



CITY OF CAMBRIDGE

TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Planning Board

From: Joseph E. Barr, Director

Date: November 2, 2021

Subject: Cannabis Retail Store at 1686 Massachusetts Avenue (Budega Inc.) (PB#355)

The Cambridge Traffic, Parking, and Transportation Department (TP+T) has reviewed the Application for Modification to Special Permit #355 regarding a change in ownership for Cannabis Retail Store to be located at 1686 Massachusetts Avenue. The Project received a Planning Board Special Permit on July 14, 2020 and is seeking a change in ownership.

TP+T offers the Planning Board the following comments for your consideration.

- The current Planning Board Special Permit #355 has a condition that as transportation mitigation, the Project shall contribute \$35,000 to the City with half due prior to the issuance of a Building Permit and half due prior to the issuance of an Occupancy Permit to help improve transportation services, operations, and information in the area. The \$35,000 contribution was based on the Applicant being an Economic Empowerment Applicant. However, TP+T notes, if the Applicant provides confirmation it is a Group A Priority Applicant (per the Cambridge Cannabis Business Permitting Ordinance) for a minority business, then TP+T also believes that the contribution should be \$35,000. If the Applicant is not an Economic Empowerment Applicant or Group A Priority Applicant, then the contribution should be \$70,000 with half due prior to the issuance of an Occupancy Permit and the remaining due prior to an Occupancy Permit. TP+T believes that Economic Empowerment and/or Group A Priority Applicants should qualify for the discounted mitigation amount from \$70,000 to \$35,000.
- TP+T believes that all other transportation conditions in Special Permit #355 should remain in effect.