



January 30, 2018

Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Re: PB331 to operate a medical marijuana dispensary at 1385 Cambridge Street

To Whom It May Concern:

We appreciate the opportunity to provide the Planning Board with an update relative to Commonwealth Alternative Care's efforts to operate a Registered Marijuana Dispensary (RMD) at 1385 Cambridge Street.

1 Mid Cambridge Neighborhood Conservation District Commission

On January 12, 2018, the Mid Cambridge Neighborhood Conservation District Commission filed a Certificate of Appropriateness for Commonwealth Alternative Care's proposed renovations to the storefront of 1385 Cambridge Street based on the most recent iterations submitted to the Planning Board. A copy of the certificate is enclosed as Exhibit A.

2 Outreach to the First United Presbyterian Church and Little Folks Fellowship

On January 3, 2018, Commonwealth Alternative Care communicated via email with Reverend Virginia Coakley of the First United Presbyterian Church. A comprehensive folder of materials relative to our proposed plans were transmitted electronically on January 3 and delivered in person on January 8. A copy of the cover letter that was sent is enclosed as Exhibit B.

At the suggestion of Reverend Coakley, Commonwealth Alternative Care met with the leadership team of the First United Presbyterian Church, board of Little Folks Fellowship, and selected parents of Little Folks Fellowship participants on Sunday, January 14 following their services. We appreciated the opportunity to speak with leadership of both entities, share information about our proposal, and answer a variety of questions relative to security protocol at the property; standard operating procedures to prevent the public

consumption of our products; the medical efficacy of the non-euphoric and euphoric products that will be provided; standard operating procedures to prevent the diversion of products; and enforcement mechanisms should any protocol be breached by our team or by our customers.

At this meeting, it was also discovered that the two pieces of registered mail that we had sent informing the Church and Little Folks Fellowship about our plans had been directed to the Church's physical address in lieu of their mailing post office box and had not been received to obtain a signed receipt. Although our leadership had left voicemails on the nursery school's voicemail box, the Church was unaware that their voicemail box existed and the messages had not been transmitted to the appropriate person.

At the suggestion of the Reverend, we were pleased to work with the Church to submit the following letter to the editor to the Cambridge Chronicle, attached hereto as Exhibit C. It has never been our intention to mischaracterize our outreach to the Church or their efforts to respond to us, and we apologize for any statements that would indicate otherwise. Although we believe our efforts as described demonstrate that we did not desire to circumvent the Church in any way, we regret that we did not more aggressively pursue in person conversations that may have assisted to avoid this situation. It is not our understanding that the Church or nursery school have changed from their stated position.

3 Open Office Hours

Commonwealth Alternative Care has scheduled open office hours on February 1 from 5:30-7:00 at 1385 Cambridge Street to provide members of the public with an additional opportunity to learn more about our plans. We have undertaken the following outreach efforts:

- a. Dropped a flyer at all doors within 300 feet of the property
- b. Email notification to Matt Cloyd, Chair of the Inman Square Neighborhood Association
- c. Email notification to Jason Alves, CEO of the East Cambridge Business Association
- d. Email notification to Reverend Virginia Coakley of the First United Presbyterian Church

We will provide additional information about the outcome of this meeting when it becomes available.

We have appreciated the opportunity to work collaboratively with the City of Cambridge and surrounding communities throughout the past year. Please do not hesitate to contact me if I can provide further information.

Best,

Becca Rutenberg



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histsncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Nancy Goodwin, *Chair* Tony Hsiao, *Vice-Chair*
Lestra Litchfield, Sue-Ellen Myers, Monika Pauli, *Members*
Margaret McMahon, Charles Redmon, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **1381-1385 Cambridge Street**

PROPONENT: **Commonwealth Alternative Care
137 Lewis Wharf
Boston, MA 02110**

OWNER: **Weinman Properties, LLC
281 Waban Avenue
Waban, MA 02468**

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

The scope includes the replacement of the storefront, maintaining the historic columns, create a new opening on Springfield Street, reopen the historically open arch on Springfield Street, and install new signage on Cambridge Street.

The work has been approved as depicted in the plans titled, "CAC Cambridge, 1385 Cambridge Street, Cambridge, MA 02139," by BKA Architects, dated December 18, 2017.

*The plans and specifications that were submitted with the application are incorporated into this certificate, which is **binding** on the applicant.*

If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: **MC-5341**

Date of Certificate: **January 12, 2018**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on January 12, 2018.

By Nancy Goodwin /s/, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk



January 3, 2018

Reverend Virginia Coakley
First United Presbyterian Church
1418 Cambridge Street
Cambridge, MA 02139

Dear Reverend Coakley:

I hope this message finds you well.

I write with sincere apologies that the Commonwealth Alternative Care team was unable to connect with the leadership team of the First United Presbyterian Church prior to our November and January Planning Board Hearings to operate a registered marijuana dispensary at 1385 Cambridge Street. Although we made best efforts to contact the Nursery School via registered mail and phone, we regret that we did not more rigorously endeavor to make face-to-face contact with leadership from the Church itself.

Commonwealth Alternative Care is a nonprofit health firm that has received approval from the Commonwealth of Massachusetts to operate three Registered Marijuana Dispensaries ("RMDs") across the state. Our primary focus is to provide patients suffering from debilitating conditions with **noneuphoric** balms, pills, salves, and transdermal patches. We have received a letter of non-opposition from the City of Cambridge to operate a RMD at 1385 Cambridge Street and are currently seeking a special permit from the Planning Board. Over the last six months, we have canvassed all Cambridge residences within 700 feet of the building on three occasions, spoken on numerous occasions before the East Cambridge Business Association and Inman Square Neighborhood Association, and held two open houses at the site to solicit feedback.

As discussed in person, we would be very interested in speaking with the leadership team of the First United Presbyterian Church to share information about our plans, answer questions, and address any concerns that have arisen. I feel strongly that although our presentation may not change the opinions of the leadership team, that all parties involved will feel more at ease with a full understanding of the proposed plans and the ability to clarify any outstanding issues.

Enclosed, please find a variety of materials that may be helpful. We have outlined the materials below.

- I: Comprehensive Planning Board Presentation
(material from both presentations compiled to reflect current plans)
- II: Renderings of Cambridge Street and Springfield Street frontage
- III: Site Plans
- IV: Floor Plans
- V: Elevations
- VI: Responses to Planning Board and Community Development
Department Inquiries relative to loading, mechanical equipment,
Security, lighting, transportation investments
- VII: Patient Experience Narrative
- VIII: Patient Education Handout: Youth Availability, Crime
- IX: Community Outreach Narrative, including copies of advertisements in
the Cambridge Chronical; Invitation to Community Event #1 and sign in
sheet; Invitation to Community Event #2 and sign in sheet; Copy of
Flyers Dropped at Resident Doors
- X: Patient Safety and Community Norms Agreement to be signed by all
patients
- XI: Letters of Support Received, including Inman Square Neighborhood
Association, City of Cambridge, Elected Officials, and Residents

A copy of this material has also been forwarded to Trudy Ward of the Little Folks Fellowship Nursery.

Please do not hesitate to contact me if we can provide further information. We appreciate the opportunity to speak with the leadership team at an upcoming meeting.

With best regards,

Rebecca Rutenberg
610.675.5958
rr@novus-grp.com

Commonwealth Alternative Care has appreciated the opportunity to engage in a robust community process relative to the siting of a medical marijuana dispensary at 1385 Cambridge Street in Inman Square. Throughout the last year, our discussions with local residents, business owners, associations, and other stakeholders have helped us to enhance our vision to open a safe, compliant, and holistic medical marijuana dispensary that will help members of our community suffering from chronic conditions.

Since kick-starting our community outreach program in 2017, we have sought to be as inclusive and transparent as possible. We've knocked doors at residences in the immediate area, advertised and held two open houses, spoken at meetings for local neighborhood and business associations, posted signage on the facility itself, and done our best to demonstrate our willingness to be a true community partner.

When Commonwealth Alternative Care presented before the Planning Board on January 2, our attorney represented that we had made five attempts to reach out to the First United Presbyterian Church and associated Little Folks Fellowship. We were surprised to learn at the meeting that they had not received adequate notice about our plans. As we learned following the meeting, two pieces of registered mail that we had sent informing them about our plans had been directed to the Church's physical address in lieu of their mailing post office box and had not been received to obtain a signed receipt. Although our leadership had left voicemails on the nursery school's voicemail box, the voicemails were not received by the appropriate person.

It has never been our intention to mischaracterize our outreach to the Church or their efforts to respond to us, and we apologize for any statements that would indicate otherwise. Although we believe our efforts as described demonstrate that we did not desire to circumvent the Church in any way, we regret that we did not more aggressively pursue in person conversations that may have assisted to avoid this situation.

Since the Planning Board meeting, we have spoken with the Reverend and leadership team of the First United Presbyterian Church and Little Folks Fellowship and have appreciated their willingness to engage in candid, collaborative conversations about our commitment to Inman Square.