



CITY OF CAMBRIDGE

TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Planning Board

From: Joseph E. Barr, Director 

Date: October 12, 2022

Subject: Request by Budega Inc., to Modify Planning Board Special Permit #355 to allow cannabis home delivery from 1686 Massachusetts Avenue

The Cambridge Traffic, Parking, and Transportation Department (TP+T) has been working with Mr. Arish Halani at Budega Inc., on his request to modify Planning Board Special Permit #355. TP+T offers the Planning Board the following comments for your consideration.

Special Permit #355 was issued on July 14, 2020, for a Cannabis retail store at 1686 Massachusetts Avenue (previously Stereo Jack retail store). The cannabis retail store is not open yet and the Applicant is seeking an extension of the Special Permit for an additional year. TP+T has no objections to the extension request.

The Applicant is also requesting a Special Permit Modification to allow home deliveries from the 1686 Massachusetts Avenue cannabis retail store by third-party cannabis courier vehicles.

A Supplemental Transportation Logistics Plan was provided by the Applicant and describes how home delivery would be operated and managed. TP+T worked with the Applicant on the plan, coordinated with the Cambridge Police Department, and is satisfied with the plan, which is summarized below and included in the Special Permit Application.

- Third-party courier delivery vehicles will use nearby loading zones or legal parking spaces such as parking meters on Massachusetts Avenue to pick-up pre-packaged orders from the store and begin home delivery.
- If loading zones or parking meters are not available to use, the third-party courier will be instructed not to do a pick-up and shall instead return at another time for pick-up when a loading zone or legal parking space is available.
- Pick-up times should be approximately 5-10 minutes and is expected to occur a few times a day, such as 1-2 pick-ups in the morning and 1-2 pick-ups in the afternoon or evening.
- At no time shall a vehicle stop or park in a travel lane, bicycle lane, impede the flow of traffic or cause another public safety hazard.
- Budega will follow the home delivery regulations and guidelines by the Commonwealth of Massachusetts's Cannabis Control Commission (CCC).

- TP+T has stated to Mr. Halani, who said he understands that the existing loading zones and parking spaces on Massachusetts Avenue and potentially on the side streets off Massachusetts Avenue will likely change as part of the projects required under City's Cycling Safety Ordinance. TP+T also stated when any changes are made to curb regulations TP+T will consider the loading needs of local businesses.
- All conditions in the original Special Permit #355 shall remain in effect.
- The Supplemental Transportation Logistics Plan for Home Delivery shall be part of the Project's Operations and Loading and Services Plans and considered a living and working plan subject to occasional updates by TP+T and Cambridge Police Department as needed.

TP+T supports striking Condition #14 in the original Special Permit #355 which prohibits 1686 Massachusetts Avenue to be used as a distribution point for home deliveries.