buffer to Facility
Land Uses**

GIS ID	Parcel ID	Street Address	Owner	Land Use	Zone
22-134-101/1		188129 101-103 GORE ST #101/1	LEE, DAVID S. & SHUE-FEN TUNG	CONDOMINIUM	N/A
22-63		962 99 GORE ST	ROBICHAUD, DENNIS & BRENDA JODAR	TWO-FAM-RES	C-1
22-115		976 95 GORE ST	LIU, DING CONG & YAN CI LIU,	MULTIPLE-RES	C-1
22-114		975 97 GORE ST	CITY OF CAMBRIDGE	N/A	C-1
22-34		949 23-25 FIFTH ST	O'NEILL, WILLIAM F.X.	SNGL-FAM-RES	C-1
22-35		950 117 GORE ST	GOREJUSS LLC	TWO-FAM-RES	C-1
22-33		948 17 FIFTH ST	HAHN, PETER A. & STEWART J. CRAIG	SNGL-FAM-RES	C-1
22-32		947 15 FIFTH ST	CHIN, KEITH & MELISSA CHIN	SNGL-FAM-RES	C-1
22-31		946 11 FIFTH ST	ROTHMAN, GEORGE &	MULTIPLE-RES	C-1
22-138		1004 3 FIFTH ST	SHAPIRO, MARK D., PATRICIA S. SHAPIRON &	TWO-FAM-RES	C-1
22-139		1005 1 FIFTH ST	ULRICH, CHRIS & SUSAN THOMPSON	SNGL-FAM-RES	C-1
22-132		985 123 GORE ST	CAMBRIDGE CITY OF	N/A	OS
22-78		969 107 WINTER ST	XUE, MEI	4-8-UNIT-APT	C-1
22-30		945 97 WINTER ST	THOMPSON, JOHN D. & MARIE E. THOMPSON	SNGL-FAM-RES	C-1
22-28		944 91 WINTER ST	PREVITE, DOMENIC A. JR. & ANTHONY D. TRS	4-8-UNIT-APT	C-1
22-27		943 85 WINTER ST	PREVITE, DOMENIC A., JR.,	MULT-RES-4-8-APT	C-1
22-26		942 81 WINTER ST	PREVITE, ANTHONY D., DOMENIC A.JR	RES-UDV-LAND	C-1
22-25		941 77 WINTER ST	ANOSIKE, GRACE E.	SNGL-FAM-RES	C-1
22-24		940 75 WINTER ST	FINEMAN, CHARLES S.	SNGL-FAM-RES	C-1
22-23		939 71 WINTER ST	LONGHURST, JOHN	SNGL-FAM-RES	C-1
22-22		938 69 WINTER ST	MADDALO, CANDACE M., TRUSTEE	SNGL-FAM-RES	C-1
22-97		972 65 WINTER ST	GRAY, WILLIAM G.	SNGL-FAM-RES	C-1
22-20		937 61 WINTER ST	DASILVA, LAURIE O. & ZELIA I.C. SILVA	TWO-FAM-RES	C-1
22-93		970 11-13 SCIARAPPA ST	SADOWSKI, EDWARD S. &	4-8-UNIT-APT	C-1
21-109		922 15 WINTER ST	15-17 WINTER STREET, LLC	WAREHOUSE	C-1
21-108		921 19 WINTER ST	LONARDELLI, ROBYN A.	SNGL-FAM-RES	C-1
21-107		920 21 WINTER ST	CAMPLESE, REGINALD	SNGL-FAM-RES	C-1
21-115		928 23-23 1/2 WINTER ST	MIRABELLA, LINDA CIANO & FRANK J. CIANO	GEN-OFFICE	C-1
21-104-25		917 25 WINTER ST #25	POWERS, WILLIAM F.	CONDOMINIUM	C-1
21-123		185812 27 WINTER ST	BERTOLINO, LOUIS, JR.	SNGL-FAM-RES	C-1
21-122		185811 29 WINTER ST	NICOLAS, EBONY	SNGL-FAM-RES	C-1
21-124		185813 234 MONSIGNOR OBRIEN HWY	KALOGEROPOULES, HERCULES	AUTO-REPAIR	C-1
21-56		905 12 SCIARAPPA ST	SPERA, JEAN	SNGL-FAM-RES	C-1
21-55-1		193275 33-33 1/2 WINTER ST #1	SCHROEDER, RYAN M. &	CONDOMINIUM	N/A
21-77		907 31 WINTER ST	SPERA, ANNA C. &	SNGL-FAM-RES	C-1
21-123		185812 27 WINTER ST	BERTOLINO, LOUIS, JR.	SNGL-FAM-RES	C-1
22-128		982 262 MONSIGNOR OBRIEN HWY	CAMBRIDGE CAPITAL GROUP LLC,	RES-DEV-LAND	SD-1
22-109		974 258 MONSIGNOR OBRIEN HWY	44 CAMBRIDGE ASSOCIATES, LLC.	HOTEL	SD-1
20-104		861 143 CAMBRIDGE ST	MASSACHUSETTS BAY TRANSPORTATION AUTHORI	N/A	PUD-4A
20-38		842 16 GORE ST	FORTUNA, MARIO	THREE-FM-RES	C-1
20-37		841 18 GORE ST	SANTOS, ELAINE	4-8-UNIT-APT	C-1
20-90		852 2 SECOND ST	DIFRAIA, EDNA & TOBY DIFRAIA SR. A LIFE	TWO-FAM-RES	BA
20-100		857 6 SECOND ST	MARTIN, MICHAEL E.	SNGL-FAM-RES	C-1
20-101		858 8 SECOND ST	SIROIS, HARRY G.	SNGL-FAM-RES	C-1
20-70		845 14 SECOND ST	LIGHT YELLOW LLC	4-8-UNIT-APT	BA
20-69		844 159 CAMBRIDGE ST	FERRARO, JOSEPH C. & JAMES K. FERRARO,	4-8-UNIT-APT	BA
20-68		843 151 CAMBRIDGE ST	GARGANO, ANTHONY, TRUSTEE OF	MULTIUSE-RES	BA
20-71		846 183-185 CAMBRIDGE ST	CAMBRIDGE CITY OF	FIRE-STATION	BA
20-31		840 203 CAMBRIDGE ST	189 CAMBRIDGE STREET, LLC	GEN-OFFICE	BA
20-98		856 207 CAMBRIDGE ST	MARK LECHMERE, LLC	MULTIUSE-RES	BA
20-102		859 38 GORE ST	DATTERO, AGNES M.	SNGL-FAM-RES	BA
20-94		855 38.5 GORE ST	DATTERO, AGNES M.	SNGL-FAM-RES	BA
20-75		847 227 CAMBRIDGE ST	MARK LECHMERE, LLC	BANK	BA
21-116		929 29 THIRD ST	CAMBRIDGE CITY OF	CITY-HALL	C-1
21-117		930 62 GORE ST	CAMBRIDGE FAMILY & CHILDREN'S SERVICES	N/A	C-1
21-7		868 64 GORE ST	ROMAN CATHOLIC ARCHBISHOP OF BOSTON	Church	C-1
21-82		912 66 GORE ST	ROMAN CATHOLIC ARCHBISHOP OF BOSTON	N/A	C-1
21-81		911 70 GORE ST	GULLA, SALVATORE	THREE-FM-RES	C-1
21-83		913 68 GORE ST	68 GORE STREET LLC,	THREE-FM-RES	C-1
21-5		867 74 GORE ST	72-74 GORE STREET, LLC	4-8-UNIT-APT	C-1
21-2		864 40 SCIARAPPA ST	ROMAN CATHOLIC ARCHBISHOP OF BOSTON	Church	C-1
21-3		865 38 SCIARAPPA ST	KG INVESTMENTS 38 LLC	SNGL-FAM-RES	C-1
21-4		866 36 SCIARAPPA ST	RIBEIRO, JOSE	TWO-FAM-RES	C-1
21-1		863 315 CAMBRIDGE ST	ROMAN CATHOLIC ARCHBISHOP OF BOSTON	BENEVOLENT	BA
21-19		872 311 CAMBRIDGE ST	72-74 GORE STREET, LLC.	MULTIUSE-RES	BA
21-18-1		189001 303-305 CAMBRIDGE ST #1	THE DENUNZIO GROUP, LLC	RETAIL-CONDO	N/A
21-16		870 293 CAMBRIDGE ST	ALBERTS, JOHN J. &	EATING-ESTBL	BA
21-120		932 263-277 CAMBRIDGE ST	GEN-OFFICE	GEN-OFFICE	BA
21-84		914 255-261 CAMBRIDGE ST	MADDALO, CANDACE M. TRUSTEE OF	MULTIUSE-RES	BA
21-12		869 253 CAMBRIDGE ST	SAROPOULOS, EMMANUEL AND	MULTIUSE-RES	BA
21-111		924 249 CAMBRIDGE ST	DANIELS, WILLIAM R. &	RETAIL-OFFIC	BA
21-110		923 243 CAMBRIDGE ST	GHORBI-NOOROUZI REALTY LLC,	MULTIUSE-RES	BA
23-34		1042 33 SCIARAPPA ST	33 SCIARAPPA ST LLC.	THREE-FM-RES	C-1
23-35		1043 35 SCIARAPPA ST	PETRICONE, NEIL	TWO-FAM-RES	C-1
23-36		1044 39 SCIARAPPA ST	ANDON, LORRAINE	TWO-FAM-RES	C-1
23-33		1041 86 GORE ST	PEFINE, KENNETH P.	TWO-FAM-RES	C-1
23-32-1		193392 88 GORE ST #1	ZHOU, YI & SHUNIAN HE	CONDOMINIUM	N/A
23-31		1039 90 GORE ST	PANAGIOTIS TSENGOS	SNGL-FAM-RES	C-1
23-30-92A		191333 92-94 GORE ST #92A	GORE STREET PROPERTIES LLC,	CONDOMINIUM	N/A
23-29-1A		1033 94.5-96 GORE ST #1A	CLEVENGER, ELIZABETH &	CONDOMINIUM	N/A

**200 Monsignor HWY Cambridge, MA
1000' Buffer to Facility
Land Uses**

GIS ID	Parcel ID	Street Address	Owner	Land Use	Zone
23-28-A		1029 100 GORE ST #A	KOROLEV, EUGENIO &	CONDOMINIUM	N/A
23-27		1027 102 GORE ST	LEE, JIN-MOO & KATIE VO	SNGL-FAM-RES	C-1
23-26-1	187082	108 GORE ST #1	LEE, JUSTIN & VIRGINIA LEE	CONDOMINIUM	N/A
23-25		1025 112 GORE ST	110-112 GORE STREET LLC,	4-8-UNIT-APT	C-1
23-53		1055 32 FIFTH ST	MASS ARC 1 LLC	TWO-FAM-RES	C-1
23-52-1	189004	34 FIFTH ST #1	CHIERICO	CONDOMINIUM	N/A
23-137		1124 43 SCIARAPPA ST	L. J. REALTY CORPORATION	4-8-UNIT-APT	BA
23-138		1125 337 CAMBRIDGE ST	HALLETT, BARRY J.	MULTIUSE-RES	BA
23-38		1045 345 CAMBRIDGE ST	LEVANTAKIS, JOHN &	MULTIUSE-COM	BA
23-39		1046 351 CAMBRIDGE ST	MOORE, JOHN F., NANCY A. MOORE &	MULTIUSE-RES	BA
23-40		1047 359 CAMBRIDGE ST	EAST CAMBRIDGE, L.L.C	MULTIUSE-RES	BA
23-128		1117 371 CAMBRIDGE ST	LSJ REALTY LLC	TWO-FAM-RES	BA
23-44		1048 379 CAMBRIDGE ST	GUIDA, ANTHONY L.	TWO-FAM-RES	BA
23-45		1049 381 CAMBRIDGE ST	GUIDA, ANTHONY L.	TWO-FAM-RES	BA
23-46		1050 387 CAMBRIDGE ST	GRASSI, MARY A., TR.	MULTIUSE-RES	BA
23-48		1051 397 CAMBRIDGE ST	DESOUZA, JOAO R. &	MULTIUSE-RES	BA
23-49		1052 403 CAMBRIDGE ST	OAKTREE INVESTMENTS, LLC	MULTIUSE-COM	C-1
23-51		1053 38 FIFTH ST	PAIVA, NATALIA & CARLA S. PAIVA	TWO-FAM-RES	BA
23-146		1131 40-42 FIFTH ST	LUSITANIA RECREATIVE CLUB &	FRAT-ORGANIZ	BA
23-134		1121 407-413 CAMBRIDGE ST	CASCAP REALTY INC.	4-8-UNIT-APT	BA
23-9		1014 27 FIFTH ST	UEP GORE LLC	4-8-UNIT-APT	C-1
23-10		1015 33 FIFTH ST	PICANCO, ANNE-MARIE	TWO-FAM-RES	C-1
23-11		1016 37 FIFTH ST	DICLEMENTE, VINCENT & MARY A. DICLEMNTE	THREE-FM-RES	C-1
23-12		1017 43 FIFTH ST	CRAWLEY, PETER A.	4-8-UNIT-APT	BA
23-13		1018 429 CAMBRIDGE ST	LE REAL ESTATE LLC	MULTIUSE-COM	BA
8-75E	190397	2-12 CANAL PK	TWO CANAL PARK, LLC	CITY-HALL	PUD-4
8-70.		191 24 FIRST ST	ONE CANAL PARK MASSACHUSETTS, LLC,	COM-UDV-LAND	PUD-4
8-76		193 1 CANAL PK	ONE CANAL PARK MASSACHUSETTS, LLC,	INV-OFFICE	PUD-4
18-47-C	187876	110 CAMBRIDGE ST #C	BARSHIDVAD LLC	RETAIL-CONDO	N/A
18-26-1	183787	30 SECOND ST #1	MALIS, DANIEL	CONDOMINIUM	N/A
18-25-1	190757	32 SECOND ST #1	LANOUE, BRENT & KAREN LANOUE	CONDOMINIUM	N/A
18-53		740 31 OTIS ST	PILLERI, CHRISTINA	THREE-FM-RES	C-1
18-54		741 34 SECOND ST	WASSERMAN, JAY R. & JULIE A. WASSERMAN	TWO-FAM-RES	C-1
19-24		763 208 CAMBRIDGE ST	MIDDLESEX COUNTY OF	N/A	N/A
24-139		1249 260-278 CAMBRIDGE ST	EAST CAMBRIDGE SAVINGS BANK	PARKING-LOT	BA
24-133		1256 292 CAMBRIDGE ST	EAST CAMBRIDGE SAVINGS BANK	BANK	BA
24-99		1229 312 CAMBRIDGE ST	LEE-WAY REALTY CORP	MULTIUSE-COM	BA
24-98		1228 314 CAMBRIDGE ST	LEE-WAY REALTY CORP. & THE CITY OF	MULTIUSE-COM	BA
24-97		1227 324 CAMBRIDGE ST	LEE-WAY REALTY CORP	RES-DEV-LAND	BA
24-96		1226 56 SCIARAPPA ST	CAMBRIDGE COMMUNITY HOUSING, INC.	4-8-UNIT-APT	BA
24-94		1225 83 OTIS ST	CAMBRIDGE CITY OF	N/A	OS
24-117		1244 75 OTIS ST	WELCH, FRANCIS L., TRUSTEE	TWO-FAM-RES	C-1
24-116		1243 73 OTIS ST	FERRY-RUSSO, VIRGINIA, LIFE ESTATE	TWO-FAM-RES	C-1
24-114		1242 69 OTIS ST	DINES, WILLIAM F., JR. AND	TWO-FAM-RES	C-1
24-113-63/1	184325	63-65 OTIS ST #63/1	CHOU, SZU YING, TRUSTEE	CONDOMINIUM	N/A
24-112-1		1238 61 OTIS ST #1	WHISNANT, BRANKA &	CONDOMINIUM	N/A
24-111-1		1234 59 OTIS ST #1	BEQUETTE, MARJORIE S. BULLITT	CONDOMINIUM	N/A
24-110-1	189012	57 OTIS ST #1	MCAVEENEY, STEVEN J.	CONDOMINIUM	N/A
24-124		1248 55 OTIS ST	SACCOCCIO, ELIZABETH LIFE ESTATE	THREE-FM-RES	C-1
23-90		1084 344 CAMBRIDGE ST	EAST CAMBRIDGE SAVINGS BANK	GEN-OFFICE	BA
23-157	191979	350R CAMBRIDGE ST	ROGERS, MANUEL, JR	PARKING-LOT	BA
23-156		1106 350 CAMBRIDGE ST	ROGERS, MARK P.	N/A	BA
23-88		1083 358R CAMBRIDGE ST	ROGERS, MANUEL, JR.	PARKING-LOT	BA
23-87		1082 364 CAMBRIDGE ST	ROGERS, MANUEL, JR.	TWO-FAM-RES	BA
23-84		1081 376 CAMBRIDGE ST	ROGERS, MARY ESTATE OF	MULTIUSE-COM	BA
23-111		1101 390 CAMBRIDGE ST	ROGERS, MANUEL, JR.	MULTIUSE-COM	BA
23-110		1100 392 CAMBRIDGE ST	ROGERS, MANUEL, JR.	MULTIUSE-RES	BA
23-133		1120 400 CAMBRIDGE ST	400 CAMBRIDGE STREET	THREE-FM-RES	BA
23-142		1127 402 CAMBRIDGE ST	DASILVA, MANUEL M. &	MULTIUSE-RES	BA
23-141		1126 408 CAMBRIDGE ST	FRAMMARTINO, EDWARD J. , TRUSTEE OF	MULTIUSE-RES	BA
23-94		1085 93 OTIS ST	SZULEWSKI, JOSEPH P., JR. TRUSTEE	TWO-FAM-RES	C-1
23-95		1086 95 OTIS ST	SZULEWSKI, JOSEPH P., JR. TRUSTEE	4-8-UNIT-APT	C-1
23-97-1		1088 99 OTIS ST #1	GAMON, CATHERINE & DANIEL DIETTERICH	CONDOMINIUM	N/A
23-98		1092 103 OTIS ST	PRETORIUS, JOHANNES F.	SNGL-FAM-RES	C-1
23-99		1093 105 OTIS ST	MCKIM, RITA M., TRUSTEE	SNGL-FAM-RES	C-1
23-100		1094 107 OTIS ST	GANNON, ROBERT J. &	THREE-FM-RES	C-1
23-101		1095 109 OTIS ST	CREATIVE PROPERTIES ON CENTRE, LLC	4-8-UNIT-APT	C-1
23-143		1128 64 FIFTH ST	MENDOZA, OSCAR R., ILMA A.	THREE-FM-RES	C-1
24-80-1		1202 83 THIRD ST #1	DOYLE, ROBERT L.	CONDOMINIUM	N/A
24-81		1205 85 THIRD ST	SLEEPER, JAMES H. & COLLEEN A. SLEEPER	4-8-UNIT-APT	C-1
24-82		1206 87 THIRD ST	WILDASH, JAMES & SONIA KOWAL	4-8-UNIT-APT	C-1
24-83		1207 89 THIRD ST	SALEMMME, DANIEL L. TRUSTEE	TWO-FAM-RES	C-1
24-84		1208 91 THIRD ST	FIELD, FRANK R. & KAREN A FIELD	SNGL-FAM-RES	C-1
24-85		1209 93 THIRD ST	BARRIENTOS, JAVIER & DEAN VENTOLA	N/A	C-1
24-86-1		1211 95 THIRD ST #1	RICHARD, PAUL M. & SAMANTHA C. RICHARD	CONDOMINIUM	N/A
24-87-1		1215 101 THIRD ST #1	FERACO, THOMAS J.	CONDOMINIUM	N/A
24-79		1200 60 OTIS ST	OTASH, JAMES A., TRUSTEE	4-8-UNIT-APT	C-1
24-78-1		1198 62-64 OTIS ST #1	LEPAGE, MARILYN NOVELLO	CONDOMINIUM	N/A
24-129		1252 66 OTIS ST	MASS ARC 1, LLC	TWO-FAM-RES	C-1
24-130		1253 68 OTIS ST	MASS ARC 1, LLC,	TWO-FAM-RES	C-1

**200 Monsignor HWY Cambridge, MA
1000' Buffer to Facility
Land Uses**

GIS ID	Parcel ID	Street Address	Owner	Land Use	Zone
24-75		1196 70 OTIS ST	70 OTIS ST HOLDINGS LLC	TWO-FAM-RES	C-1
24-74		1195 74 OTIS ST	STRAZZULLO, JANET H.	TWO-FAM-RES	C-1
24-73		1194 78 OTIS ST	LOUISE M. KENNEDY, TRS. OF	THREE-FM-RES	C-1
24-72		1193 80 OTIS ST	L. J. REALTY CORPORATION	4-8-UNIT-APT	C-1
24-71-1		1190 82 OTIS ST #1	HAYES, JAMES	CONDOMINIUM	N/A
24-70		1188 72 SCIARAPPA ST	DAVIS, GEOFFREY A.	SNGL-FAM-RES	N/A
24-69		1187 74 SCIARAPPA ST	KOSINSKI, MARYANN	TWO-FAM-RES	C-1
24-68		1186 83 THORNDIKE ST	PETRICONE, NEIL	SNGL-FAM-RES	C-1
24-93		1224 81 THORNDIKE ST	ENOS, ROBERT J. TR OF	TWO-FAM-RES	C-1
24-92		1223 79 THORNDIKE ST	MIRLIANI, FREDERICK A.	TWO-FAM-RES	C-1
24-91		1222 77 THORNDIKE ST	PARILLA, DONALD E. & LODIA L. PARILLA	MULTIPLE-RES	C-1
24-90		1221 73 THORNDIKE ST	SZULEWSKI, AMELIA M.	4-8-UNIT-APT	C-1
24-89		1220 69 THORNDIKE ST	RILEY, LYNNE F. &	TWO-FAM-RES	C-1
24-88		1219 59 THORNDIKE ST	KIRYLO, JOSEPH & SUSAN KIRYLO	SNGL-FAM-RES	C-1
19-23		762 42 OTIS ST	MIDDLESEX, COUNTY OF	GEN-OFFICE	N/A
18-21		735 36 SECOND ST	DEBENEDITTO, NICHOLAS A.	TWO-FAM-RES	C-1
18-20		734 38 SECOND ST	TEROREK, JAMES & XU ZHANG	SNGL-FAM-RES	C-1
18-20		734 38 SECOND ST	TEROREK, JAMES & XU ZHANG	SNGL-FAM-RES	C-1
18-19		733 40 SECOND ST	CHASE, PAUL W. &	SNGL-FAM-RES	C-1
18-18		732 42 SECOND ST	KENNEDY, KATHLEEN D. &	SNGL-FAM-RES	C-1
18-17		731 44 SECOND ST	CHEUL YEUN KIM & MI SOON KIM	TWO-FAM-RES	C-1
18-73		749 46 SECOND ST	EAST CAMBRIDGE HOLDING, LLC,	GEN-OFFICE	C-1
18-74		750 21 THORNDIKE ST	JAMESTOWN PREMIER DAVENPORT LLC	INV-OFFICE	C-1
18-76		756 56 SECOND ST	GKA REALTY, LLC	GEN-OFFICE	PUD-4B-BA
18-75		751 51-69 FIRST ST	CAMBRIDGE CITY OF	CITY-HALL	PUD-4B-BA
19-22		761 48 THORNDIKE ST	MIDDLESEX COUNTY OF	N/A	N/A
24-123		1247 109 THIRD ST	MIDDLESEX COUNTY OF	N/A	C-1
24-45		1180 66 THORNDIKE ST	TAYLOR, RICHARD A. & ANNE M. TAYLOR	SNGL-FAM-RES	C-1
24-44		1179 70 THORNDIKE ST	CONNELL, KEVIN M. AND	TWO-FAM-RES	C-1
24-43		1178 74 THORNDIKE ST	GIACCHETTO, COSMO J., ALMA J. CIACCHETTO	4-8-UNIT-APT	C-1
24-42		1177 76-78 THORNDIKE ST	MALONEY, EDWARD J.JR. & MARY ANN MALONEY	MULT-RES-4-8-APT	C-1
25-36		1289 86 OTIS ST	CAMBRIDGE HOUSING AUTHORITY	SCIENTIFIC	C-1
25-38-1	186293	89-91 THORNDIKE ST #1	MONTGOMERY, PHILIP G. & JENNIFER M. TSOI	CONDOMINIUM	N/A
25-37		1290 85 THORNDIKE ST	LIU, BAOHUA & JINLAN YANG	SNGL-FAM-RES	C-1
25-40		1292 93 THORNDIKE ST	SERIES C OF LEGACIES PROPERTY, LLC	MULT-RES-4-8-APT	C-1
25-35		1288 94 OTIS ST	94 OTIS ST. LLC	TWO-FAM-RES	C-1
25-126		1363 96 OTIS ST	DIFAVA, CESARE A., VALIA BURNS &	TWO-FAM-RES	c-1
25-125		1362 98 OTIS ST	IORE, PAUL & DAVID FOLEY	SNGL-FAM-RES	C-1
25-33-1		1286 100 OTIS ST #1	MCKEE, JANET ELIZABETH	CONDOMINIUM	N/A



Please see enclosed plans.



Exhibit C: Site Plans



IP65

3" LED Wall Mount Cylinder Light

CYLINDER & TRACK



Downlight

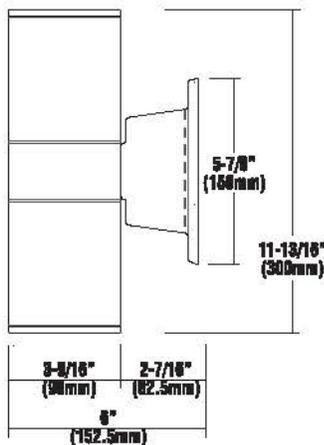


Up/Downlight

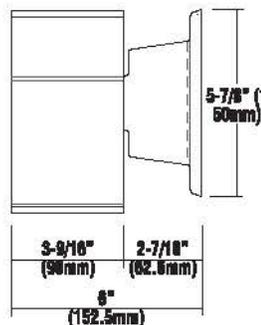
WCYL3 DESCRIPTION

3" cylinder is rated for wet location (IP65) wall mounting with either down light or up and down light. Low heat, DOB technology.

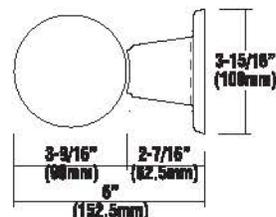
LED Quantity	1EA (DOB)	
Input Voltage	120V AC	
Wattage	15W	20W
Lumen	1145	1375
Beam Angle°	40°, 62°	
Color	3000K & 4000K	
CRI	80 (standard)	
Dimming	Triac	
Lamp Life	Rated for 50,000 hrs at 70% lumen maintenance	
IP Rating	IP65 (Wet location)	
Operating Temperature	(-30°C - +40°C) (-22°F - 104°F)	



Up/Downlight



Downlight



Ordering Information

Luminaire	Distribution	Beam Spread	Lumens	Source	Color Temp	Housing Finish	Reflector Finish
WCYL3 - 3" Wall Mount Cylinder Light	D - Down Only	M - Medium 40°	11	LED	30 - 3000K 40 - 4000K	WH - White BK - Black SLV - Silver	HAZ - Semi-Diffused/Satin
	UD - Up/Down	W - Wide 62°	13				

SELECTION:

WCYL3 **D** **M** **11** **LED** **30** **BK** **HAZ**

Example: WCYL3 - D - M - 13 - LED - 40 - BK - HAZ



Project Name _____

Fixture Type _____

Cat# _____

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IP65

3" LED Wall Mount Cylinder Light

WCYL3 Features & Benefits

Housing

- Main body by weather proof aluminum powder coated white, black and silver finish for outdoor/indoor applications
- 15W, 20W 120V DOB modules with integrated circuit on board with customized chips (No driver needed)
- 80 CRI, 3000K and 4000K
- Uniform color temperature to 3SDCM.
- Wet location (IP65 Rated).

Mounting

- Mount completely assembled fixture on the wall directly to surface using anchors or screws. (not supplied in the package)

Warranty

- LSI LED Fixtures carry a limited 5-year warranty.

Listing

- cCSA-us certified

Approved Dimmers

- Lutron: Skylark S-600
: MRF2-6DN-120
: MACL-153M
: DVLV-600P
: SELV-300P
: CTCL-153P
: DVCLV-303P
: DVCL-153P
- Leviton: D600R, Acenti: Ate06, Trimatron #705W
- Cooper Devine incandescent dimmer 600W
- Pass & Seymour Harmony incandescent 600W

Consult factory for additional dimmers

Lutron, Nova and Dive are trademarks of Lutron Electronics Co., Inc. Leviton, Acenti, Trimatron and Decora are trademarks of Leviton Manufacturing Co., Inc. Eaton Corporation Plc is the parent organization for Cooper Lighting. Pass & Seymour is a trademark of Legrand®



Project Name _____ | Fixture Type _____ | Cat# _____

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Please see enclosed plans.



Exhibit D: Existing Conditions, Renderings, and
Potential Storefronts



LECHMERE RUG
FINE RUGS - CARPETING

THIRD ST

Third St

MA-28



SUMMERS RUG
RUGS - CARPETING

INTERIORS
SOUTH

Easy Credit







Urban Design Option



Urban Design Option



Urban Design Objective





Please see enclosed plans.



Exhibit E: Department of Public Health Filings



The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Public Health
Bureau of Health Care Safety and Quality
Medical Use of Marijuana Program
99 Chauncy Street, 11th Floor, Boston, MA 02111

CHARLES D. BAKER
Governor

KARYN E. POLITO
Lieutenant Governor

MARYLOU SUDDERS
Secretary

MONICA BHAREL, MD, MPH
Commissioner

Tel: 617-660-5370
www.mass.gov/medicalmarijuana

APPLICATION OF INTENT
Request for a Certificate of Registration to
Operate a Registered Marijuana Dispensary

INSTRUCTIONS

This application form is to be completed by an entity that wishes to apply for a Certificate of Registration to operate a Registered Marijuana Dispensary ("RMD") in Massachusetts ("applicant").

If seeking a Certificate of Registration for more than one RMD, the applicant must submit a separate *Application of Intent*, all required attachments, and an application fee for each proposed RMD. Please identify each application of multiple applications by designating it as Application 1, 2 or 3 in the header of each application page. Please note that no executive, member, or any entity owned or controlled by such an executive or member, may directly or indirectly control more than three RMDs.

Unless indicated otherwise, all responses must be typed into the application forms. Handwritten responses will not be accepted. Please note that character limits include spaces.

Attachments should be labeled or marked so as to identify the question to which it relates.

Each submitted application must be a complete, collated response, printed single-sided on 8 1/2" x 11" paper, and secured with a binder clip (no ring binders, spiral binding, staples, or folders).

Mail or hand-deliver the *Application of Intent*, with all required attachments, the \$1,500 application fee, and Remittance Form to:

Department of Public Health
Medical Use of Marijuana Program
RMD Applications
99 Chauncy Street, 11th Floor
Boston, MA 02111

Application fees are non-refundable and non-transferable.

Application 1 of 3 Name of Applicant Corporation Ascend Mass, LLC

REVIEW

Applications are reviewed in the order they are received.

After a completed application packet and fee is received by the Department of Public Health ("Department"), the Department will review the information and will contact the applicant if clarifications or updates to the submitted application materials are needed. The Department will notify the applicant whether it has met the standards necessary to be invited to submit a *Management and Operations Profile*.

If invited by the Department to submit a *Management and Operations Profile*, the applicant must submit the *Management and Operations Profile* within 45 days from the date of the invitation letter, or the applicant must submit a new *Application of Intent* and fee in order to proceed in the application process. Applicants must receive an invitation from the Department to submit a *Siting Profile* within 1 year of the date of submission of the *Management and Operations Profile*.

PROVISIONAL CERTIFICATE OF REGISTRATION

Applicants must receive a Provisional Certificate of Registration from the Department within 1 year of the date of the invitation letter from the Department to submit a *Siting Profile*. If the applicant does not meet this deadline, the application will be considered to have expired. Should the applicant wish to proceed with obtaining a Certificate of Registration, a new application must be submitted, beginning with an *Application of Intent*, together with the associated fee.

REGULATIONS

For complete information regarding registration of an RMD, please refer to 105 CMR 725.100, as well as materials posted on the Medical Use of Marijuana Program website: www.mass.gov/medicalmarijuana.

It is the applicant's responsibility to ensure that all responses are consistent with the requirements of 105 CMR 725.000, et seq., and any requirements specified by the Department, as applicable.

PUBLIC RECORDS

Please note that all application responses, including all attachments, will be subject to release pursuant to a public records request, as redacted pursuant to the requirements at M.G.L. c. 4, § 7(26).

QUESTIONS

If additional information is needed regarding the RMD application process, please contact the Medical Use of Marijuana Program at 617-660-5370 or RMDapplication@state.ma.us.

Application 1 of 3 Name of Applicant Corporation Ascend Mass, LLC

CHECKLIST

The forms and documents listed below must accompany each application, and be submitted as outlined above:

- A fully and properly completed *Application of Intent*, signed by an authorized signatory of the applicant
- A completed *Remittance Form* (use template provided)
- A bank or cashier's check made payable to the *Commonwealth of Massachusetts* for \$1,500
- A copy of the applicant's *Certificate of Good Standing* (as outlined in Section B)
- Financial account summary(ies) (as outlined in Section D)

Information on this page has been reviewed by the applicant, and where provided by the applicant, is accurate and complete, as indicated by the initials of the authorized signatory here: FP

Application 1 of 3 Name of Applicant Corporation Ascend Mass, LLC

SECTION A. APPLICANT INFORMATION

1. Ascend Mass, LLC
Legal name of Applicant Corporation

2. 137 Lewis Wharf, Boston, MA 02110
Mailing address of Applicant Corporation (Street, City/Town, Zip Code)

3. Francis Perullo
Applicant Corporation's point of contact (the person the Department should contact regarding this application)

4. (617) 721-5844
Point of contact's telephone number

5. frank@ascendmass.com
Point of contact's e-mail address

6. Number of applications: How many *Applications of Intent* does the applicant intend to submit?
3

SECTION B. INCORPORATION

1. Attach a copy of the applicant's *Certificate of Good Standing* from the Massachusetts Secretary of the Commonwealth. The *Certificate of Good Standing* must be dated no earlier than 90 days prior to the date of the *Application of Intent* is received by the Department.

SECTION C. INDIVIDUALS AND ENTITIES AFFILIATED WITH APPLICANT

List the full name, title(s) or role(s) at the applicant corporation, and date of birth (if an individual) of the following individuals and entities. Add more tables if needed:

The Chief Executive Officer; Chief Operating Officer; Chief Financial Officer; individual/entity responsible for marijuana for medical use cultivation operations; individual/entity responsible for the RMD security plan and security operations; each individual performing onsite services on behalf of a contractor or consultant as Cultivation or Security Manager or the equivalent, if known during the application process; each member of the Board of Directors; each Member of the Corporation, if any; and each person and entity known to date that is committed to contributing 5% or more of initial capital to operate the proposed RMD. If the applicant does not have a Chief Executive Officer, Chief Operating Officer, or Chief Financial Officer, it must identify the individuals performing the equivalent duties for the applicant.

For entities contributing 5% or more of initial capital to operate the proposed RMD, list the entity’s Chief Executive Officer or Executive Director and President or Chair of the Board of Directors. If the entity does not have a Chief Executive Officer or Executive Director or President or Chair of the Board of Directors, identify the individuals performing the equivalent duties for the entity.

Full Name	Title(s)	Date of Birth
Andrea Cabral	Chief Executive Officer	[REDACTED]
Francis Perullo	Chief Operating Officer	[REDACTED]
Jason Stirling	Chief Cultivation & Product Officer	[REDACTED]
Steve Rohlfing	Chief Financial Officer	[REDACTED]
Brad Baker	Director of Security	[REDACTED]
Abner Kurtin	Manager, Ascend Group Partners, LLC	[REDACTED]
Ascend Group Partners, LLC	Capital Contributor	[REDACTED]

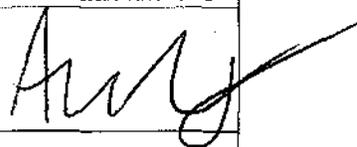
Information on this page has been reviewed by the applicant, and where provided by the applicant, is accurate and complete, as indicated by the initials of the authorized signatory here: FP

SECTION D. INITIAL CAPITAL REQUIREMENT

Describe the sources, types, and amounts of required initial capital in the table below, showing that the applicant has at least \$500,000 in its control and available for this *Application of Intent* and at least \$400,000 in its control and available for each additional *Application of Intent*, if any, as evidenced by bank statements, lines of credit, or financial institution statements. Add more tables if needed.

If the required funds are being held in an account in the name of an individual or entity other than the applicant, the individual or authorized signatory of the entity must provide their signature in the "Signature of Account Holder" column. Their signature below indicates that they are committing the amount of their funds identified in the table to the applicant.

In addition to completing this table, submit a one-page financial account summary for each account listed below documenting the available funds, dated no earlier than 30 days prior to the date the *Application of Intent* was submitted to the Department. Please ensure that the financial account summary contains the name of the account holder, name of financial institution, and indicates the type of account (e.g., checking, savings, etc.).

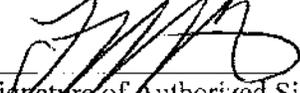
Name of Account Holder	Financial Institution	Type of Account	Amount	Signature of Account Holder
Ascend Group Partners, LLC	Century Bank	Checking	\$ 500,000.00	
			\$	
			\$	
			\$	
			\$	
			\$	
			\$	
-----	-----	-----	\$ 500,000.00 Total	---

Information on this page has been reviewed by the applicant, and where provided by the applicant, is accurate and complete, as indicated by the initials of the authorized signatory here: FP

Application 1 of 3 Name of Applicant Corporation Ascend Mass, LLC

ATTESTATIONS

Signed under the pains and penalties of perjury, I, the authorized signatory for the applicant, agree and attest that all information included in this application is complete and accurate and that I have an ongoing obligation to submit updated information to the Department if the information presented within this application has changed.

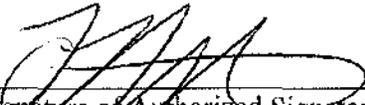

Signature of Authorized Signatory

7/21/2018
Date Signed

Francis Perullo
Print Name of Authorized Signatory

Chief Operating Officer
Title of Authorized Signatory

I, the authorized signatory for the applicant, hereby attest that if the applicant is allowed to proceed to submit a *Management and Operations Profile*, the applicant is prepared to pay a non-refundable application fee of \$30,000 and the cost of all required background checks, and comply with all *Management and Operations Profile* and *Siting Profile* requirements.


Signature of Authorized Signatory

7/21/2018
Date Signed

Francis Perullo
Print Name of Authorized Signatory

Chief Operating Officer
Title of Authorized Signatory

Application 1 of 3 Name of Applicant Corporation Ascend Mass, LLC

I hereby attest that I understand that registered marijuana dispensaries are required to conduct background investigations of proposed Dispensary Agents, that such background investigations are subject to the Department's inspection and review, and that the applicant will not engage the services of a Dispensary Agent that has ever been convicted of a felony drug offense in Massachusetts, or a like violation of the laws of another state, the United States, or a military, territorial, or Indian tribal authority.


Signature of Authorized Signatory

7/21/18
Date Signed

Francis Perullo
Print Name of Authorized Signatory

Chief Operating Officer
Title of Authorized Signatory

Information on this page has been reviewed by the applicant, and where provided by the applicant, is accurate and complete, as indicated by the initials of the authorized signatory here: FP

CenturyBank

July 17, 2018

Ascend Group Partners LLC
16 Brook St.
Natick, MA 01760

Dear Sir or Madam:

This is to certify that the above mentioned customer has an established account with Century Bank.

The account information is listed below;


Current Balance \$2,339,950.00
Opened on: 06/01/2018

The accounts are active and in good standing.

Should you have any questions please contact me.

Sincerely,
Dara Delaney
Vice President & Branch Manager
Wellsley Branch
781-235-6500
781-235-6556 Fax
DDelaney@centurybank.com



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

July 5, 2018

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

ASCEND MASS, LLC

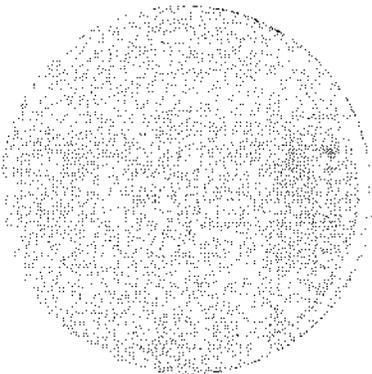
in accordance with the provisions of Massachusetts General Laws Chapter 156C on **May 1, 2018**.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **ABNER KURTIN**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **ABNER KURTIN**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **ABNER KURTIN**



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin
Secretary of the Commonwealth