

# Transportation Logistics Plan





Applicant will continue to fully subsidize MBTA passes for employees and continue to operate a shuttle bus to Alewife Station for employees to encourage alternate modes of transportation.

*Table 1. Transit Services near the Site*

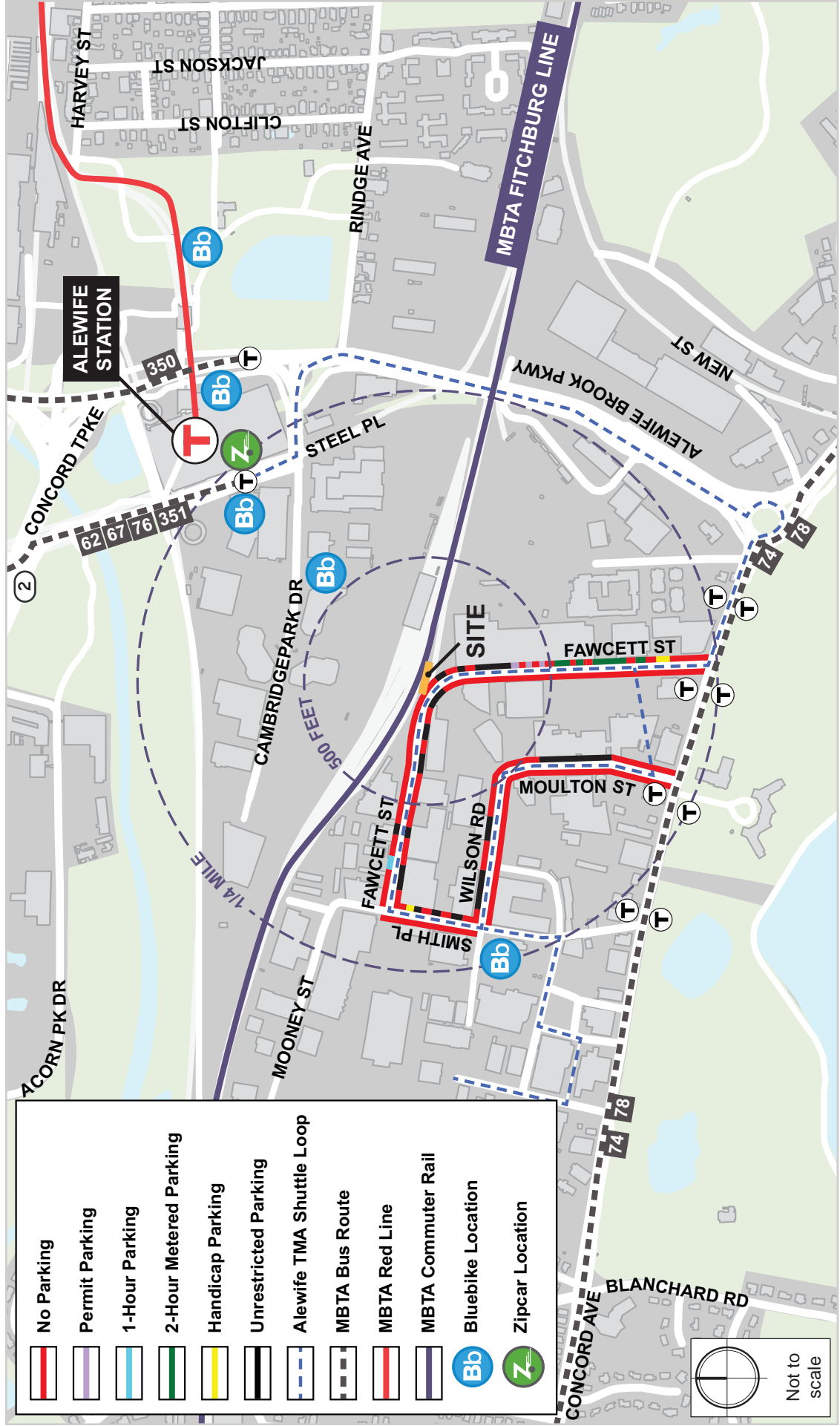
Transit Service	Route Description	Weekday Service		Weekend/Holiday Service	
		Service Duration	Peak Headway (min)	Service Duration	Peak Headway (min)
Red Line	Alewife – Ashmont/ Braintree	5:16 a.m. – 12:38 a.m.	8	5:22 a.m. – 12:30 a.m.	8-15
Route 62	Alewife – Bedford VA Hospital	5:00 a.m. – 10:44 p.m.	28-35	7:00 a.m. – 8:47 p.m.	60-70
Route 67	Alewife – Turkey Hill	6:00 a.m. – 8:32 p.m.	26-30	No Service	N/A
Route 74	Harvard – Belmont Center	5:10 a.m. – 1:35 a.m.	20-25	5:20 a.m. – 7:34 p.m.	30-35
Route 76	Alewife – Lincoln Lab/Hanscom Base	5:00 a.m. – 10:44 p.m.	28-35	7:00 a.m. – 8:47 p.m.	60-70
Route 78	Harvard – Arlmont Village	5:35 a.m. – 12:55 a.m.	25-30	6:25 a.m. – 1:00 a.m.	60-70
Route 350	Alewife – North Burlington	5:44 a.m. – 11:08 p.m.	20-30	6:15 a.m. – 11:10 p.m.	30-60
Route 351	Alewife – Oak Park/Bedford Woods	5:44 a.m. – 11:08 p.m.	20-30	No Service	N/A
Alewife Station Shuttle Loop	Alewife Station – 767 Concord Avenue	6:45 a.m. – 7:03 p.m.	30	No Service	N/A

Source: MBTA.com

The Site context, shown in **Figure 1**, illustrates all nearby public transportation services such as MBTA buses and trains, BLUEbikes stations, Zipcar locations, public bicycle racks, and off-street and public on-street parking spaces. There are five BLUEbikes stations and one Zipcar location with access to two vehicles located to the north of the Site near Alewife Station. The existing building contains three bicycle racks in the front entrance that can store six bicycles. The Site contains eight off-street parking spaces including two accessible parking spaces. On-street parking near the Site generally consists of metered parking, unrestricted parking, and residential permit parking with some loading zones and accessible parking spaces as well. The radius that is shown in **Figure 1** highlights the parking area in which the parking availability data was collected.



Figure 1. Site Context





## Potential Future Connections

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A potential future bridge over the railroad tracks connecting the Triangle neighborhood, containing Alewife Station, and the Quadrangle neighborhood, containing the Site, is still being discussed as a potential future connection. The bridge was originally imagined in a 1979 revitalization study but has recently gained traction due to the increased development in the Quadrangle neighborhood. A pedestrian connection at the location will significantly improve walkability in the area, improve access to transit, reduce reliance on car travel for patrons, and provide employees of the Site a new and convenient way to get to work.

## Trip Generation and Operations

### Facility Operations

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The Site currently operates from 11:30 a.m. – 8:30 p.m. on Monday through Saturday, and from 12:00 p.m. – 5 p.m. on Sunday. These hours were officially set by the City in the Host Community Agreement and are not proposed to change under new ownership. The dispensary is approximately 5,000 square feet (sf) with 2,500 sf of retail area. The facility is accessed by customers along Fawcett Street. All loading and service operations occur along the street and are brought into a rear door.

### Service Area

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There are over 250 cannabis dispensaries currently open in Massachusetts. The congestion and traffic generated by individual locations that was seen during the initial wave of dispensary openings have generally subsided and trips to dispensaries are generally made as a matter of convenience. The operations at the dispensary will continue to serve mainly local trips more akin to a convenience or package store.

### Staff and Deliveries

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The Applicant is expected to have 20 full-time employees and no part-time employees. A maximum of 15 employees will be working at the same time. While some of the staff is expected to arrive on-site prior to the projected opening of 11:30 a.m., not all staff will arrive at the same time. Staff will continue to gradually arrive throughout the day. Similarly, staff will depart gradually throughout the evening as business slows down. It is projected that a maximum of 15 employees will arrive and depart the site throughout the day, eight (8) employees will arrive during the morning peak hour, and two (2) employees will depart during the evening peak hour. Some employees require an automobile throughout the day for work-related trips. Employees of the



Applicant will continue to receive subsidized MBTA transit passes and BLUEbikes passes to encourage alternative modes of transportation.

Service and product delivery for the Project occurs two times per week in the mornings. Deliveries will be brought in through the rear loading dock. Cash pick-up will also occur two times per week and the delivery schedule is randomized by the Cannabis Control Commission as to not expose any routines of the drivers. All service and delivery trips are expected to occur outside of the peak hours, which will minimize the impact on the surrounding transportation network.

## Previously Permitted Trip Generation

The Site was previously permitted based on trip generation estimates developed based on patron projections and employee needs for Revolutionary Clinics. The Applicant anticipates that trip generation at the Site will be at or below the previously permitted trip generation based on the saturation of cannabis stores within Massachusetts. The previously permitted trip generation and mode share are shown in **Table 2**.

*Table 2. Project Trip Generation Estimates*

Type	Direction	Vehicle Person Trips		Transit Trips	Walk Trips	Bicycle Trips	Total Person Trips
		SOV	HOV				
<b>Mode Share</b>							
<b>Customer</b>		72%	14%	10%	3%	1%	100%
<b>Employee</b>		76%	-	24%	-	-	100%
<b>Weekday</b>							
<b>Customers</b>	Enter	216	42	30	9	3	300
	Exit	<u>216</u>	<u>42</u>	<u>30</u>	<u>9</u>	<u>3</u>	<u>300</u>
	<b>Total</b>	<b>432</b>	<b>84</b>	<b>60</b>	<b>18</b>	<b>6</b>	<b>600</b>
<b>Employees</b>	Enter	11	0	4	0	0	15
	Exit	<u>11</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>15</u>
	<b>Total</b>	<b>22</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>30</b>
<b>Weekday a.m. Peak Hour</b>							
<b>Customers</b>	Enter	0	0	0	0	0	0
	Exit	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Employees</b>	Enter	6	0	2	0	0	8
	Exit	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<b>Total</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>8</b>



Type	Direction	Vehicle Person Trips		Transit Trips	Walk Trips	Bicycle Trips	Total Person Trips
		SOV	HOV				
<b>Weekday p.m. Peak Hour</b>							
<b>Customers</b>	Enter	35	7	5	2	1	50
	Exit	35	7	5	2	1	50
	<b>Total</b>	<b>70</b>	<b>14</b>	<b>10</b>	<b>4</b>	<b>2</b>	<b>100</b>
<b>Employees</b>	Enter	0	0	0	0	0	0
	Exit	2	0	0	0	0	2
	<b>Total</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

*Based on information provided by Revolutionary Clinics.*

During a typical weekday, the Project was expected to generate 454 trips by people driving alone, 84 trips by people arriving by car together, 68 trips by public transportation, 18 trips by walking, and six (6) trips by bicycle for a total of 630 person trips (315 entering and 315 exiting). During the weekday a.m. peak hour, the Project was expected to generate six entering trips by people driving alone and two entering trips by public transportation. Patrons are not expected to arrive during the weekday a.m. peak hour because the store opens at 11:30 a.m., after the weekday a.m. street peak hour. During the weekday p.m. peak hour, the Project was expected to generate 72 trips by people driving alone, 14 trips by people arriving together, 10 trips by public transportation, four (4) trips by walking, and two (2) trips by bicycle for a total of 100 person trips by patrons (50 entering and 50 exiting) and 2 exiting employees. Again, the Applicant anticipates that trip generation at the Site will be at or below the previously permitted trip generation based on the saturation of cannabis stores within Massachusetts.

## Parking

Staff vehicle parking currently occurs off-site and long-term bicycle parking is provided on-site for those utilizing their bicycle. The Site has eight designated parking spaces for patrons. Two spaces are designated for accessible parking only and the remaining six are for all other patrons. The Site parking area will be able to accommodate the parking needs for most of the patrons needs; however, during peak times, overflow parking may be required. On-street parking will be able to accommodate the overflow during peak times.

Updated on-street parking data was collected within a 500-foot vicinity of the Site to determine recent parking conditions and how it relates to the continued Project parking needs. On-street parking occupancy data was collected during one weekday between 10:00 a.m. and 7:00 p.m. and during one Saturday between 12:00 p.m. and 7:00 p.m. The data collection was performed in April



2023 and consisted of Fawcett Street, Smith Place, Wilson Road, and Moulton Street. A summary of the number of parking spaces occupied and percentage of occupied spaces is shown in **Table 3**.

**Table 3. Parking Occupancy**

Street Name/Lot	Regulation	Total Spaces	Occupied Spaces (Percent Occupancy)				
			10 a.m.	12 noon	3 p.m.	5 p.m.	7 p.m.
<b>Weekday – Wednesday, April 26, 2023</b>							
Site Parking	Customer	6	0 (0%)	3 (50%)	3 (50%)	5 (83%)	3 (50%)
	Accessible	2	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Fawcett St	2-Hour Meter	18	5 (28%)	6 (33%)	4 (22%)	2 (11%)	10 (56%)
	1-Hour Meter	2	2 (100%)	2 (100%)	1 (50%)	0 (0%)	2 (100%)
	Res. Permit	11	7 (64%)	8 (73%)	8 (73%)	10 (91%)	9 (82%)
	Unrestricted	35	28 (80%)	29 (83%)	27 (77%)	30 (86%)	25 (71%)
	Accessible	2	1 (50%)	0 (0%)	1 (50%)	0 (0%)	0 (0%)
	Loading	2	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Smith Place/Wilson Road/Moulton Street	Unrestricted	38	32 (84%)	32 (84%)	19 (50%)	19 (50%)	12 (32%)
	Accessible	1	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
<b>Total</b>		<b>117</b>	<b>75 (64%)</b>	<b>87 (74%)</b>	<b>69 (59%)</b>	<b>71 (61%)</b>	<b>61 (52%)</b>
<b>Weekend – Saturday, April 29, 2023</b>							
Site Parking	Customer	6	-	1 (17%)	1 (17%)	-	2 (33%)
	Accessible	2	-	0 (0%)	0 (0%)	-	1 (50%)
Fawcett St	2 Hour Meter	18	-	15 (83%)	12 (67%)	-	12 (67%)
	1 Hour Meter	2	-	2 (100%)	0 (0%)	-	0 (0%)
	Res. Permit	11	-	11 (100%)	9 (82%)	-	10 (91%)
	Unrestricted	35	-	21 (60%)	21 (60%)	-	24 (69%)
	Accessible	2	-	0 (0%)	0 (0%)	-	0 (0%)
	Loading	2	-	0 (0%)	0 (0%)	-	0 (0%)
Smith Place/Wilson Road/Moulton Street	Unrestricted	38	-	14 (37%)	13 (34%)	-	1 (3%)
	Accessible	1	-	0 (0%)	0 (0%)	-	0 (0%)
<b>Total</b>		<b>117</b>	<b>-</b>	<b>66 (56%)</b>	<b>56 (48%)</b>	<b>-</b>	<b>49 (42%)</b>

As shown in **Table 3**, the highest parking demand at the Site is around 5 p.m. where five spaces are occupied. If the Site parking lot is full, there is other available parking nearby for patrons as indicated by the availability of on-street parking from the survey. During the time periods collected, the on-street public spaces ranged from 42% to 74% occupied. It should be noted that during the data collection effort, significant illegal parking was observed on Wilson Road along the segments that





have “No Stopping Anytime” signage on them. Nothing indicated nor was observed that this illegal parking was related to the Site.

## Transportation Demand Management

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The Applicant will work to encourage alternative modes of transportation to access the Site. The Applicant is willing to commit to the following transportation demand management (TDM) measures to ensure that the potential impact to the surrounding roadways is minimized:

- Continue to fully subsidize MBTA passes for employees;
- Continue the pre-order system to reduce in-store time for customers;
- Continue to provide BLUEbikes memberships to employees;
- Continue providing secure, long-term bicycle parking for employees;
- Continue providing an air pump and bicycle repair tools available for employees and customers;
- Continue providing lockers for employees that walk or bike to work;
- Maintain short- and long-term bicycle parking above the zoning requirement to encourage employees and patrons to bike to the Site;
- Continue to promote transit and bicycle options online and in marketing material to inform clients and employees of non-vehicular travel options;
- Designate a Transportation Coordinator (TC) to oversee and administer the implementation of TDM measures; and
- Continue membership in the Alewife Transportation Management Association (TMA).

## Opening Plan

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Prior to the re-opening date, the Applicant will furnish a detailed opening plan for management of the conversion to recreational use. The Applicant will collaborate with Cambridge Traffic, Parking, and Transportation and the City to create a Project that can operate without impacts to the local community. Some measures that will be considered by the Applicant for the grand opening may include:

- Appointment-only scheduling;
- Encourage preordering for quick service and maximize parking turnover;
- Marketing to alert customers of the non-vehicular options for coming to the Site;
- Police detail to manage the curb outside the Site; and
- Additional staff on Site to manage queues and process customers.



The final details of the opening plan will be submitted to Cambridge Traffic, Parking, and Transportation after approval of the special permit and prior to opening.

## Summary

As previously mentioned, the Site is currently in operation as a medical cannabis dispensary. With the change in ownership of the facility the Applicant will seek operation under a recreational cannabis dispensary license but otherwise the general operations of the Site are not anticipated to change significantly. With the cannabis dispensary market continuing to mature, the overall impact of this facility on the surrounding roadways is anticipated to be minimal. The Site provides customer parking and is reasonably accessible from public transportation. On-street parking around the Site is well-utilized; however, there is availability at most times of the day for continued support of the Project. The dispensary trips tend to be quick turnover, so impact on existing adjacent streets will be minimal. The Applicant will work with the City to ensure proper TDM measures relative to the impact of the Site are met. The attached Cannabis Retail Stores Summary Form (**Appendix A**) provides information and data detailed in the memo.



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## **Appendix A**

### Cannabis Retail Stores Summary Form



## Cannabis Retail Stores Summary Form

<b>Project Site:</b>	
Store Address.	110 Fawcett Street
Total floor area of store (including sales, back of house, other).	5,000 sf
Retail sales area (including customer waiting areas).	2,500 sf
Maximum customer capacity – sales area.	50
Maximum customer capacity – waiting area.	A waiting area with couch and table is provided in the building. This area is designated as limited access, and therefore patrons must show valid ID to enter the waiting area.
<b>Employees:</b>	
Number of full-time employees (total).	20
Number of part-time employees (total).	0
Maximum number of employees on-site at one time.	15
<b>Employee mode shares:</b>	See Table 2
% single-occupancy vehicle (SOV) (including ride-hailing):	76%
% high-occupancy vehicle (HOV):	0%
% public transit:	24%
% walk:	0%
% bike:	0%
% other:	0%
<b>Customers:</b>	
Number of customers per day.	300
Maximum number of customers expected at any one time.	50 peak-hour (weekday 5:30 – 7:30 p.m.)
<b>Customer mode shares:</b>	See Table 2
% single-occupancy vehicle (SOV) (including ride-hailing):	72%
% high-occupancy vehicle (HOV):	14%
% public transit:	10%
% walk:	3%
% bike:	1%
% other:	0%



<b>Transit Availability:</b>	
List the public transportation services within ¼ mile of the site, including type (subway, bus, bike share), walking distance, and frequency.	See Figure 1 - Site Context and Table 1 – Transit Services Near the Site
List the duration and frequency of public transit services for weekdays and weekends.	See Table 1 – Transit Services Near the Site
<b>Auto Parking Availability:</b>	
List public parking facilities within 500 feet of site (with addresses/locations, distance, and number of spaces) and parking occupancy for minimum one weekday (e.g., minimum 10 am, 12 pm, 3 pm, 5 pm, 7 pm), and minimum one Saturday (e.g., minimum noon, 3 pm and 7 pm).	See Table 3 – Parking Occupancy
Estimated peak parking demand needed for employees.	There will be a maximum of 15 employees on the Site.
Estimated peak parking demand for customers.	20 spaces
Number of employee parking spaces on-site.	0 spaces
Number of customer parking spaces on-site.	8 spaces including two accessible spaces
Number of employee parking spaces off-site (describe location and distance from site).	Employee parking will occur off-site near Alewife or locally with space for 15 employees
Number of customer parking spaces off-site (describe location and distance from site).	117 publicly available on-street parking spaces within 500 feet of the Site.
<b>Bicycle Parking Availability:</b>	
Number of Employee long-term bicycle parking spaces on the Project site.	The Applicant is providing long-term bicycle parking space for 4 bicycles within the building.
Number of Customer short-term bicycle parking spaces on the Project site.	There are three bicycle racks with parking for six bicycles on-site.
Number of public bicycle parking spaces within 100 feet of the main entrance of the site.	0



TECHNICAL MEMORANDUM

110 Fawcett Street

May 2023

Loading and Delivery:							
Address of proposed Loading and Delivery Service Location (note whether it is on-street or off-street).		110 Fawcett Street – Loading and deliveries will be brought into rear door of facility					
List the types of loading and delivery trips that will service the site (e.g., product delivery, cash pick-up, refuse collection) and expected number of trips per week for each type.		Expected up to 4 loading/delivery trips per week including product delivery, cash pick-up, and refuse collection. Two cash pick-ups per week and two product delivery and refuse collection pick-ups per week.					
Project Trip Generation:							
Daily, Morning and Evening Peak Hour Employees and Customer trip generation by mode.		Employees			Patrons		
		Daily	Morning	Evening	Daily	Morning	Evening
	SOV	22	6	2	432	0	70
	HOV	0	0	0	84	0	14
	Transit	8	2	0	60	0	10
	Walk	0	0	0	18	0	4
	Bike	0	0	0	6	0	2
	<b>Total</b>	<b>30</b>	<b>8</b>	<b>2</b>	<b>600</b>	<b>0</b>	<b>100</b>



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## Context Map





## Site Plan





# Operational Plan

# Operational Information

## *Hours of Operation*

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

## *Traffic and Parking*

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

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

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

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

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

Clearly defined and reinforced personnel policies contribute to a consistently safe, focused work environment, staffed by a competent team. Adherence to proper safety protocols and adequate oversight of information is the foundation of all personnel policies. Strain Station is dedicated to

competitive pay structures, opportunities for advancement, and merit-based bonuses, and will provide employees with a highly competitive benefits package. Strain Station does not discriminate against current or potential employees based on race, color, religious creed, national origin, sex, gender identity, sexual orientation, genetic information, or ancestry of any individual, refuse to hire or employ or to bar or to discharge from employment such individual or to discriminate against such individual in compensation or in terms, conditions, or privileges of employment, unless based upon a bona fide occupational qualification.

## **Staffing and Training**

### ***Careers***

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

### ***Personnel Policies***

Strain Station has established Personnel Policies that outline the expected conduct of employees, guidelines for hiring and screening, and strategies for career advancement within the organization. Strain Station is committed to meeting or surpassing the diversity hiring objectives set by the City of Cambridge and the CCC, whenever feasible. These policies will be presented to all employees in a comprehensive written format.

Prior to hiring, all potential employees will undergo screening procedures, and the results will be documented in accordance with the guidelines outlined in 935 CMR 500.030(2). These personnel screenings and records will be maintained in compliance with 935 CMR 500.030(3). The retention of personnel records is essential for various purposes, including verifying employee references, documenting signed anti-diversion agreements, tracking training and performance evaluations, managing disciplinary actions, notifying employee separations from Strain Station, fulfilling background information requirements, and acknowledging completion of the Responsible Vendor Program.

All employees are expected to consent to a CORI background check. Additionally, they will receive an Employee Handbook, which will serve as a guide to their employment. Each employee is required to complete a minimum of eight hours of annual training, with ample and consistent training opportunities expected to be available at Strain Station. The development of the Employee Handbook will adhere to relevant regulations and align with industry best practices and Human Resources standards.

### ***Employee Training***

Staff participate in rigorous training conducted by Strain Station and are evaluated for suitability in a restricted-access, highly regulated retail environment. Training includes the



employee handbook, reading materials, lectures by professionals, hands-on training, and quizzes. Legal training covers all State & Federal laws relating to cannabis and marijuana infused products. Legal obligations of licensed cannabis establishments are emphasized. Topics include the CCC rules and regulations, sexual harassment, interaction with law enforcement, and the rights and responsibilities of registered marijuana agents. Legal training includes at least one two-hour session with an attorney.

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

Sales staff is trained in safe cannabis use and is instructed to guard against pushing retail sales. The focus is on assisting customers in making appropriate decisions about how best to choose the type of cannabis that is right for them. Staff is provided with ongoing training in product information as well as general service philosophy.

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

## **Summary of Operating Plans and Procedures**

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

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



### ***Security***

This building has been outfitted with state-of-the-art security systems. Lan-Tel Security Systems, one of the leading security consultants in the cannabis industry has developed and implemented a sophisticated security system for the operational RMD located at 110 Fawcett Street in Cambridge. This system and associated operating procedures will be maintained by Strain Station. Confidential security information will be submitted, upon request, to the Cambridge Police Department for review and feedback. During all hours when the Cannabis Retail Store is open for business, there are live on-site security agents who have been trained in crime prevention standards and who have experience in the surveillance of highly regulated retail operations. All security measures meet or exceed compliance with 935 CMR 500.110. The interior and exterior of the building has been outfitted with approximately 20 (twenty) high-definition IR surveillance cameras that are connected to a secure video VLAN. All footage is stored for a minimum of ninety days. Silent and audible alarms were added as another security layer via Access Control and Intrusion. Real-time remote monitors for Access Control and CCTV are available 24 hours a day. Steel entry doors have been equipped with an electronic control access system and are controlled by electric and electrical mechanical locks that create an audit trail. Staff access within the facility is monitored by a keycard program that provides staggered levels of access to staff members. Only essential staff is granted access to secure points within the facility, such as the vault and fulfillment area. Limited Access areas are identified by clearly visible signs. Only designated staff, law enforcement and CCC regulatory agents are allowed access to those areas. The perimeter is amply lit, with wall pack lights and pole lights that are in comply with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force. Surveillance signs have also been posted.

### ***Law Enforcement and Public Safety Communication***

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

### ***On-Site Security Personnel***

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

prohibited. All identified violations of state, local or CCC regulations will be immediately reported.

### ***24/7/365 Surveillance Cameras***

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

### ***Access Control System***

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

### ***Inventory Tracking and Control System***

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

### ***Trash Management***

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

### ***Deliveries***

Product deliveries occur between two and three times each week in unmarked vehicles. There is no advertising, markings, or branding indicating that the vehicle is being used to transport cannabis. Routes and times used for the transportation of cannabis and marijuana infused products are randomized. Cannabis and marijuana infused products are transported in secure,

locked storage compartments that are an after-market modification made to the transport vehicle so that the cannabis and marijuana infused products cannot be easily removed. At least two agents staff vehicles transporting cannabis. One agent always remains in the vehicle, and the other is accompanied by a designated Strain Station staff member into the facility and within the vault where the inventory takes place. An armored car service picks up cash as needed each week. A loading and service delivery plan has previously been submitted to Traffic, Parking and Transportation in connection with Special Permit 322 Amendment #1. See the Transportation Logistics Plan prepared by Howard Stein Hudson and attached hereto within Volume II for additional detail.

### ***Payment Processing and Cash Handling***

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

### ***Customer Education***

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

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

Distribution of educational materials will be as follows:

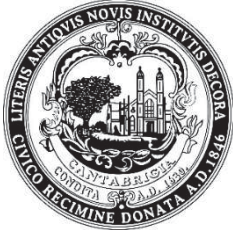
- First Visit → Customers visiting the Retail Cannabis Store for the first time will go through an intake process where they receive a primer on regulations surrounding cannabis; how to safely consume, store, and transport their product; and information regarding strains, dosage, and desired effects. All customers will be instructed that respect for the surrounding neighborhood is paramount and that public consumption, diversion, queuing, loitering, and other nuisance behaviors are not tolerated and practicing them will result in an immediate ban from all Strain Station facilities.

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

### ***Quality Controls and Testing Procedures***

Strain Station is not engaged in the production of, or quality control of cannabis or related products. All products are sourced from external vendors. Such vendors are licensed separately by the Cannabis Control Commission and are required to be fully compliant with all laws, rules, and regulations.

# Exhibit A



## **Cannabis Business Permit Women/Minority Business Enterprise (WMBE) Attestation Form**

The City of Cambridge has implemented a process for review of Cannabis Business Permit applications for minority- (“MBE”), and women-owned (“WBE”) businesses that aligns with the Massachusetts Cannabis Control Commission (MACCC) expedited review of these same applicants pursuing a Marijuana Establishment License.

In order to proceed with The City of Cambridge Cannabis Business Permit Local Approval Stage 1 review for those applicants who are applying as the Priority A category of “Women or Minority Owned Business”, the applicant must be certified with the Massachusetts Supplier Diversity Office (“SDO”) as an MBE or WBE, or in the alternative, take the appropriate steps outlined below.

### **INSTRUCTIONS**

#### **Applicants Currently Certified by the Supplier Diversity Office**

If the applicant is certified by the SDO as an MBE or WBE, please upload your current SDO certification letter to the Viewpoint online platform and ensure the appropriate designation has been made in your Cannabis Business Permit application in Viewpoint. If already certified by the SDO as an MBE or WBE, then this affidavit is not required.

#### **Applicants Not Certified by the Supplier Diversity Office**

If the applicant is not yet certified as an MBE or WBE, you may still proceed with Local Approval Stage 1 review if you comply with the following:

1. Sign up for, and attend, the [SDO’s Pre-Certification Workshop class](#); and
2. Complete and notarize this affidavit. Upload the completed affidavit, **along with the SDO’s Pre-Certification Workshop class confirmation email**, to your online Viewpoint application.

Information pertaining to the SDO and certification is available on the SDO’s website:  
<https://www.mass.gov/supplier-diversity-office>.

The following form provides information about how to proceed with the City of Cambridge Cannabis Business Permit Local Approval Stage 1 while SDO certification is being pursued.

**Required Information**

Full Business Name: Strain Station LLC

Viewpoint Application number: \_\_\_\_\_


Name of Owner(s): Kimberly Napoli

Name of those owners identifying as MBE or WBE (list full name and which category identifying as):  
Minority-Owned Business & Woman Owned Business

As an owner of the proposed Cannabis Business, I hereby attest to the following: (all applicants shall obtain full certification from the SDO and shall provide to the City final approval upon issuance. City staff will revoke, or deny renewal of, the Cambridge Cannabis Business Permit if final SDO certification is not secured and maintained through the life of the business. Attest by initialing each box next to the provision):

- KN 1. As an individual owner, I would qualify to be certified as an MBE or WBE business by the SDO;
- KN 2. At least 51% of applicable owners of the proposed Cannabis Business, collectively as a group of individuals, would qualify to be certified as an MBE or WBE by the SDO;
- KN 3. I, or a representative of the applicant, have provided the MBE or WBE designation in all Cannabis Business application number(s) listed above;
- KN 4. I have signed up for the SDO’s Pre-Certification class and received documentation (confirmation email) to that effect;
- KN 5. I understand that the applications above will be reviewed for Local Approval Stage 1 only once all documentation has been uploaded to the Viewpoint online platform and reviewed for compliance;
- KN 6. I understand that as a condition of being reviewed for the Cannabis Business Permit Local Approval Stage 1 for the application(s) listed above, the applicant business will be required to attain final SDO certification as a MBE or WBE prior to commencing the Cannabis Business operations; and
- KN 7. I understand that providing materially inaccurate, incomplete, or fraudulent information to the City of Cambridge is grounds for denial of a renewal application, suspension, or revocation of any Cannabis Business Permit that I or the business may receive.

I affirm and certify that all the information provided within is true, accurate, and made voluntarily.

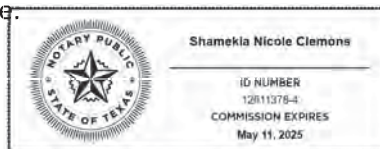
Owner Signature: 

**AUTHENTICATION BY NOTARY PUBLIC**

On this 28th day of November, 2022, before me, the undersigned notary public, personally appeared Kimberly Napoli, proved to me through satisfactory evidence of identification to be the person whose name is signed above and that he/she did so voluntarily for its stated purpose.




Notary Public Signature



County of Harris  
NOTARY STAMP/SEAL State of Texas

Sworn to and subscribed before me on 11/28/2022 by Kimberly Napoli.

Notarized online using audio-video communication



# Massachusetts Cannabis Industry Portal (MassCIP)

KN

Cannabis Control Commission > [My Licenses](#) > Social Equity Program

This page provides details about your application(s) for **Social Equity Program** membership. You may use this page to:

- Start a brand new application
- View the status of your applications
- Return to an application that is in progress and not yet submitted
- Withdraw an application that is in progress, but has not been submitted

If you would like to begin or continue working on applications for a different type of license, certification or registration you may do so by [navigating to this page](#).

**License # SE303502 | Kimberly Napoli (Active)**

Your program registration is Active as of 03/25/2020.



For assistance please call the Cannabis Control Commission at 774-415-0200 or email at  
[Commission@CCCMass.com](mailto:Commission@CCCMass.com)  
v.3.3.18



Kim Napoli &lt;kim@kimnapoliesq.com&gt;

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## Social Equity Application Approved

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donotreply@mass.gov <donotreply@mass.gov>

Wed, Mar 25, 2020 at 10:11 AM

To: hempest@gmail.com

3-25-2020

Application Number: SEA303502

Dear kim napoli:

Congratulations! Your application for the Social Equity Program has been approved by the Cannabis Control Commission (Commission).

In addition to your upcoming training, you have immediate access to the program benefits which include:

- For at least a two-year period, exclusive access to Social Consumption & Delivery-Only License types as well as a Pre-Certification application that provides applicants with a streamlined application process for those two license types. The Commission will notify you as the applications for these new license types become available. You can find regulations regarding both license types by clicking [HERE](#). Questions related to the licensing application or process should be directed to [Licensing@cccmass.com](mailto:Licensing@cccmass.com);
- Expedited Application Review;
- Waived Application Fee; this does not include the costs associated with background checks. However, you may submit a general waiver request form to the Commission for costs associated with background checks or other fees [here](#).
- 50% reduction of the Annual License Fees;
- Waived METRC monthly program fees; this does not include other costs associated with the seed-to-sale licensing system, specifically, fees for plant and package tags; and
- Access to technical assistance and training courses.

Your training will begin with a full day, Commission hosted, orientation seminar exclusively for accepted applicants of the Social Equity Program. The orientation seminar will introduce you to the Commission, the legal industry, application & licensing process, business planning, and program expectations and guidelines. The seminar will take place July 17th, 2020 and is mandatory for all accepted applicants. Please save this date on your calendar.

In the coming weeks you will receive more information and program specific details. If you have any questions pertaining to the program or your application, please contact [Equity@cccmass.com](mailto:Equity@cccmass.com) or call (774) 415-0200 and choose the option for the Social Equity Program.

Sincerely,  
The Cannabis Control Commission

# Exhibit B

Cannabis Business  
Permit  
**204814**

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### Your Submission

Attachments

Guests (0)

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- ▶ Cannabis Business Permit Application Review (Local Approval 1)
- ▶ Planning Board Special Permit Local Approval 2)
- ▶ Host Community Agreement (HCA) Execution (Local Approval 3)
- CCC Municipal Notice
- Receipt of Provisional License
- Law Department Final Review
- Cannabis Business Permit Payment Due
- Cannabis Business Permit (Local Approval 4)

## Your submission

Submitted Dec 8, 2022 at 4:49pm

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### Contact Information

**Kimberly Napoli**

Email address

kim@kimnapoliesq.com

Phone Number

9787934171

Mailing Address

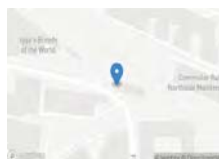
9 Spruce Ln , Sudbury, MA 01776

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### Locations

1 location total

#### PRIMARY LOCATION



**110 Fawcett St**  
Cambridge, MA 02138

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**Business  
Information**

Business Legal Name \*

Strain Station LLC

Business DBA (Doing Business As) \*

Strain Station

Mailing Address (physical location of business. No post office boxes)

\*

110 Fawcett Street

City \*

Cambridge

State \*

MA

Phone Number \*

9787934171

Website

--

Federal Employer Identification Number (EIN) \* Show

xx-xxx3634

Dun & Bradstreet Number  
(DUNS) \*

0

Does the business currently possess any type of marijuana Special Permit in Cambridge? \*

No

Are you applying as a Priority A applicant? \* ?

Yes

Select the Priority A Applicant Type that best describes your business: \* ?

Women or Minority Owned Business

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**Proposed Hours  
of Operation**

Sunday Operating Hours \*  
12pm - 5pm

Monday Operating Hours \*  
10am - 7pm

Tuesday Operating Hours \*  
10am - 7pm

Wednesday Operating Hours  
10am - 7pm

Thursday Operating Hours \*  
10am - 7pm

Friday Operating Hours \*  
10am - 8pm

Saturday Operating Hours \*  
10am - 7pm

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**Business Type**

Select the option that best describes your business structure. \*

LLC

Name of LLC \*

Strain Station LLC

**LLC Manager Information**

Name of Manager	Ownership Stake (%)
Kimberly Napoli	100

**Legal entities who have a beneficial interest in the applicant's business**

Full name (if individual) or full legal name (if business or organization)	Ownership percentage	Interest Category	...
Kimberly Marie Napoli	100	Direct	...

**Type of Establishment**

Type of Establishment \*

Cannabis Retail Store

## **Operating Information**

1. Describe how the applicant will comply with employee pay standards set out in the City's Living Wage Ordinance. \*

Strain Station will hire approximately 25 employees for full-time positions. Employees will receive a salary, benefits, and substantial training. With respect to the Living Wage Ordinance, Strain station will ensure that all employees receive wages that meet or exceed the living wage as adjusted annually in proportion to the increase in the Annual Average Consumer Price Index for the prior calendar year for All Urban Consumers in the Boston area, as published by the federal Bureau of Labor Statistics.

Strain Station's Human Resources personnel will take the steps necessary to make timely adjustments to employee wages so that rate changes are seamlessly implemented.

2. Describe how the applicant will hire at least 51% minority, women and/or veterans as employees. \*

Strain Station values the diversity of people, culture, and ideas. As a Black Female-owned business, we are committed to respecting the differences and individual strengths and capabilities of all people. We understand and recognize that everyone is unique and valuable, and that business success will be drawn from an array of highly competent individuals. The Company believes that it must attract, develop, and retain the best individuals from all segments of the population to attain its business objectives. Therefore, our equal opportunity and diversity practices include all segments of the population.

In this endeavor, Strain Station is committed to extending equal employment opportunity to all qualified individuals, without regard to



race, color, religion, sex, sexual orientation, age, national origin, ancestry, physical or mental disability, veteran status, or any other status protected by applicable federal, state, and/or local law. It is further the policy of Strain Station to comply with the letter and spirit of the applicable local, state, and federal statutes concerning equal employment opportunity.

Strain Station is committed to employing only United States citizens and aliens who are authorized to work in the United States and does not unlawfully discriminate on the basis of citizenship or national origin.

In compliance with the Immigration Reform and Control Act of 1986, each new employee, as a condition of employment, must complete the Employment Eligibility Verification Form I-9 and present documentation establishing identity and employment eligibility.

With all that expressed, to be clear, Strain Station will prioritize the recruitment, training, and advancement of minority, women, and/or veteran community members and those from other areas of disproportionate impact. To ensure that these groups make up at least 51% of Strain Station's workforce, the Company will implement diversity, equity, inclusivity, and accessibility initiatives that address talent acquisition and impact the candidate experience and sources of diverse groups of candidates.

Among other programs and initiatives to be implemented, Strain Station will:

- Post job opportunities with a variety of recruitment sources to reach a diverse audience.

- Participate in career fairs targeted to specific groups of individuals.
- Conduct regular training in topics like anti-racism, inclusive leadership behaviors, allyship, and cultural awareness.
- Track workforce and career development across demographic groups and report its results annually.

3. Describe how the applicant, if they have a Board of Directors, will have a board makeup that will be at least 51% minority, women and/or veterans. \*

Strain Station LLC is a single-member managed LLC. Kimberly Napoli, Esq, a Black female, is the Company's sole member. There is no Board of Directors. Strain Station LLC is presently in the process of acquiring its Disadvantaged Business Certification from the Massachusetts Supplier Diversity Office, for certification as a Minority Women Owned Business. The issuance and ability to renew this certification requires that t Strain Station maintain at least 51% ownership by women or minorities. This additional voluntary designation serves to ensure that the ownership, and Board of Directors if ever one is adopted, will be at least 51% minority and/or women.

4. Describe how the applicant will work with the Cambridge Public Health Department to create and distribute educational materials to its customers as directed by the Cambridge Public Health Department. \*

Education is a top priority for Strain Station and will be a central theme evident throughout its Cannabis Retail Store. Educational support will be provided on a one-to-one basis beginning with the first customer visit with the goal of establishing a long-term

relationship. Strain Station employees will be trained to listen attentively and provide auditory and visual educational instructions.

All customers will be given printed as well as online information including scientific research related to cannabis use, how to promote an overall healthy lifestyle, the safest and most effective means of ingesting cannabis, and booklets and materials on several conditions: ailments, cannabis strains and products, and effects when ingested.

All customers will be instructed during the initial intake that Strain Station emphasizes respect for the surrounding neighborhood.

Strain Station will provide online access and print booklets to a family of appropriate materials including; Research on Cannabis, History of Cannabis as Medicine, Comparison of Medications - Efficacy and Side-Effects, Chronic Pain and Medical Marijuana, Multiple Sclerosis and Medical Cannabis, Cancer and Medical Marijuana, HIV/AIDS and Medical Marijuana, ASA Newsletters, Talking to Your Doctor, Cannabis Safety, Guide to Using Medical Cannabis, Recipes for Non-Inhalation Delivery Methods, and a How to Access Local Support Groups. Educational materials will be available in commonly spoken languages such as Spanish and English, appropriate materials for the visually- and hearing-impaired with additional languages to follow. Hard copies and electronic copies will be made available.

The education material will include at least the following:

- A warning that marijuana has not been analyzed or approved by the FDA, that there is limited information on side effects, that there may be health risks associated with using marijuana, and that it should be kept away from children;

- A warning that when under the influence of marijuana, driving is prohibited by M.G.L. c. 90, § 24, and machinery should not be operated;
- Information to assist in the selection of marijuana, describing the potential differing effects of various strains of marijuana, as well as various forms and routes of administration;
- Materials offered to consumers to enable them to track the strains used and their associated effects;
- Information describing proper dosage and titration for different routes of administration. Emphasis shall be on using the smallest amount possible to achieve the desired effect. The impact of potency must also be explained;
- A discussion of tolerance, dependence, and withdrawal;
- Facts regarding substance abuse signs and symptoms, as well as referral information for substance abuse treatment programs;
- A statement that consumers may not sell marijuana to any other individual;
- Information regarding penalties for possession or distribution of marijuana in violation of Massachusetts law; and
- Any other information required by local, state, or federal law.

Distribution of Educational Materials will be as follows:

First Visit: Customers visiting the Retail Cannabis Store for the first time will go through an intake process where they receive a primer on regulations surrounding cannabis; how to safely consume, store, and

transport their product; and information regarding strains, dosage, and desired effects. All customers will be instructed that respect for the surrounding neighborhood is paramount and that public consumption, diversion, queuing, loitering, and other nuisance behaviors are not tolerated and practicing them will result in an immediate ban from all Strain Station facilities.

Visual Materials: Strain Station will display a variety of educational materials. Flyers, pamphlets, and other materials will be available in the waiting/education area as well as throughout the sales floor. There will also be signage proximate to point-of-sale terminals reminding customers about the consequences of product diversion.

Auditory Reminders: Strain Station employees will receive ample training about effective educational tools that can be used during transactions. Employees will educate customers at the point of sale about how to safely store, consume, and transport their product in a friendly, approachable manner.

Takeaway Material: Product safety guides and general informational material will be placed in each bag to ensure customers have access to safety materials when they intend to utilize the product. Strain Station intends to work with the Cambridge Public Health Department to develop these materials.

Material Review:

Strain Station's CEO will be responsible for reviewing consumer education materials on a quarterly basis to ensure information contained within is correct. Specifically, the CEO will work with the Cambridge Public Health Department to create and distribute its

educational materials to its customers as directed, verify all links and program information provided is accurate, and ensure that information is compliant with the Cambridge Department of Health and Cannabis Control Commission rules, regulations, and guidance. In addition, the CEO will be responsible for ensuring an adequate supply of materials is always readily available.

5. Describe how the applicant will comply with directives of the Police Commissioner and of the Director of Traffic Parking and Transportation, or their designees, regarding traffic measures to be taken at and near the Cannabis Business site. \*

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

Strain Station does not propose any changes to the approved or existing transportation logistics, nor does it propose adding any additional off-street parking to the existing facility. The Planning

Board has found, in connection with Special Permit 322 (submitted by Revolutionary Clinics on November 12, 2019, and approved by the City of Cambridge Planning Board in a Decision filed January 29, 2020), that this criterion has been met by the existing access to the site from Fawcett Street, the convenient access to sidewalks and the proximity to public transportation. Strain Station will have 8 on-site parking spaces, 2 of which are handicapped, and 4 long-term and 6 short-term bicycle parking spaces.

In addition, Strain Station will maintain the existing operational procedures, including transportation logistics, to ensure that customer visits within the proposed Cannabis Retail Store are short and will not result in lines or other congestion to enter or exit the facility. Operational procedures will be adjusted as needed to ensure optimal function of the facility. If necessary, during the initial 6 months of operations, Strain Station will use an on-line pre-purchase and appointment only scheduling system. As also previously noted, Strain Station will utilize the Qless software system currently in use at the facility presently operating a Medical Cannabis Business at that provides a bi-directional communications queue management solution to schedule appointments and prevent customers from loitering in line or around the premises. Strain Station will arrange for additional staff and police details to mitigate any negative impact during the initial opening for business and will work closely with the Police Commissioner and of the Director of Traffic Parking and Transportation, or their designees to ensure that communication remains fluid and all directives are sufficiently addressed in a timely manner.

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**Property  
Information**

Property Owner's Legal Name \*

Healthpeak Properties

Property Owner's Mailing Address \*

5050 South Syracuse Street Suite 800 Denver, Colorado 80237

Property Owner's Phone

Number \*

949-407-0700

---

**Attestation**

*The undersigned, by printing their name below, hereby certifies under the pains and penalties of perjury that the information herein, and all forms and supporting documentation submitted in support of the application(s), are true and accurate.*

Full Name \*

Kimberly Marie Napoli

Date \*

12/08/2022

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**Next Steps**

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**City of Cambridge, MA**

**Your Profile**

Your Records  
(/dashboard/records)

**Resources**

Claim a Record  
(/claimRecord)

Employee Login  
(https://cambridgema.vi

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Portal powered by **OpenGov**