

Commonwealth Alternative Care (“the applicant”) appreciates the feedback provided by the City of Cambridge’s Community Development Department and Traffic, Parking, and Transportation Department relative to its proposal to locate a Registered Marijuana Dispensary (RMD) at 1385 Cambridge Street in Inman Square. Below, please find responses to the questions posed by both City departments.

## **Community Development Department**

### **1. Additional detail on the proposed hours of operation for the dispensary as the supplemental materials mentions that only for the cultivation facility.**

The proposed hours of the dispensary are between 8:00 AM – 7:00 PM. The dispensary will be open seven days per week.

### **2. Additional detail on the operational plan for vehicular loading and service, as well as trash and refuse storage.**

*Product Delivery and Cash Management:* Product delivery and cash management will occur in unmarked vehicles twice per week at randomized times and utilizing randomized routes. RMD agents and security personnel will utilize a series of Standard Operating Procedures (SOPs) to prevent theft and diversion and ensure the security of patients, staff, and the surrounding community. These SOPs include:

- Product will be transported by two (2) dispensary personnel in an unmarked vehicle. Routes and drop-off times will be randomized and varied.
- GPS software will be utilized to track both the vehicle and the box containing the product.
- Upon arrival at the site, the vehicle will utilize available on-street parking or the Springfield Street lot. Security personnel will meet the vehicle. One dispensary agent will remain in the vehicle while the other dispensary agent will take the product into the store with the security personnel.
- Agents will enter utilizing the staff entrance on Springfield Street.

Similar protocol will be utilized for cash management and removal of secured refuse into the facility. Dispensary agents will utilize the buddy system to ensure no agent is ever alone with sensitive products.

- One dispensary agent will turn on the vehicle.
- Another dispensary agent will be accompanied by Security Personnel to the vehicle.

*Trash and Refuse Storage & Management:* Commonwealth Alternative Care has developed operational protocol for two types of trash and refuse: secured and unsecured.

Secured Trash: The applicant anticipates a small amount of contaminated, destroyed, or expired products at the RMD that will need to be secured and transported back to the dispensary for safe destruction. Once a product is deemed unsellable, it will be placed in a secured, designated area in the basement vault and manifested back to the grow facility. The product will be returned utilizing the safe transportation protocols outlined above.

Regular Trash: The applicant has conferred with the landlord to identify the existing commercial trash operator for pickup of regular waste. The applicant will designate a portion of the building to serve as a trash room where internal trash can be held until pick up.

*Home Delivery:*

The applicant will not route home delivery options through the Cambridge storefront. Home deliveries will manifest directly from the cultivation facility and be delivered directly to the door of patients. Similarly to product delivery to the dispensary, RMD personnel will utilize a set of security SOPs to ensure the safety of patients, staff, and the surrounding community.

**3. Review of any proposed mechanical equipment on the rooftop, façade or exterior of the building.**

The exterior mechanical equipment will be limited to the “low roof”, first floor roof located in the rear (north) side of the building which faces Springfield Street. Please see the enclosed existing conditions, attached hereto as Exhibit A. The new equipment will consist of Packaged Roof Top Heating Ventilating Air Conditioning Units (RTU) similar to the existing, although the design may require a slight increase in size. The new units will replace the existing units essentially in the same location but no closer than 8’-0” to the edge of the roof adjacent to Springfield Street. The new units will conform with local noise requirements at a minimum to ensure it is acoustically buffered from neighbors and will be visually screened. As the design progresses drawings and unit specifications can be provided for additional review.

**4. Additional detail on expected retail marketing and design efforts to activate the streetscape along Cambridge Street, including clarification of storefront transparency.**

In an effort to maintain the vibrant streetscape along the Cambridge Street façade of the proposed RMD, the applicant has worked with the Inman Square Neighborhood Association to an architectural plan that incorporates the following urban design objectives:

- a. **ACTIVE RETAIL DYNAMIC:** The ground floor of Cambridge Street has a 300-foot retail-carve out with a transparent storefront. This carve out can be

seen at the far right of the attached Exhibit B. The active use will have a prominent door with large glass windows that allow pedestrians to see the retail dynamic within the space.

The applicant intends to sublease the space to a rotating pop up retail tenant. As the space is not adequately vented for food, the applicant envisions the space to be utilized by a local artist, maker, or other type of retailer. The applicant has been in touch with a variety of local artisans that are interested in utilizing the space and has received interest from numerous local makers from Cambridge, Somerville, and Boston. The applicant intends to seek applications from local makers to assist us in the selection of rotating tenants. As part of the application, the applicant will request information as to how the applicant will enliven the storefront to entice pedestrian entry.

Additionally, the applicant intends to coordinate with the Economic Development Division to discuss retail marketing efforts as well as the East Cambridge Business Association.

- b. **CORPORATE ENTRANCE:** The glass entryway to the far left of Exhibit B will serve as Commonwealth Alternative Care's corporate entrance to the second and third floors of the building. The applicant intends to incorporate colorful interior décor, furnishing, and displays that can add to the pedestrian experience. At the suggestion of the Community Development Department, the applicant has reached out to the Cambridge Arts Council to discuss opportunities for collaboration.
- c. **DISPENSARY EXIT:** The dispensary exit can be visualized in the center of Exhibit B. Due to the requirements set forth by the Department of Public Health, the exitway will be blacked out with no visibility into the dispensary to the outside of the street. The door will open to the outside with no exterior door fixture that would allow access within the space. The applicant has designed the façade to minimize the pedestrian focus on this element of the exterior.

**5. Review of exterior signage, lighting, and other security features that may be required by state regulations. Any proposed outdoor lighting should be designed to conform to the guidelines recommended in the proposed Cambridge Outdoor Lighting Ordinance.**

Exhibit C demonstrates the exterior lighting and security fixtures that are required by state regulations. All proposed signage complies with the regulations set forth by the Commonwealth of Massachusetts and City of Cambridge. All outdoor lighting has been reviewed to ensure it conforms with the guidelines recommended in the proposed Cambridge Outdoor Lighting Ordinance.

**6. Coordination with the Department of Public Works regarding planned reconstruction of public spaces adjacent to the site.**

As a result of the applicant's community outreach endeavors, they have been kept up to date as to the proposed changes from the City's Inman Square intersection improvement project. The applicant will continue to monitor the project and will coordinate with the Cambridge Department of Public Works as needed throughout the build out of the RMD.

## **Traffic, Parking, and Transportation Department**

### **1. Bicycle Parking**

The applicant is open to contributing to the City's Bicycle Parking fund in the form of six bike racks.

### **2. Transit Support**

The applicant is open to contributing \$15,000 to the City to help improve transit services and information in Inman Square.

### **3. Transportation Demand Management Measures**

The applicant outlined its willingness to complete many Transportation Demand Management measures in its Planning Board application and is willing to comply with the requirements as set forth.

### **4. Transportation Monitoring and Reporting Program**

The applicant is willing to implement an annual transportation monitoring program as requested.

### **5. Loading and Service Delivery Operations and Management Plan**

The applicant outlined many SOPs in the above loading and service delivery operations plan. At no time shall a vehicle park or stop on Springfield Street, Cambridge Street, Hampshire Street, or any other public street in a manner that blocks traffic or impedes the flow of pedestrians and bicycles. The applicant will work with the Traffic, Parking, and Transportation Department to ensure they are comfortable with its plan prior to the issuance of a Building Permit.

Following the submission of the original Special Permit application, the applicant appreciates the opportunity to submit the following materials for review.

1. An updated rendering of the Springfield Street exterior, attached hereto as Exhibit D.
2. An updated site plan, attached hereto as Exhibit E.

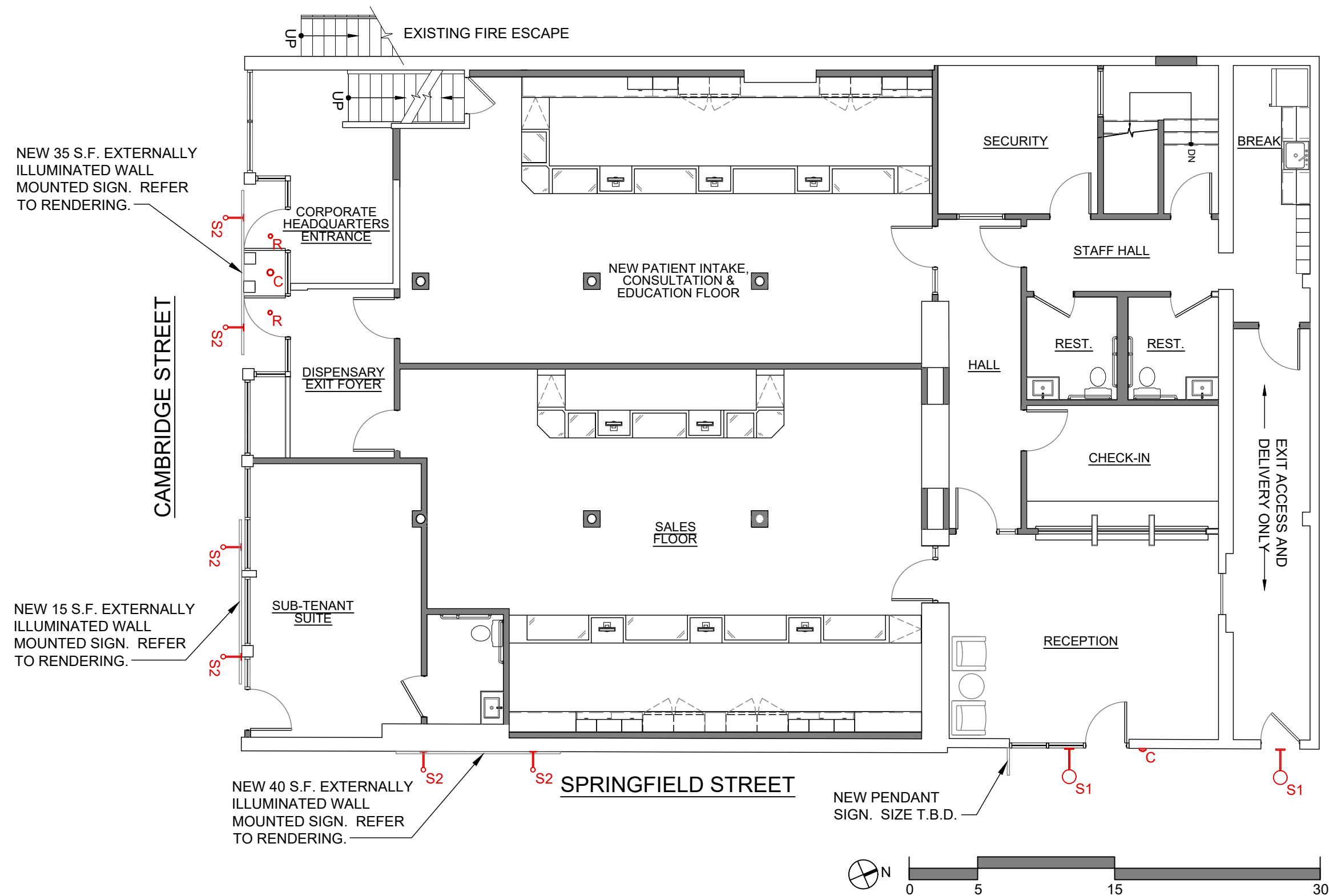





















EXTERIOR FIXTURES		
IMAGE	SYMBOL	DESCRIPTION
		EXTERIOR GOOSENECK LIGHT
		EXTERIOR GOOSENECK SIGN LIGHT - EXEMPT FROM OUTDOOR LIGHT ORDINANCE
		EXTERIOR 4" RECESSED DOWN LIGHT W/ SCOOP BAFFLE
	 	EXTERIOR WALL/CEILING MOUNTED DOME SECURITY CAMERA - 4MP INFRARED

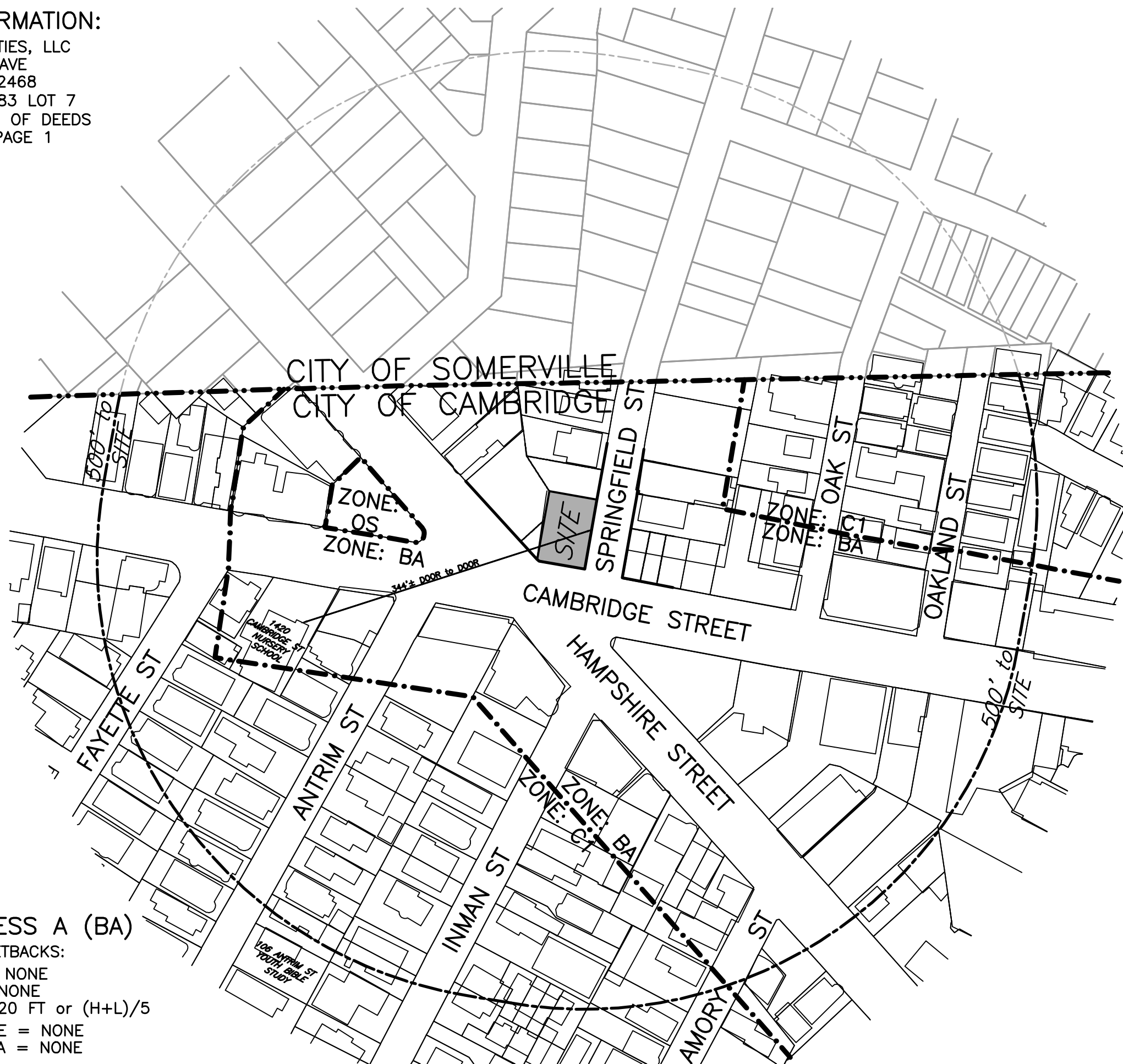






OWNER'S INFORMATION:

WEINMAN PROPERTIES, LLC  
281 WABAN AVE  
WABAN, MA 02468  
ASSESSOR'S MAP 83 LOT 7  
MIDDLESEX REGISTRY OF DEEDS  
BOOK 65,636 PAGE 1



ZONE: BUSINESS A (BA)

MINIMUM SETBACKS:

FRONT = NONE

SIDE = NONE

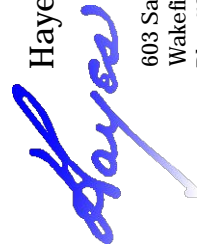
REAR = GREATER of 20 FT or (H+L)/5

MIN. FRONTAGE = NONE

MIN. LOT AREA = NONE



Hayes Engineering, Inc.



603 Salem Street  
Wakefield, MA 01880  
Ph: 781.246.2800  
Fax: 781.246.7596  
www.hayeseng.com

Applicant:

COMMONWEALTH  
ALTERNATIVE CARE  
c/o Alternative Care  
Resources Group, LLC  
31 Broadway  
Hanover, MA 02339

SCALE: 1"=160'



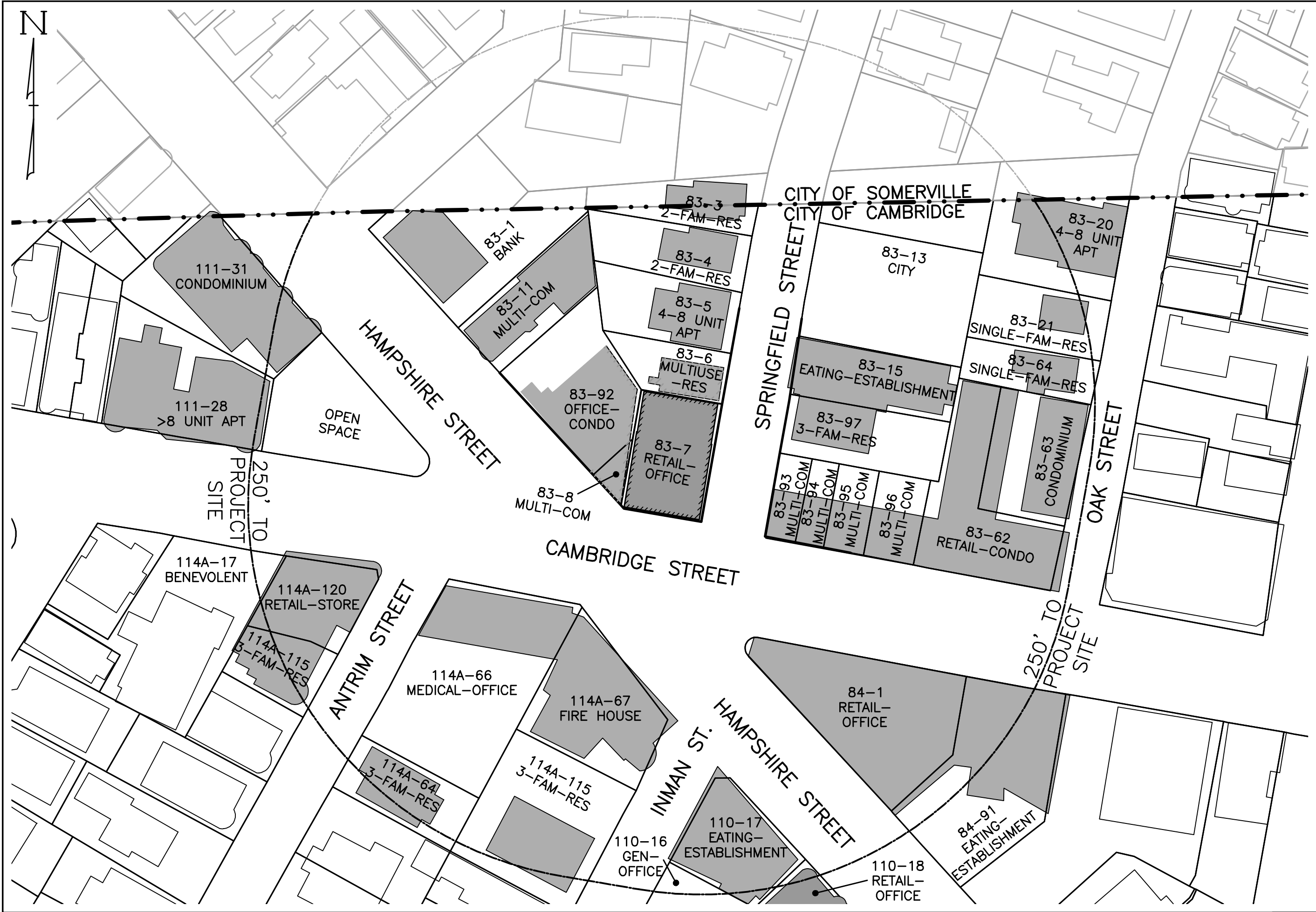
DATE: JUNE 5, 2017  
REV. OCT. 11, 2017  
REV. NOV. 12, 2017

SITE PLAN

COMMONWEALTH  
ALTERNATIVE CARE  
1385 CAMBRIDGE STREET  
CAMBRIDGE, MASS.

SHEET 1 of 3





Hayes Engineering, Inc.

*Hayes*

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Wakefield, MA 01880  
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Applicant:

COMMONWEALTH  
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Resources Group, LLC  
31 Broadway  
Hanover, MA 02339

SCALE: 1"=60'



DATE: JUNE 5, 2017  
REV. OCT. 11, 2017

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CAMBRIDGE, MASS.




OWNER'S INFORMATION:

WEINMAN PROPERTIES, LLC  
281 WABAN AVE  
WABAN, MA 02468  
ASSESSOR'S MAP 83 LOT 7  
MIDDLESEX REGISTRY OF DEEDS  
BOOK 65,636 PAGE 1

OPERATING NOTES:

1. LOADING TO USE EXISTING PARKING LOCATED ON SPRINGFIELD OR HAMPSHIRE STREETS;
2. REFUSE TO BE STORED WITHIN THE BUILDING AND RETURNED TO CULTIVATION FACILITY FOR DISPOSAL IN CONJUNCTION WITH DELIVERIES.

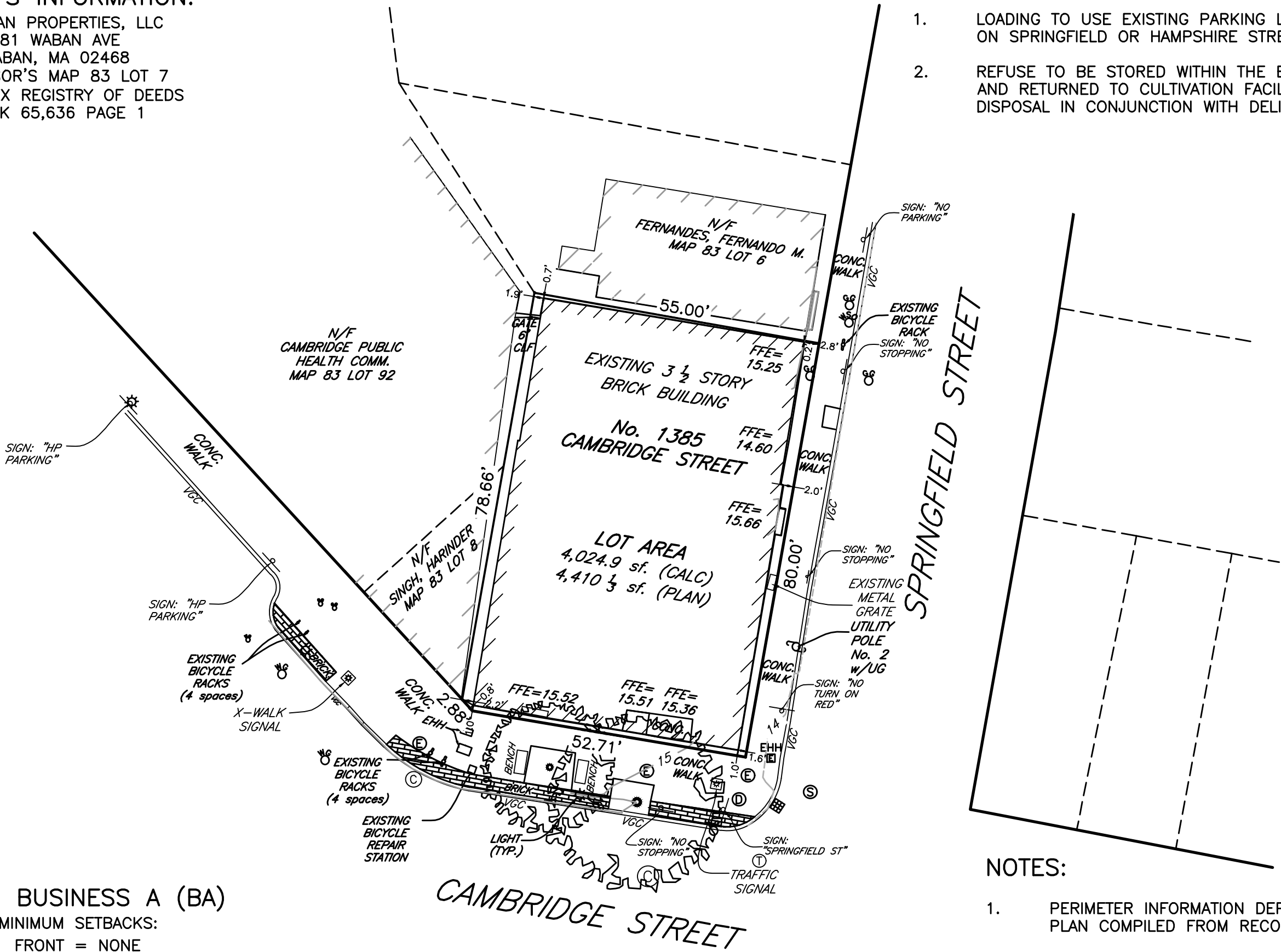


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Hanover, MA 02339

SCALE: 1"=20'  
0' 10' 20'  
DATE: JUNE 5, 2017  
REV. OCT. 11, 2017  
NOV. 10, 2017

SITE PLAN  
COMMONWEALTH  
ALTERNATIVE CARE  
1385 CAMBRIDGE STREET  
CAMBRIDGE, MASS.

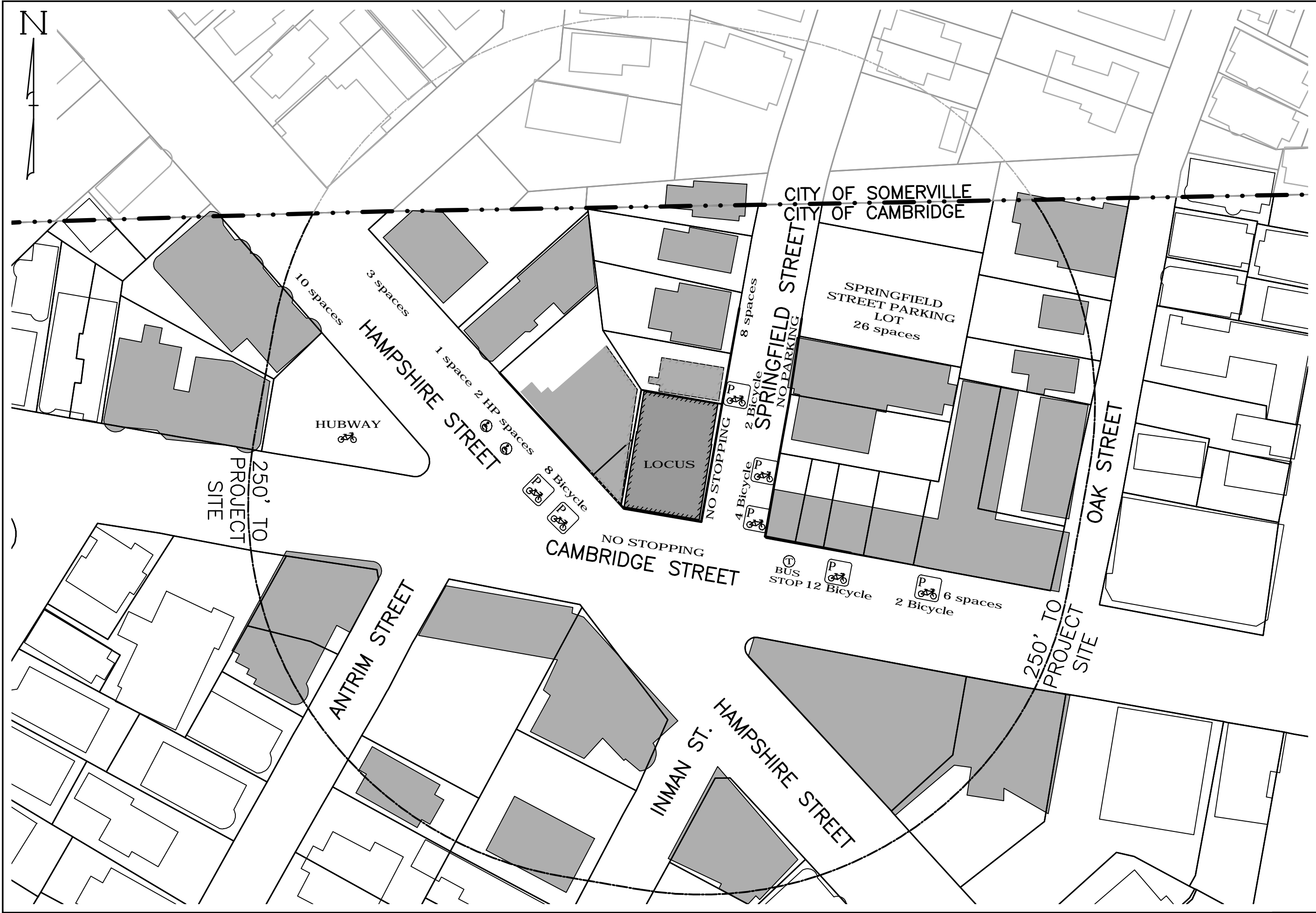


ZONE: BUSINESS A (BA)  
MINIMUM SETBACKS:  
FRONT = NONE  
SIDE = NONE  
REAR = GREATER of 20 FT or (H+L)/5  
MIN. FRONTAGE = NONE  
MIN. LOT AREA = NONE

NOTES:

1. PERIMETER INFORMATION DEPICTED ON THIS PLAN COMPILED FROM RECORD INFORMATION.
2. TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY HAYES ENGINEERING, INC. IN MAY 2017.





**SITE PLAN**  
**Transportation Map**  
**COMMONWEALTH**  
**ALTERNATIVE CARE**  
1385 CAMBRIDGE STREET  
CAMBRIDGE, MASS.

SCALE: 1"=60'  
0' 30' 60'  
DATE: NOV. 10, 2017

Applicant:  
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