
**APPLICATION FOR
SPECIAL PERMIT
FOR A
REGISTERED MARIJUANA DISPENSARY**

Commonwealth Alternative Care

**c/o Michael P. Ross, Esq.
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110**

Applicant

**Property Location:
1385 Cambridge Street
Cambridge, MA 02139**

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October 16, 2017

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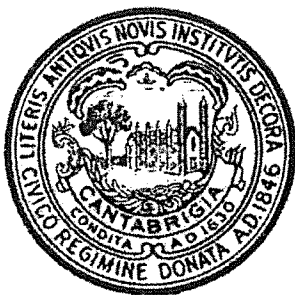
APPLICATION TO THE PLANNING BOARD For a Special Permit for a REGISTERED MARIJUANA DISPENSARY

**Property located at:
1385 Cambridge Street
Cambridge, MA 02139**

Map 83, Lot 7

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 1385 Cambridge Street, Cambridge, MA 02139

Zoning District: Business A

Applicant Name: Commonwealth Alternative Care, Inc.

Applicant Address: 26 Watson Street, Suite 1, Cambridge, MA 02139

Contact Information: (617) 391-0065 rr@novus-grp.com

Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Special Permit to operate a Registered Marijuana Dispensary pursuant to §§10.43 and 11.80 of the Cambridge Zoning Ordinance.

List all submitted materials (include document titles and volume numbers where applicable) below.

Supporting Statement; Service Area Map and Narrative; Transportation Analysis; General Context Map; Marijuana Context Map; Site Plan; Plans; Renderings / Photographic Simulations; Community Outreach Summary; Letters of Support; Provisional Certificate of Registration, Cambridge; DPH Filing Materials; Personnel Manual; Company Background and Flyer Information

Signature of Applicant:

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

DIMENSIONAL FORM

Project Address: 1385 Cambridge Street

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	4,410.3		4,410.3	
Lot Width (ft)	55.0		55.0	
Total Gross Floor Area (sq ft)	11,253		11,253	
Residential Base	0		0	
Non-Residential Base	11,253		11,253	
Inclusionary Housing Bonus	N/A		N/A	
Total Floor Area Ratio	2.6		2.6	
Residential Base	0		0	
Non-Residential Base	2.6			
Inclusionary Housing Bonus	0		0	
Total Dwelling Units	0		0	
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)	3.5 st (±42 ft.)		3.5 st (±42 ft.)	
Front Yard Setback (ft)	0.8'±		0.8'±	
Side Yard Setback (ft)	1.8'± (LT)		1.8'± (LT)	
Side Yard Setback (ft)	1.63' (RT)		1.63'(RT)	
Rear Yard Setback (ft)	0.2'±		0.2'±	
Open Space (% of Lot Area)	9%		9%	
Private Open Space	9%		9%	
Permeable Open Space	0%		0%	
Other Open Space (Specify)	0%		0%	
Off-Street Parking Spaces	0		0	
Long-Term Bicycle Parking	0		0	
Short-Term Bicycle Parking	8		8	
Loading Bays	0		0	

Use space below and/or attached pages for additional notes:

Reuse of existing structure with no change to exterior dimensions, coverage or setbacks within the BA (Business A) Zoning District

OWNERSHIP CERTIFICATE

Project Address: 1385 Cambridge St., Cambridge Application Date: _____

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Commonwealth Alternative Care
at the following address: 1385 Cambridge Street, Cambridge
to apply for a special permit for: Dispensing medical marijuana
on premises located at: 1385 Cambridge St., Cambridge
for which the record title stands in the name of: Weinman Properties, LLC
whose address is: 281 Waban Avenue, Waban, MA 02468

by a deed duly recorded in the:

Registry of Deeds of County: _____

Book: 65636 Page: 1

OR Registry District of the Land Court,
Certificate No.: _____

Book: _____

Page: _____

Zach Weinman by Zachary Weinman, Member
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

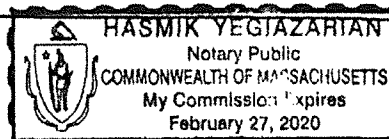
Commonwealth of Massachusetts, County of MIDDLESEX

The above named ZACHARY A WEINMAN personally appeared before me,

on the month, day and year June 6, 2017 and made oath that the above statement is true.

Notary Hasmik Yegiazarian

My Commission expires: _____



FEE SCHEDULE

Project Address: 1385 Cambridge Street

Application Date:

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF):	× \$0.10 =
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Flood Plain Special Permit	Enter \$1,000.00 if applicable:
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Other Special Permit	Enter \$150.00 if no other fee is applicable: 150
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TOTAL SPECIAL PERMIT FEE	Enter Larger of the Above Amounts: 150
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September 22, 2017

Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Re: Application for Special Permit for a Registered Marijuana Dispensary
Property Address: 1385 Cambridge Street, Cambridge, MA 02139
Applicant: Commonwealth Alternative Care, Inc.

Dear Honorable Members of the Planning Board:

This firm represents Commonwealth Alternative Care, Inc. (the "**Applicant**") in connection with its application for a Special Permit from the Cambridge Planning Board (the "**Board**"), to allow the operation of its proposed Registered Marijuana Dispensary (the "**RMD**") within the building located at 1385 Cambridge Street, Cambridge, MA 02139 (the "**Property**"). The Property is located in the Business A ("**BA**") zoning district of the Inman Square Neighborhood and pursuant to Article 11, Section 11.802.8 of the (the "**Ordinance**"), the use of the Property for an RMD is permitted through the granting of a Special Permit from the Board. The Applicant respectfully submits that its proposal satisfies the requirements for the granting of a Special Permit as set forth in Article 11 Section 11.800 and Article 10, Section 10.43 of the Ordinance.

The Applicant seeks to operate its proposed RMD at the Property. On April 21, 2017, the Applicant received a Provisional Certificate of Registration to Operate a Registered Marijuana Dispensary (the "**License**") from the Massachusetts Department of Public Health (the "**DPH**") at the 1385 Cambridge Street location. A true copy of the License is attached hereto and incorporated herein by reference. The Applicant has filed a total of three (3) applications with the DPH for three (3) dispensing locations and one cultivation and manufacturing location. The proposed RMD will serve as one (1) out of its three (3) proposed dispensing locations. The existing building on the Property is a three and a half (3.5) story brick building, with approximately eleven thousand two hundred and fifty-three (11,253) square feet and is currently utilized as office and retail (the "**Building**"). The Applicant is proposing to renovate and rehabilitate approximately three thousand two hundred and fourteen (3,214) square feet of space on the first floor of the Building for its RMD as well as building out a three hundred (300) square foot sub-tenant space for active frontage on Cambridge Street. The Applicant's proposed alterations to the Property are shown on the Plans attached hereto and incorporated herein by reference (the "**Plans**").

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One International Place
Suite 3700
Boston, MA 02110
TEL: 617 456 8000
FAX: 617 456 8100

I. **Project Description**

The Applicant has identified 1385 Cambridge Street as an ideal location in which to establish its RMD. The Property is located in a an area designated by the City for RMD uses, conveniently located near public transit and parking facilities, allowing for easy access for patients and employees, and located in a business area with other medical treatment center uses such as an urgent care facility and a neighborhood health center.

As stated above, the Building is a three and a half (3.5) story brick building, with approximately eleven thousand two hundred and fifty-three (11,253) square feet square feet and is currently utilized as office and retail. The Applicant is proposing to renovate and rehabilitate approximately three thousand two hundred and fourteen (3,214) square feet of space on the first floor of the Building for its RMD, as well as building out a three hundred (300) square foot sub-tenant space for active frontage on Cambridge Street a request which came out of the community process.

The Applicant is proposing to make modifications to the interior of the Building to facilitate the operation of the RMD and will also be modifying the exterior of the Building with necessary aesthetic improvements to the façade and signage. To the passerby, the RMD will appear as regular office space. The RMD is not open to the general public and will only be utilized by registered qualifying patients, employees and staff. All marijuana cultivation and processing operations will occur at the Applicant's existing cultivation facility in Taunton, Massachusetts.

The proposed RMD area will include: (1) a secure entrance on Springfield Street at which patients must demonstrate proof that they have the appropriate state credentials to gain access into the building; (2) a secure reception and waiting area to ensure no lines form outside of the building; (3) a special new patient intake, consultation and education sales floor for patient consultations and wellness evaluations upon their first visit to the dispensary; (4) a general medical sales floor; (5) a secured vault; (6) a break room; (7) an on-site security office, (8) two exit traps to allow secure patient exits from the facility onto Cambridge Street, and (9) a secured employee-only exit and entrance for staff and delivery access into the building. The Applicant is also proposing to locate its corporate offices on the second and third floor of the Building.

The Applicant prioritizes ensuring the safety and security of its patients, staff, neighbors, and the surrounding community. The Applicant's security measures will exceed the requirements set forth in 105 CMR 725.000 *et. seq.* (the "**Regulations**") and there will be live security on site during hours of operation to ensure perimeter safety, deter crime, and prohibit unwanted access into the facility. Additionally, the Applicant will invest in state-of-the-art security infrastructure. Video cameras will be placed in all areas within the facility that contain marijuana as well as all points of entry or exit. Law enforcement will be provided with real-time access to all video streams covering the exterior of the building. Multiple redundant alarm systems will be installed and connected with local law enforcement, including perimeter systems as well as duress, panic, and holdup alarms.

The Applicant is committed to operating a secure, professionally-managed medical dispensary which meets and exceeds the criteria set forth by the Commonwealth of Massachusetts and the City of Cambridge, including those outlined within §10.43 and §11.80.

II. **The Applicant satisfies the provisions for a Special Permit set forth in Article 10, Section 10.43 of the Ordinance.**

a) **The requirements of the Ordinance can be met:**

As outlined herein and further described throughout the Applicant's Special Permit application and submitted materials, the Applicant respectfully submits that it has satisfied the requirements set forth in Section 11.800 of the Ordinance and that with the granting of a Special Permit by the Board, the proposed project will satisfy all of the requirements of the Ordinance.

b) **Traffic generated and or patterns of access or egress would not cause congestion, hazard, or substantial change in established neighborhood character for the following reasons:**

The Applicant respectfully submits that its proposed use of the Property as an RMD will not disturb the existing right of way, pedestrian access, and will not cause a serious hazard to vehicle or pedestrian traffic or create a nuisance nor will it require the addition of any new parking or loading spaces. Traffic generated and patterns of access and egress will not cause congestion, hazard, or a substantial change to the neighborhood character. The Applicant anticipates that approximately 50 patients will visit the RMD per day. Of these trips, the Applicant anticipates that approximately 26% will travel by public transit, 56% will travel by vehicle, and 18% will travel by foot or by bicycle.

Public parking is available in the City of Cambridge Public Lot 14 located approximately 250 feet north of the Property, as well as on-street along Cambridge, Hampshire and Springfield Streets. The Property is also conveniently located near public transportation, with four (4) MBTA bus stops located on the 69, 83 and 91 bus routes within 150 feet. The Inman Square Hubway bicycle sharing station is also located within 200 feet of the proposed RMD. The proposed RMD is also accessible via the MBTA subway and is within one-mile of the Harvard and Kendall Red Line stops and within 1.25 miles of the Lechmere Green Line stop. The Applicant intends to encourage both patients and employees to utilize alternative modes of transportation to minimize project impacts on both parking and traffic.

The Applicant has taken great care to develop operational procedures to ensure that patient visits within the RMD are short in duration and that the layout of the RMD is such that there will be no lines or other congestion to enter or exit the facility. Operational procedures will be adjusted as needed to ensure appropriate flow into, throughout, and out of the dispensary.

Although the Applicant does not anticipate that the proposed dispensary use will result in any adverse traffic impacts, the Applicant is willing to undertake any of the following traffic mitigation efforts to protect against adverse effects:

1. Provide 65% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees;
2. Provide lockers in the break room for employees that walk or bike to work;
3. Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
4. Provide customers with information regarding transportation options to access the facility;
5. 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;
6. Participate in transportation-related training offered by the City of Cambridge or a local Transportation Management Association; or
7. Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management plan.

For additional information, please see the enclosed memorandum from Hayes Engineering, Inc., attached hereto and incorporated herein by reference.

c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed RMD will not adversely affect the continued operation of, or the development of, adjacent uses or the neighborhood. The RMD will provide for the discreet retail sale of medical marijuana to registered qualified patients who have obtained a license from the DPH. As a locally-owned and independently-operated retail operation, the RMD will be consistent with the character of the surrounding businesses within the BA zoning district.

Additionally, the Applicant will take great care to meet and exceed all regulations set forth by the City of Cambridge and Commonwealth of Massachusetts, which are intended to mitigate the effect that dispensaries have on adjacent properties and the surrounding community.

The DPH thoroughly vetted the use and location of the RMD through the state licensing procedure and many of the issues addressed in the state licensing process, directly address the effect of the proposed RMD use.

For example, the DPH required the Applicant to detail its operating procedures in order to evaluate their appropriateness for this use and impact on the neighborhood. The Applicant was required to supply detailed operational information on the hiring of employees, employee security policies and crime prevention techniques, hours of operation and after-hours contact information, and extensive security protocols.

Furthermore, many of the procedures and safeguards set forth in the Regulations, which are enforced and implemented by the DPH, are specifically designed to ensure the safe and discreet dispensing of medicinal marijuana so as to minimize and mitigate any impact the RMD use may have on the surrounding neighborhood and community. The Applicant will be subject to continued oversight by the DPH and is required to adhere to stringent requirements for the security, storage, handling, testing, packaging, labeling and dispensing of marijuana.

The Regulations limits the logos used for labeling, signage and other materials and specifically prohibits the use of medical symbols, images of marijuana, related paraphernalia, and colloquial references to cannabis and marijuana as logos. The Regulations limit the illumination of external signage and prohibits any displaying of advertisements for marijuana, graphics related to marijuana or paraphernalia on the exterior of the RMD. All of these requirements were designed in an effort to minimize and mitigate any adverse effects a RMD may have on a neighborhood. As stated above the DPH will continue to enforce these requirements and the Applicants license can be revoked for any violations. Further, because the Applicant chose an appropriate location for the RMD and had many other mechanisms in place, including a proven track record of experience in the industry, it was selected to receive a license for this location as well as two additional licenses elsewhere in Massachusetts. The DPH's approval (evidenced by the License) and support of this site, for use as an RMD, serve as a strong indication that there will be no adverse effect on the neighborhood.

The Applicant has also met extensively with the neighborhood and City officials. The Applicant altered its proposal throughout that period to alleviate concerns voiced by the residents and officials. As stated above, the Applicant changed the layout of the ground floor space along Cambridge Street so that the RMD can only be entered through the Springfield Street, while creating a new retail store front space along Cambridge Street, to ensure that the streetscape remains active. Additionally, having the main entrance of the RMD on Springfield Street and an exit on Cambridge Street, adjacent to the corporate office and retail entrance and exit provides the RMD patrons with a high level of anonymity and safety. The Applicant will also be enhancing the safety and security of the neighborhood by providing improved lighting and security and investing substantial capital to improve and build out the leased area for the RMD.

Accordingly, the Applicant submits that the Treatment Center will not adversely affect the neighborhood.

d) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed use would not create a nuisance or hazard to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the Citizens of the City. The Applicant is committed to providing unsurpassed medical care to patients suffering from chronic, debilitating conditions. Their primary focus is to provide noneuphoric medical cannabis in the form of pills, balms, liquid tinctures, transdermal patches, and salves for maximum healing.

These methods would enhance the health and welfare of residents of the City of Cambridge. All products will arrive prepackaged from the Applicant's Taunton cultivation facility and will not result in any odor on site.

Moreover, the Regulations are designed to ensure that RMD's will not create a nuisance or hazard to the detriment of the health, safety, or welfare of surrounding citizens. The Applicant is committed to operating a dispensary that is fully compliant with all state and local regulations.

In 2012 the City of Cambridge voted overwhelmingly to legalize the use of medical marijuana by qualified patients suffering from debilitating medical conditions, with over 77% of residents in Ward 6, Precinct 1 (the location of the site) voting in support and the recent passage of the *Registered Marijuana Dispensaries Amendment* which allows medical dispensaries in business corridors further indicating the support of the community.

As of July 31, 2017 there were a total of twelve (12) RMD's open for sales and approximately forty-three thousand six hundred and fifty-three (43,653) active patient certifications. It is our understanding that the current supply available does not meet the demand that the patients require.

e) For other reasons, the proposed use will not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance for the following reasons:

The proposed use would not impair the integrity of district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance. The proposed use is consistent with the character of the surrounding community. The presence of the proposed use in the community will strengthen the local business community and economy by bringing new customers and foot traffic to the Inman Square community. The Applicant has become members of the East Cambridge Business Association to support locally-owned and independently-operated businesses within Inman Square and to develop business-to-business partnerships with complementary uses, including local nutritionists, acupuncturists, fitness studios, massage therapists, and herbalists.

f) The new use of the building is consistent with the Urban Design Objectives set forth in Section 19.30.

The proposed use is consistent with the Urban Design Objectives outlined in Section 19.30 of the Ordinance. Specifically, in an effort to keep the Cambridge Street streetscape an active streetscape, and at the suggestion of the Inman Square Neighborhood Association, the Applicant will be building out a portion of its retail space for a three hundred (300) square foot sub-tenant space to be leased to rotating retail tenants on a monthly basis for a storefront presence. The retail storefront will ensure that the building remains consistent with the surrounding look and feel of the neighborhood and is pedestrian and bicycle friendly.

The Applicant has spent a considerable amount of time and resources to design a ground floor retail and exterior storefront that is contextually appropriate, consistent with the established streetscape, compatible with the principal use for which the building was designed, and that meets the stated needs of the surrounding community. The Applicant's proposal does not involve the development of a new building, and as such does not implicate the existing or anticipated pattern of development. The RMD is pedestrian and bicycle friendly, mitigates adverse environmental impacts of the development, and does not overburden city services.

III. The Applicant satisfies the general zoning Criteria for Approval of a Registered Marijuana Dispensary as set forth in Article 11, Section 11.802 of the Ordinance.

- a) *Registration.* All permitted Registered Marijuana Dispensaries shall be properly registered with the Massachusetts Department of Public Health pursuant to 105 CMR 725.100 and shall comply with all applicable state and local public health regulations and all other applicable state and local laws, rules and regulations at all times. No Building Permit or Certificate of Occupancy shall be issued for a Registered Marijuana Dispensary that is not properly registered with the Massachusetts Department of Public Health.**

The Applicant has undergone a thorough vetting and application process with the DPH, and because the Applicant chose an appropriate location for the RMD and had many other mechanisms in place, including a proven track record of experience in the industry, it received a Provisional Certificate of Registration from the DPH on April 21, 2017, a copy of which is attached hereto and incorporated herein.

The Applicant initially submitted its Application of Intent with the DPH on June 29, 2015. After review of its application, which included an extensive review of the background and character of the members of the Applicant's team, the DPH invited the Applicant to the second phase of the application process, entitled "Management and Operations Profile", on August 13, 2015. Shortly after receiving an invitation, the Applicant prepared a comprehensive Management and Operations Profile application detailing, among other things, its business models, standard operating procedures and experience in the industry. After a thorough review the Management

and Operations Profile application, the DPH invited the Applicant to the third phase of the application process, entitled "Siting Profile" on May 16, 2016. The Applicant prepared and submitted a Siting Profile application identifying the Property as its proposed dispensing location, submitting a letter of support from the City Council for the City of Cambridge and was subsequently approved by the DPH and granted a Provisional Certificate of Registration.

The next phase of the application process with the DPH is the inspection phase, which cannot be completed until after local zoning and permitting has been completed and the facility has been fully built out.

The Applicant respectfully submits that it will comply with and continue to comply with all applicable state and local public health regulations and all other applicable state and local laws, rules and regulations at all times.

- b) *Building.* A Registered Marijuana Dispensary shall be located only in a permanent building and not within any mobile facility. All sales shall be conducted either within the building or by home deliveries to qualified clients pursuant to applicable state and local regulations.**

The Applicant is in compliance with this provision as it is proposing its RMD on the ground floor of the existing building located at 1385 Cambridge Street. All sales will be conducted either within the building or by home deliveries to qualified clients pursuant to applicable state or local regulations.

- c) *Dimensional Requirements.* Except where it is explicitly stated otherwise in this Section 11.800, a Registered Marijuana Dispensary shall conform to the dimensional requirements applicable to non-residential uses within the base and overlay zoning districts.**

The proposed Registered Marijuana Dispensary conforms to the dimensional requirements outlined above. The Building is a pre-existing non-conforming building with respect to Floor Area Ratio and Rear Yard Setback. The work required for the proposed Facility does not increase or add to any of the existing non-conformities as it consists of the renovation and rehabilitation of the existing interior living space.

- d) *Parking and Loading.* Notwithstanding anything to the contrary in Article 6.000 of this Ordinance, the required number of parking and bicycle parking (both long-term and short term) spaces and the required number of loading bays for a Registered Marijuana Dispensary shall be determined by the Planning Board based on the transportation analysis and other information related to operational and security plans provided by the applicant. Except as set forth above, all parking, bicycle parking and loading facilities shall conform to the requirements set forth in Article 6.000.**

The proposed Registered Marijuana Dispensary conforms to the parking and loading requirements outlined above. As described herein, the Building is a pre-existing non-conforming structure and the interior renovations do not increase or add to any of the existing non-conformities. Accordingly, any non-conformities to parking and loading may remain as is.

- e) **Location:** Registered Marijuana Dispensaries shall be allowed only by Planning Board Special Permit within the Business A, Business B, Business B-1, Business B-2, Business C, Industry A-1, Industry B-1 and Industry B-2 districts. No Registered Marijuana Dispensaries shall be allowed within 1,800 feet of another Registered Marijuana Dispensary.

The Applicant is proposing to locate its RMD at 1385 Cambridge Street, which is located within the Business A (BA) zoning district. The Applicant has also prepared a comprehensive context map depicting the location of nearby registered marijuana dispensaries (the "Map of RMD's"), a copy of which is attached hereto as Tab 8. As shown on the Map of RMD's, there are no other RMD's located within 1,800 feet of the proposed facility. Accordingly, the Applicant is in compliance with this requirement.

IV. The Applicant satisfies the Criteria for Approval of a Registered Marijuana Dispensary as set forth in Article 11, Section 11.803 of the Ordinance.

An application to the Planning Board shall include, at a minimum, the following information:

- a) **Description of Activities:** A narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of marijuana or marijuana infused products (MIPs), on-site sales, off-site deliveries, distribution of educational materials, and other programs or activities.

The Applicant is proposing a retail-only RMD that will occupy three thousand two hundred and fourteen (3,214) square feet on the ground floor of 1385 Cambridge Street, a standalone building located within the Business A District of Inman Square. All marijuana cultivation and processing operations will occur at the Applicant's existing cultivation facility in Taunton, Massachusetts. Corporate offices would be placed on the second and third floor of the building.

Retail Operations:

Patients are required to display a DPH identification card and another form of government identification prior to gaining access to the waiting and dispensing areas. All individuals on the premises, including patients, are required to display a color-coded ID badge and must log in and out of the facility. All entry documents will be verified by a computer through a query match with the Department of Public Health's systems. Absolutely no loitering will be permitted outside of the Building.

Upon gaining access into the facility, all patients will be met by a Patient Services Representative. Patients entering the facility for the first time will be guided into the special medical sales floor for a consultation. During the consultation, the Patients Services Representative will guide them through a questionnaire related to their condition(s), symptoms, and overall quality of life. Patients will receive educational information about particular treatment plans for the conditions they describe and will be informed about Commonwealth Alternative Care's complementary care model which matches patients with local health services in the Inman Square neighborhood, including reiki, massage, nutritional counseling, acupuncture, fitness opportunities, and herbal consultations. They will then be led to the general dispensary floor for to make a purchase.

Patients at the general dispensary floor will also have the opportunity to discuss their condition and treatment plan with the trained patient services representative or to purchase medical marijuana at one of the point of sale consoles. At each console, patient services representatives will ensure that the customer does not exceed their sixty day supply limit. All products and samples will be kept within a locked counter made of shatterproof glass that is inaccessible to patients. No more than one sample will be offered for sale. No products will be visible to a person from the exterior of the store.

All products will be pre-weighed, packaged in child resistant materials, and labeled with important health and safety information prior to delivery to the facility. Upon sale, patients will receive the product in an opaque child resistant bag and will be escorted out of the facility. Absolutely no loitering will be permitted outside of the Building, and no consumption of the product will be allowed on or around the premises.

Pursuant to 105 CMR 725.100, the Applicant will implement a hardship program that provides discounted or free marijuana to patients with verified, documented financial hardship indicating that they qualify for MA or federal means-based program. The Applicant will offer patient discounts based on a sliding scale from 10-50% off, depending on a patient's level below 300% of the Federal Poverty Guidelines. In addition, the Applicant will offer a free gram of product per week for those with greater financial hardship, as qualified by receiving MassHealth, Supplemental Security Income, or where the patient's individual income does not exceed 300% of the federal poverty level (adjusted for family size). Additional weight/discounts will be offered to veterans, the terminally ill, and senior citizens. Participation allows patients access to all forms of medical marijuana and does not limit them to a restricted selection of discounted product.

Operational Foundation – Inventory, Cash Management, and Personnel Policies:

Inventory: The Applicant will only keep enough inventory on the site at any given time to satisfy patient demands for a one to two day period. All inventory will be stored within a secure vault in a limited access area at all times. The vault will be monitored by video surveillance and accessible only by keycard to staff members with high security credentials.

Inventory Delivery: The Applicant plans to utilize Springfield Street for the delivery of cannabis and will park and unload to the right of the RMD's main entrance. Our delivery entrance is well-positioned near the rear of the building, far away from the pedestrian plaza proposed for Cambridge Street.

Delivery vehicles will bear no markings that indicate that the vehicle is being used to transport marijuana nor indicate the name of the RMD and will utilize random delivery times and routes. Cannabis will be transported in a secure, locked storage compartment that is part of the delivery vehicle and will not be visible from outside the delivery vehicle. Upon arrival, the delivery vehicle will be greeted by a plain clothed security professional. One RMD agent will remain in the vehicle at all times, while the other RMD agent will transport the cannabis to the store with the security professional. All deliveries will be done in strict compliance with the Regulations.

The Applicant anticipates two product deliveries per week. As the company grows, the deliveries will become larger rather than more frequent.

Cash Management: Patients may purchase products utilizing cash or a debit card. The Applicant has a cash management program to ensure that there is an appropriate amount of cash on site at any given time. Frequent pick-ups will occur in unmarked vehicles, or by utilization of an armored bank truck.

Personnel Policies: The Applicant is committed to running a dispensary that remains fully compliant with all of the regulations set forth by the Commonwealth of Massachusetts and the City of Cambridge. As such, all patient service representatives, RMD agents, and management will undergo an extensive training program. Staff will receive extensive training on secure opening procedures; safety procedures; emergency management procedures; patient treatment options; the hardship program; inventory procedures; cash procedures; secure closing procedures; delivery procedures; and inappropriate conduct. Please see the enclosed personnel manual, attached hereto and incorporated herein by reference.

Safety and Security:

The Applicant's security policies and procedures meet and exceed the Department of Public Health security provisions contained in 105 CMR 725.110.

The Applicant's security will be supported by The Winmill Group ("**Winmill**"), a leading security consulting firm with extensive nationwide experience in the medical and recreational marijuana industries. Winmill has provided security planning and preparedness services for multiple dispensaries and cultivation facilities located in Massachusetts, Nevada, Illinois, Maryland, California, and Colorado, including Las Vegas, Chicago, Boston, and Baltimore. Winmill has also prepared, conducted, and supported security and intelligence training for the New York Police Department, Boston Police Department, and Washington, D.C. Metropolitan Police Department. Winmill supports security operations for events such as the Presidential Inauguration, Major League Baseball All Star Game, and the Democratic National Convention.

Additionally, the Applicant will invest in state-of-the-art security infrastructure. Video cameras will be placed in all areas within the facility that contain marijuana as well as all points of entry or exit. Law enforcement will be provided with real-time access to all video streams covering the exterior of the building. Alarm systems will be installed and connected with local law enforcement, including perimeter systems and duress, panic, and holdup alarms. Multiple redundant alarm and video systems will ensure that security features remain operational in instance of power outage or system failure. Video footage will be retained for a time period of 90-days, or longer if there is a request by an appropriate authority.

Live security will be present at the dispensary during all hours of operation. Security personnel will be trained in the security industry and crime prevention standards and will have experience in the surveillance of high volume, high risk retail operations. Former or current law enforcement employed by a licensed, bonded security company are preferred. Additionally, all staff will receive training in both physical security measures (surveillance, alarms, signage, safes, vaults, etc.) as well as procedures to ensure a safe and secure working environment for employees, patients, and caregivers.

Patients are required to display a DPH identification card and another form of government identification prior to gaining access to the waiting and dispensing areas. All individuals on the premises, including patients, are required to display a color-coded ID badge and must log in and out of the facility. All entry documents will be verified by a computer through a query match with the Department of Public Health's systems. Absolutely no unauthorized persons will be allowed entrance into the dispensary. Logs of patient, staff, and contractor entry will be made available at all times to the City of Cambridge Police Department and Department of Public Health.

Staff access in and around the dispensary will be monitored by a keycard program. Only essential staff will receive access within limited access areas, including the area that holds the vault. Limited access areas will be climate-controlled and monitored 24 hours a day for security and environmental changes. Vaults will be monitored by video surveillance with a two-step security process to enter the room. After scanning a key card, employees will be required to enter a unique PIN to enter the room. At the end of each shift, employees must return key cards to security personnel.

To ensure continued regulatory compliance, regular, unannounced audits will be conducted by Department of Public Health approved vendors.

Delivery:

The Applicant will work with the City of Cambridge, local law enforcement, the Department of Public Health and the local patient community to develop a home-delivery program based on the needs of the surrounding community.

Educational Materials:

All patients will receive a copy of the Commonwealth Alternative Care Patient Handbook upon their first visit to the dispensary. A copy of this handbook and pertinent updates will also be made available online to all patients.

- b) Service Area: A map and narrative describing the area proposed to be served by the Registered Marijuana Dispensary and the anticipated number of clients that will be served within that area. This description shall indicate where any other Registered Marijuana Dispensaries exist or have been proposed within the expected service area.**

The Applicant anticipates that it will serve 50 patients per day at the RMD. The Applicant has prepared a Service Area Map depicting what neighborhoods will likely utilize this RMD, a copy of which is attached hereto and incorporated herewith.

Utilizing median points to develop a rough service area, the Applicant developed and utilized the following neighborhood population figures.

The Applicant anticipates that its immediate service areas will be in East Cambridge (Area 1), with an adult population of 8,301; MIT (Area 2) with an adult population of 4,383; Wellington Harrington (Area 3) with an adult population of 5,525; The Port (Area 4) with an adult population of 5,514; approximately half of the population of Mid-Cambridge (Area 6), with an estimated proportional adult population of approximately 5,673; and Union Square, Somerville, with an adult population of 12,196. Of the total estimated population of 41,592 adults in this service area, we estimate that the patient population is approximately 1,248 patients.

Notwithstanding the attached service area map and above mentioned patient count figures, as one of the few dispensaries in the Commonwealth that is committed to providing noneuphoric medication including balms, pills, salves, and transdermal patches, the Applicant anticipates that it will have a sizable patient following and will attract patients from the Greater Boston area and Commonwealth at large.

There are currently three (3) medical marijuana dispensaries that have received Planning Board approval to operate in the City of Cambridge, located on Fawcett Street in the Alewife neighborhood; 1001 Massachusetts Avenue near Harvard Square; and 98 Winthrop Street in Harvard Square. Dispensaries have also been proposed in Davis Square, Somerville and Assembly Square, Somerville.

- c) **Transportation Analysis:** A quantitative analysis, prepared by a qualified transportation specialist acceptable to the Planning Board, modeling the expected origin and frequency of client and employee trips to the site, the expected modes of transportation used by clients and employees, and the frequency and scale of deliveries to and from the site.

Please see the attached Transportation Analysis report prepared by Hayes Engineering, Inc., attached hereto and incorporated herein by reference.

- d) **Context Map:** A map depicting all properties and land uses within a one thousand-foot (1,000') radius (minimum) of the project site, whether such uses are located in Cambridge or within surrounding communities, including but not limited to all educational uses, daycare, preschool and afterschool programs.

Please see the attached General Context Map (the "Context Map"), attached hereto and incorporated herein by reference.

- e) **Site Plan:** A plan or plans depicting all proposed development on the property, including the dimensions of the building, the layout of automobile and bicycle parking, the location of pedestrian, bicycle and vehicular points of access and egress, the location and design of all loading, refuse and service facilities, the location, type and direction of all outdoor lighting on the site, and any landscape design.

Please see the attached Site Plan prepared by Hayes Engineering, Inc., attached hereto and incorporated herein by reference.

- f) **Building Elevations and Signage:** Architectural drawings of all exterior building facades and all proposed signage, specifying materials and colors to be used. Perspective drawings and illustrations of the site from public ways and abutting properties are recommended but not required.

Please see the attached Plans.

- g) **Registration Materials:** Copies of registration materials issued by the Massachusetts Department of Public Health and any materials submitted to the Massachusetts Department of Public Health for the purpose of seeking registration, to confirm that all information provided to the Planning Board is consistent with the information provided to the Massachusetts Department of Public Health.

Please see the attached registration materials, included as Tab 15. Please note that redacted registration materials have been included. The Applicant will furnish un-redacted copies upon request.

V. The Applicant satisfies the Special Permit Criteria for Approval of a Registered Marijuana Dispensary as set forth in Article 11, Section 11.804 of the Ordinance.

In granting a special permit for a Registered Marijuana Dispensary, in addition to the general criteria for issuance of a special permit as set forth in Section 10.43 of this Ordinance, the Planning Board shall find that the following criteria are met:

- a) The Registered Marijuana Dispensary is located to serve an area that currently does not have reasonable access to medical marijuana, or if it is proposed to serve an area that is already served by other Registered Marijuana Dispensaries, it has been established by the Massachusetts Department of Public Health that supplemental service is needed.**

As demonstrated in the Context Map, the proposed RMD will serve an area that does not currently have adequate access to medical marijuana. The Applicant anticipates that its immediate service areas will be in East Cambridge (Area 1), with an adult population of 8,301; MIT (Area 2) with an adult population of 4,383; Wellington Harrington (Area 3) with an adult population of 5,525; The Port (Area 4) with an adult population of 5,514; approximately half of the population of Mid-Cambridge (Area 6), with an estimated proportional adult population of approximately 5,673; and Union Square, Somerville, with an adult population of 12,196. Of the total estimated population of 41,592 adults in this service area, we estimate that the patient population is approximately 1,248 patients.

Additionally, the Applicant is one of few dispensaries across the Commonwealth that is committed to providing patients with access to noneuphoric medical marijuana products, including balms, salves, pills, and transdermal patches. Due to the highly specialized equipment, experienced operators, and cost constraints of providing these forms of medicine in nonsmokable forms, most dispensaries across the Commonwealth do not offer these items for purchase. As a result, the Applicant has a waiting list of over 40 families in their network who seek to provide these options to their children, primarily comprised of children with seizure disorders.

Additional information about the Applicant's proposed offering of noneuphoric strains is attached hereto as Tab 12.

- b) The site is located at least five hundred feet distant from a school, daycare center, preschool or afterschool facility or any facility in which children commonly congregate or if not located at such a distance, it is determined by the Planning Board to be sufficiently buffered from such facilities such that its users will not be adversely impacted by the operation of the Registered Marijuana Dispensary.**

Please see the enclosed Context Map. The entrance to the RMD is 403 feet away from the Little Folks Fellowship Nursery School, located at 1413 Cambridge Street within the United Presbyterian Church (the "**Nursery School**"). The Applicant respectfully submits that the proposed RMD location is sufficiently buffered from the Nursery School and that the proposed use will not adversely impact the Nursery School for the following reasons:

1. The Nursery School has a sizable setback from the street and the proposed facility is buffered by the intersection of Cambridge and Hampshire Streets, across a busy thoroughfare. It is unlikely that children being picked up or dropped off from nursery school would routinely encounter RMD clients or staff.
2. The Applicant has a robust security plan that is intended to protect neighbors and the surrounding community from any perceived adverse effects of the operation of a medical marijuana dispensary. A security guard will be present during all hours of operation to ensure that patients are not loitering around the site and that there is no use or consumption of any product on or near the site.
3. There is existing precedent in which the Planning Board has approved the issuance of a RMD permit to an applicant that has a site located within 500 feet of a use at which children commonly congregate.

As described in detail herein, the Applicant has spent a significant amount of time searching for appropriate locations for its RMD and chose this location because of its business neighborhood location, conveniently located near other health service providers, and its significant distance from sensitive uses in a densely populated portion of Cambridge.

As stated above, the Applicant, thoroughly vetted the use and the location of the RMD through the state licensing procedure. Many of the issues the Applicant considered in determining a location that complies with the Regulations, directly address the effect of the proposed RMD on the surrounding neighborhood.

For example, the DPH required the Applicant to detail its operating procedures in order to evaluate their impact on the neighborhood. The Applicant was required to supply detailed operational information on the hiring of employees, employee security policies and crime prevention techniques, hours of operation and after-hours contact information, and extensive security protocols.

Further, many of the procedures and safeguards set forth in the Regulations, which are enforced and implemented by the DPH, are specifically designed to ensure the safe and discreet dispensing of medicinal marijuana so as to minimize and mitigate any impact the RMD may have on the surrounding neighborhood and community. The Applicant will be subject to continued oversight by the DPH and is required to adhere to stringent requirements for the security, storage, handling, testing, packaging, labeling and dispensing of Marijuana.

The Regulations limits the logos used for labeling, signage and other materials and specifically prohibits the use of medical symbols, images of marijuana, related paraphernalia, and colloquial references to cannabis and marijuana as logos. The Regulations limit the illumination of external signage and prohibits any displaying of advertisements for marijuana, graphics related to marijuana or paraphernalia on the exterior of the RMD. All of these requirements were designed in an effort to minimize and mitigate any adverse effects a RMD may have on a neighborhood. As stated above the DPH will continue to enforce these requirements and the Applicants license can be revoked for any violations. Further, because the Applicant chose an appropriate location for the RMD and had many other mechanisms in place, including a proven track record of experience in the industry, it was selected to receive a license for this location as well as two additional licenses elsewhere in Massachusetts. The DPH's approval (evidenced by the License) and support of this site, for use as an RMD, serve as a strong indication that there will be no adverse effect on the neighborhood.

The Applicant will also be enhancing the safety and security of the neighborhood by investing substantial capital to improve and build out the Building for the RMD.

As such, the Applicant respectfully submits that the proposed use of the Property for the dispensing of medicinal marijuana will have a de minimus impact on the neighborhood.

Accordingly, the Applicant respectfully requests that the board find that the materials set forth in this application demonstrate that the proposed RMD that the proposed RMD location is sufficiently buffered from the Nursery School and that the proposed use will not adversely impact the Nursery School.

- c) The site is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation, including drivers, pedestrians, bicyclists and public transportation users.**

The Applicant selected the proposed site because it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation.

Public parking is available in the City of Cambridge Public Lot 14 located approximately 250 feet north of the proposed property, as well as on-street along Cambridge, Hampshire and Springfield Streets. The site is also located conveniently to public transportation having four (4) MBTA bus stops located on the 69, 83 and 91 bus routes within 150 feet of the subject property. The Inman Square Hubway bicycle sharing station is also located within 200 feet of the proposed RMD. The proposed RMD is also accessible via the MBTA subway and is within one-mile of the Harvard and Kendall Red Line stops and within 1.25 miles of the Lechmere Green Line stop.

Additionally, the site is located in an area that has no immediate access to a medical marijuana dispensary. The Applicant anticipates that a high percentage of the patient population will be comprised of residents of within a mile of the dispensary.

d) Traffic generated by client trips, employee trips, and deliveries to and from the Registered Marijuana Dispensary shall not create a substantial adverse impact on nearby residential uses.

The Applicant respectfully submits that its proposed use of the Property as an RMD will not disturb the existing right of way, pedestrian access, and will not cause a serious hazard to vehicle or pedestrian traffic or create a nuisance nor will it require the addition of any new parking or loading spaces. Traffic generated and patterns of access and egress will not cause congestion, hazard, or a substantial change to the neighborhood character. The Applicant anticipates that approximately 50 patients will visit the RMD per day. Of these trips, the Applicant anticipates that approximately 26% will travel by public transit, 56% will travel by vehicle, and 18% will travel by foot or by bicycle.

Public parking is available in the City of Cambridge Public Lot 14 located approximately 250 feet north of the Property, as well as on-street along Cambridge, Hampshire and Springfield Streets. The Property is also conveniently located near public transportation, with four (3) MBTA bus stops located on the 69, 83 and 91 bus routes within 150 feet. The Inman Square Hubway bicycle sharing station is also located within 200 feet of the proposed RMD. The proposed RMD is also accessible via the MBTA subway and is within one-mile of the Harvard and Kendall Red Line stops and within 1.25 miles of the Lechmere Green Line stop. The Applicant intends to encourage both patients and employees to utilize alternative modes of transportation to minimize project impacts on both parking and traffic.

The Applicant has taken great care to develop operational procedures to ensure that patient visits within the RMD are short in duration and that the layout of the RMD is such that there will be no lines or other congestion to enter or exit the facility. Operational procedures will be adjusted as needed to ensure appropriate flow into, throughout, and out of the dispensary.

Although the Applicant does not anticipate that the proposed dispensary use will result in any adverse traffic impacts, the Applicant is willing to undertake any of the following traffic mitigation efforts to protect against adverse effects:

1. Provide 65% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees;
2. Provide lockers in the break room for employees that walk or bike to work;
3. Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
4. Provide customers with information regarding transportation options to access the facility;

5. 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;
6. Participate in transportation-related training offered by the City of Cambridge or a local Transportation Management Association; or
7. Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management plan.

For additional information, please see the enclosed memorandum from Hayes Engineering, Inc., attached hereto and incorporated herein by reference.

e) Loading, refuse and service areas are designed to be secure and shielded from abutting uses.

Loading will be accomplished through the use of existing loading zones delineated on Hampshire Street proximate to 243 Hampshire Street. Deliveries of marijuana containing products ("**MCP**") will be in accordance with 105 CMR 725.105 and 725.110. A minimum of two (2) dispensary agents will accompany MCP deliveries at all times.

In conjunction with MCP deliveries, all marijuana waste will be removed from the site by the dispensary agents and inventoried in accordance with 105 CMR 725.110. Marijuana waste will be returned to the cultivation facility where it will be rendered unusable and composted.

f) The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior.

At the suggestion of the Inman Square Neighborhood Association, the Applicant has maintained an active storefront presence to be subleased to rotating retail tenants on a monthly basis. The retail storefront will ensure that the building remains consistent with the surrounding look and feel of the neighborhood and is pedestrian and bicycle friendly. The primary entrance of the facility will be located on Springfield Street to mitigate any negative aesthetic impacts that might result from restrictions on visibility into the building's interior. The existing side of the property that faces onto Springfield Street is brick and does not allow for a public view into the facility.

VI. The Applicant's proposed RMD is within the purview of and satisfies the Statutory and Regulatory framework for Medicinal Marijuana in Massachusetts.

The Applicant respectfully submits that it is the intent of the legislature to not further delay the opening of Medical Marijuana Treatment Centers and that the DPH, acting as the regulatory body for the State of Massachusetts, has promulgated a regulatory framework to implement the humanitarian use of medical marijuana. The Applicant has adhered to that regulatory framework and has received a Provisional Certificate of Registration. As such the Applicant respectfully requests the Board approve this location pursuant to the guidelines set forth in the Chapter 369 of the Acts of 2012, known as the Act for the Humanitarian Medical Use of Marijuana (the "**Act**") and the Regulation.

Furthermore, in two recent Suffolk Superior Court decisions Judge Billings and Judge Kaplan relied on the clear language in the Act to find that the legislature established a regulatory framework wherein the DPH was to license one dispensary in each county within one year. The Court went on to further infer that delays in the licensing process resulting in the failure to get patients access to the medical relief they are entitled to under the Act is precisely the type of prejudice the regulatory framework was designed to prevent, and that the public interest would be harmed by further delays in the registration and opening of Medical Marijuana Dispensaries. See *Medical Marijuana of Massachusetts, Inc. vs. Department of Public Health*, Suffolk Superior Court, No. 2014-2722-BLS1, April 27, 2015.

In November of 2012, Massachusetts voters overwhelmingly endorsed access to Medical Marijuana. As a result, the legislature enacted the Act for Humanitarian Use of Marijuana, which became effective on January 1, 2013. Of significance to this Application is that the Act provides that: "In the first year after the effective date, the Department [of Public Health] shall issue registrations for up to thirty-five non-profit medical marijuana treatment centers". See Section 9(C). As such, it is clear that the intent of the Legislature, in including the aforementioned language in the Act, was to emphasize the importance of having Treatment Center's operational in Massachusetts within a year. As is often the case, this process has been slower than originally anticipated.

Notwithstanding the delays, the Applicant has received a License for the proposed RMD at the Property.

As stated above, the Applicant respectfully submits that it is the intent of the legislature and the Court to not further delay the opening of Medical Marijuana Treatment Centers. Pursuant to the guidelines set forth in the Act and the Regulation the Applicant respectfully requests the Board approve this location.

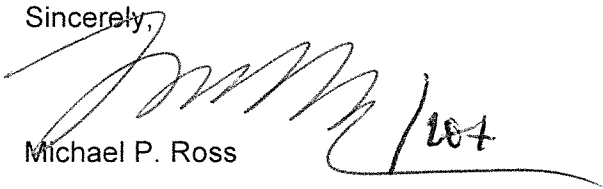
Cambridge Planning Board
September 22, 2017
Page 21

VII. Summary

The Applicant hereby requests that the Board determine that its proposed RMD will not have any adverse effect on the neighborhood within which the Property is located in particular, and the City of Cambridge as a whole. The findings are made in view of the particular characteristics of the Property and of the Applicant's proposed RMD, as detailed above and herein. That the Property is the most appropriate location for the RMD and that adequate and appropriate facilities will be provided for the proper operation of the use and finally that this use will not create any nuisance.

For the foregoing reasons the Applicant respectfully requests that the Board grant the foregoing relief in the form of a Special Permit and such other relief as the Board deems necessary to allow the construction and operation of the Applicant's proposed RMD.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael P. Ross", with a date "10/4" written to the right of the signature.

Michael P. Ross

617 456 8149 direct
mross@princelobel.com

MPR/wf
Enclosure

9



603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Traffic Impact Statement

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. CAM-0042

TO: City of Cambridge Planning Board
FROM: Tony Capachietti, *Project Manager*
DATE: September 7, 2017
SUBJECT: Commonwealth Alternative Care
1385 Cambridge Street
Cambridge, MA

At the request of Commonwealth Alternative Care (the Applicant), Hayes Engineering, Inc. (HEI) has prepared the following Traffic Impact Statement in support of the proposed Registered Marijuana Dispensary (RMD) at the above address in accordance with section 20.704(c) of the City's Zoning Ordinance. The purpose of this Impact Statement is two-fold:

- To estimate the intensity, frequency and mode of transportation for client and employee trips to the proposed RMD; and
- To identify the frequency and scale of deliveries to and from the site.

The existing building located at 1385 Cambridge Street (Inman Square) is a nineteenth-century four (4) story brick building with approximately 11,253± square feet of total leasable floor area. The proposed Commonwealth Alternative Care (CAC) RMD will occupy the structure over four floors that previously housed general office space and a ground floor tenant space (3,978± square feet) previously occupied by the "Quick Food Mart" convenience store.

Site Accessibility

The proposed RMD is located on Cambridge Street at its intersection with Hampshire Street and Springfield Street in the area of Cambridge known as Inman Square. Public parking is available on-street along Cambridge, Hampshire and Springfield Streets and in the City of Cambridge Public Lot 14 located approximately 250 feet north of the subject property. The proponent is not proposing any off-street parking for the proposed dispensary.

The site is also located conveniently to public transportation having four (4) MBTA bus stops located on the 69, 83 and 91 bus routes within 150 feet of the subject property. The Inman Square Hubway bicycle sharing station is also located within 200 feet of the proposed RMD.

The proposed RMD is also accessible via the MBTA subway and is within one-mile of the Harvard and Kendall Red Line stops and within 1.25 miles of the Lechmere Green Line stop.

The proponent intends to encourage both patients and employees to utilize alternative modes of transportation to minimize project impacts on both parking and traffic.



Trip Generation

Average Daily Vehicle Trips and Peak Hour Trips for the project are calculated using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.

Existing Condition:

7,275± square feet of the existing facility to be occupied by CAC, under its previous use, is best classified as General Office (ITE Land Use Code 710):

A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers and tenant services, such as a bank or savings and loan institution, a restaurant or cafeteria and service retail facilities.

Trip Generation rates per 1,000 square feet (sf.) of Gross Floor Area and estimated vehicle trip ends are summarized in Tables 1, below:

TABLE 1

Trip Generation, ITE LUC 710 – General Office Building

<u>Time Period/Direction</u>	<u>Trip Ends Per 1,000-SF.</u>	<u>Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	11.03	80
Weekday AM Peak Hour	1.56	11
88% Entering		10
12% Exiting		1
Weekday PM Peak Hour	1.49	11
17% Entering		2
83% Exiting		9
Saturday Daily	2.46	18
Sunday Daily	1.05	8

⁽¹⁾ Based on 7,275-sf. Gross Floor Area

The remaining 3,978± square feet of the existing facility to be occupied by CAC, under its previous use, is best classified as Convenience Market – Open 15-16 hours (ITE Land Use Code 852):

The convenience markets in this classification are open 15-16 hours per day. These markets sell convenience foods, newspapers, magazines and often beer and wine; they do not have gasoline pumps.



Trip Generation rates per 1,000 square feet (sf.) of Gross Floor Area and estimated vehicle trip ends are summarized in Tables 2, below:

TABLE 2

Trip Generation, *ITE LUC 852 – Convenience Market (15-16 hours)*

<u>Time Period/Direction</u>	<u>Trip Ends Per 1,000-SF.</u>	<u>Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily		
Weekday AM Peak Hour	32.60	130
<i>51% Entering</i>		66
<i>49% Exiting</i>		64
Weekday PM Peak Hour	36.22	144
<i>49% Entering</i>		71
<i>51% Exiting</i>		73
Saturday Daily		
Sunday Daily		
⁽¹⁾ Based on 3,978-sf. Gross Floor Area		

The ITE does not publish weekday daily average trip generation rated for this use, however the maximum peak hour is approximately ten-percent of the average daily total rate, in this case approximately 362 trip ends per 1,000 sf, or 1,441 vehicle trip ends daily.

Proposed Condition:

Registered Marijuana Dispensaries (RMDs) are generally classified as Specialty Retail (ITE Land Use Code 826), defined as:

...generally small strip shopping centers that contain a variety or retail shop and specialize in quality apparel, hard goods and services, such as real estate offices, dance studios and small restaurants

Trip Generation rates per 1,000 square feet (sf.) of Gross Floor Area, and trip generation rates for the proposed 3,214[±] sf. RMD are summarized in Table 3 on the following page.



TABLE 3

Trip Generation, *ITE LUC 826 – Specialty Retail*

<u>Time Period/Direction</u>	<u>Trip Ends Per 1,000-SF.</u>	<u>Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	44.32	142
Weekday AM Peak Hour	6.84	22
48% Entering		11
52% Exiting		11
Weekday PM Peak Hour	5.02	16
56% Entering		9
44% Exiting		7
Saturday Daily	42.04	135
Sunday Daily	20.43	66

⁽¹⁾ Based on 3,214-sf. Gross Leasable Area

The remaining 8,039[±] sf. of the facility to be occupied by CAC, will house the office space for the Alternative Care Group, a management company for this dispensary and other dispensary and cultivation facilities in the Commonwealth. This portion of the project is best classified as Single Tenant Office (ITE Land Use Code 715), defined as:

...generally contains offices, meeting rooms and space for file storage and data processing of a single business or company and possibly other service functions including a restaurant or cafeteria.

Trip Generation rates per 1,000 square feet (sf.) of Gross Floor Area and estimated vehicle trip ends are summarized in Tables 4, below:

TABLE 4

Trip Generation, *ITE LUC 715 – General Office Building*

<u>Time Period/Direction</u>	<u>Trip Ends Per 1,000-SF.</u>	<u>Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	11.65	94
Weekday AM Peak Hour	1.80	14
89% Entering		13
11% Exiting		2
Weekday PM Peak Hour	1.74	14
15% Entering		2
85% Exiting		12

⁽¹⁾ Based on 8,039-sf. Gross Floor Area

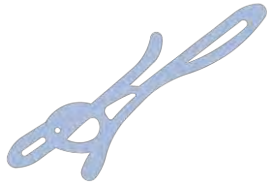


Table 5, below, compares trip-ends for the proposed MMTC compared to the prior use:

TABLE 5

Trip Generation, *Summary – Prior Use vs. Proposed MMTC*

<u>Time Period/Direction</u>	<u>Prior Use Vehicle Trip Ends</u>	<u>MMTC Vehicle Trip Ends</u>
Weekday Daily	1,521	236
Weekday AM Peak Hour	141	36
<i>Entering</i>	76	24
<i>Exiting</i>	65	13
Weekday PM Peak Hour	155	30
<i>Entering</i>	73	11
<i>Exiting</i>	82	19

ITE Trip Generation rates for the proposed MMTC result in a decrease in vehicle trips to the site under the proposed use. However, ITE trip generation rates may be inflated for this location, as described in the National Cooperative Highway Research Program (NCHRP) Report 758: Trip Generation Rates for Transportation Impact Analyses of Infill Developments:

The ITE data, however, are predominantly representative of suburban contexts and their automobile-dependent land use patterns and transportation networks and typically do not take into account variations in type and location (suburban versus urban) of proposed land uses, proximity of transit service, and the existence of pedestrian and bicycle facilities.

...This use of conventional data can over predict vehicular traffic impacts, resulting in possible mitigations that negatively affect use of transit, bicycle, and pedestrian facilities in the infill project areas.

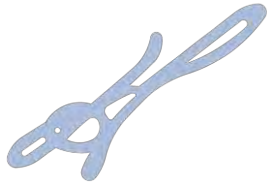
The City of Cambridge has a robust network of alternate modes of transportation and works to actively reduce vehicle trips and single vehicular occupancy through its 1992 Vehicle Trip Reduction Ordinance (VTRO) and its Parking and Transportation Demand Management (PTDM) ordinance. The City of Cambridge Community Development Department's "East Cambridge Planning Study" (October 2001) states:

According to the 1990 US Census, driving alone as a mode of travel to work for commuters living in the study area varied from 34.1% in the Kendall Square area to 45.9% in the North Point area.

Community Development's subsequent "Kendall Square Central Square (K²C²) Planning Study - Kendall Square Final Report of 2013" further notes:

Travel trends show that transportation management in Cambridge is benefitting from positive changes across the modes. Auto ownership is declining...according to City research 50% of Cambridge households within ¼ mile of an MBTA station have no car.

Bicycle growth is strong: the number of bicycles on the road during rush hour tripled between 2002 and 2012. Cambridge has received the highest score in the nation for its bike facilities and



Traffic Impact Statement
Commonwealth Alternative Care
1385 Cambridge Street
CAM-0042
September 7, 2017

the popularity of walking here has been broadly recognized, including being twice named "America's most walkable city" by Prevention Magazine...The launch in Cambridge of Hubway, the highly successful regional bike share system, further increases the potential for growing the percentage for growing the percentage of trips taken by bike.

Additional positive trends include mode shifts away from people driving alone in "single occupant vehicles" (SOVs). The percentage of SOV users overall in Cambridge reduced from 51% to 45%...public transit use grew from 23% to 25% and the percentage of bicycling and walking commuters is now up from 15 to 18%.

This data further indicates that anticipated ITE trip generation for the proposed RMD may be inflated due to the unique character and travel habits of the City of Cambridge. Registered Marijuana Dispensaries are a new use with limited data for use in the estimation of trip generation. A quantitative analysis can be performed based upon available dispensary information published by the Massachusetts Department of Public Health (DPH). Through the end of July 2017, it was reported that there are 43,653 patient certifications (patients and caregivers) for medical marijuana and 10 active dispensaries selling marijuana containing products (see Figure 1, below).

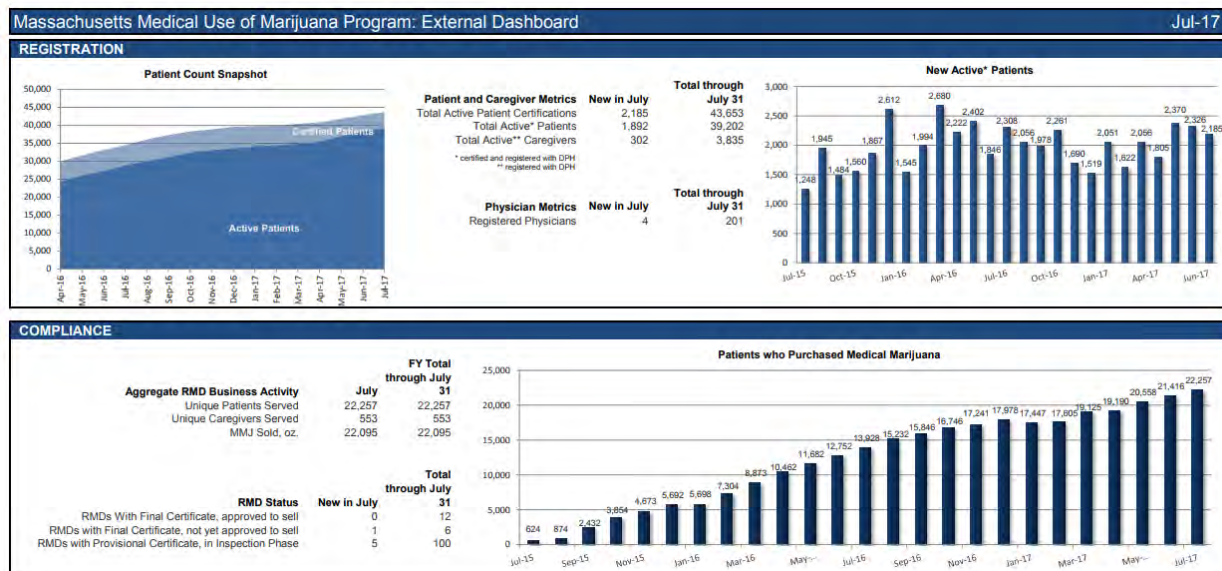


Figure 1 – Massachusetts DPH March Dashboard

<http://www.mass.gov/eohhs/docs/dph/quality/medical-marijuana/monthly-dashboards/2017-07-external-dashboard.pdf>

Only a portion of those with active certifications purchase marijuana during any given month. This can be due to home cultivation licenses or the practice of procuring product in excess of a monthly supply. It was reported that only 22,810 unique patients and/or caregivers purchased marijuana product during the month of July (52.25% of certified patients). The average percent of unique patients per month compared to total patient certifications for the previous eighteen (18) month period was 43.0% with a high of 52.25% in July 2017 and a low of 28.61% in February 2016.

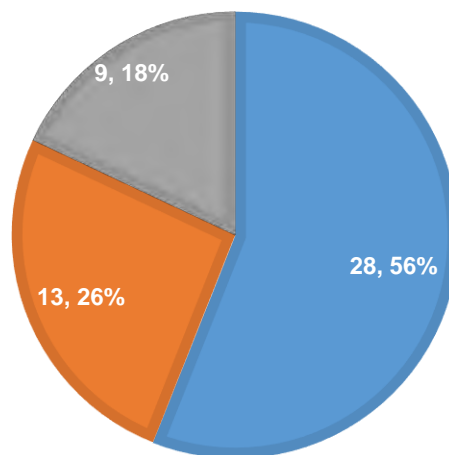


Assuming an equal distribution of patients to each of the twelve (12) existing dispensaries, each dispensary would serve approximately 3,586 patients. Adding the proposed Commonwealth Alternative Care dispensary (13 dispensaries) the number of patients per dispensary would decrease to 3,311 patients, with approximately 43.0% of available patients obtaining marijuana product monthly, each dispensary would serve 1,424 customers per month. Section E of the proponent's Department of Public Health Siting Profile indicates its first full fiscal year projected number of customers to be 1,501 unique patients for the year purchasing one ounce of marijuana product monthly, consistent with this analysis.

The proposed dispensary would serve patients seven (7) days per week, on average 30 days per month. The daily patient load for the dispensary would equate to approximately 50 patients per day. Mode of transportation for these anticipated patients are anticipated to follow current City of Cambridge mode splits and are projected as indicated in Table 4.

TABLE 4 - ANTICIPATED TRANSPORTATION MODES (DAILY)

■ Automobile ■ Public Transit ■ Walk/Bike



Traffic data for Inman Square published by Vanasse Hangen Brustlin, Inc. (VHB) in June 2015 and made available by the City of Cambridge indicates that approximately 30,000 vehicles daily traverse Inman Square on weekday via Hampshire and Cambridge Streets. The projected 28 average daily vehicle trips for the RMD represents less than 0.1% of the Average Daily Trips (ADT) by vehicles in Inman Square. No anticipated adverse effects to prevailing traffic conditions are anticipated by the proposed RMD use at 1385 Cambridge Street.



Deliveries

CAC anticipates approximately eleven (11) deliveries to and/or from the RMD per week. Deliveries to the site will consist of marijuana and marijuana containing products every other day, up to four (4) times per week. This includes the delivery of product and removal of marijuana containing waste for disposal at CAC's cultivation and processing facility in Taunton, MA. Cash will be picked up daily from the facility or upon reaching a monetary threshold up to seven (7) times per week.

Deliveries will be conducted in accordance with provisions of the Security Plan on file with the Department of Public Health and shall occur at random times outside of normal business hours (between the hours of 9pm and 11am). Deliveries will use on-street parking located on Hampshire and Springfield Streets, north of Cambridge Street proximate the facility.

10

Community Outreach Summary

The applicant has conducted a thorough community outreach effort to ensure that residents in the surrounding community are aware of the proposal and have ample opportunities to ask questions or provide insight.

Upon obtaining control of the site, the applicant conducted two canvasses of all residents within 750 feet of the property. During this outreach, the applicant obtained 23 letters of support or non-opposition, attached hereto. The applicant provided all residents with whom their team spoke with an informational one pager that provided information about the proposal as well as the applicant's direct cell phone number, attached hereto.

The applicant has met with the Executive Director and Board President of the East Cambridge Business Association. They spoke before the Inman Square Neighborhood Association on July 18, 2017 and August 22, 2017. The Inman Square Neighborhood Association has submitted a provisional letter of support to the Planning Board in support of their plans, attached hereto. The applicant met with Cambridge Local First on September 23, 2017.

The applicant conducted two Pre-Application Community Meetings.

1. The first community meeting was held on June 15, 2017 at the East Coast Grill. The applicant left flyers at each property within 750 feet of the proposed dispensary and purchased an advertisement in the Cambridge Chronicle. Seven Cambridge residents were in attendance. All materials are enclosed.
2. The second community meeting was held on June 28, 2017 at the proposed site. The applicant mailed letters a property notification list provided by the City of Cambridge. There were zero attendees. All materials are enclosed.



Commonwealth

Alternative Care

Please join us for a community meet & greet!

Thursday, June 15

5:30 - 7:30 PM

East Coast Grill: 1271 Cambridge Street

Commonwealth Alternative Care seeks to open a medical marijuana dispensary and our corporate headquarters at 1385 Cambridge Street in Inman Square. Please join us to learn about our plans, which have changed since we first knocked on your door two months ago. If you are unable to attend but are interested in learning more, please call John at (857) 272-1600.

HARVARD SQUARE

Woman facing deportation seeks sanctuary in local church

Associated Press

A woman who fears deportation under President Donald Trump's campaign promise to remove millions of immigrants living in the country illegally is thought to be the first person in Massachusetts to seek sanctuary in a house of worship.

The woman, originally from Ecuador, and her two U.S. citizen children are being sheltered at the University Lutheran Church in Harvard Square.

Immigrants seeking protection from federal immigration authorities have sought sanctuary at churches in Denver and Philadelphia, The Associated Press reported in December. Several hundred houses of worship of various denominations nationwide have offered to provide some form of sanctuary.

"I thought it was a better option because I wouldn't have to be out on the streets where immigration could come for me," the 26-year-old woman, who asked to remain anonymous, said through an interpreter because she speaks Spanish.

She said she was brought to the U.S. against her will and was arrested at the U.S.-Mexico border in 2012. She was released pending the outcome of her case, but has exhausted her appeals and was ordered to leave the U.S.

She fears returning to

Ecuador because the man who first brought her to the U.S. has threatened to kill her, she said. She also fears being separated from her children and their father.

University Lutheran Church is working with eight other groups known as the Cambridge Interfaith Sanctuary Coalition to provide the family with 24-hour accompaniment, food, and other necessities. The church converted Sunday school space for sleeping and living quarters.

The woman also has legal representation.

"This is a calling," Rev. Kathleen Reed of the University Lutheran Church told the Cambridge Chronicle. "We're doing this because we're called by our faith and we're called by love. And as Cornel West has said, 'Love in public looks like justice.' So this comes together in all the different ways we're trying to support people who are facing deportation."

U.S. Immigration and Customs Enforcement follows a 2011 policy to avoid entering "sensitive locations" including schools, places of worship and hospitals to take custody of immigrants in the country illegally, except in cases of terrorism. Trump administration officials say that policy remains in place.

Chronicle editor Amy Saltzman contributed to this report.

5 THINGS TO DO THIS WEEK

1 "The Philosophy Chamber: Art and Science in Harvard's Teaching Cabinet, 1766-1820": 10 a.m. to 5 p.m. June 9, Harvard Art Museums, 32 Quincy St., Cambridge. A showcase of a range of works that have been hidden away for nearly two centuries from Harvard College's Philosophy Chamber, a room named for the discipline of natural philosophy, a cornerstone of the Enlightenment-era curriculum that wove together astronomy, mathematics, physics and other sciences in an attempt to explain natural objects and physical phenomena. For information: <http://harvard-artmuseums.org>.

2 Dance for World Community Festival: noon to 8 p.m. June 10, Sanctuary Theatre, 400 Harvard St., Cambridge. Presented by the Jose Mateo Ballet Theatre. A free daylong, indoor and outdoor festival celebrating the power of dance. Performances and classes in diverse styles of dance. A dance party will

start at 6 p.m. in the parking lot at 1151 Mass. Ave.

3 Speak Out! Youth Poetry Open Mic: 3 p.m. June 11, Longfellow House - Washington's Headquarters National Historic Site, 105 Brattle St. Cambridge. The 2017 MassLEAP Brave New Voices Team, composed of five top-ranked teen poets from the Louder than a Bomb spring festival, will represent the statewide community at the 20th annual Brave New Voices International Festival in July in Berkeley, California. The team will perform before a community youth open mic; interested participants can sign up before the start of the event. Free. For information: 617-876-4491; <https://massleap.org/brave-new-voices>.

4 Boston Youth Symphony Orchestra's 59th Season Final Concert: 3 p.m. June 11, Sanders Theatre: Memorial Hall, Harvard University, 45 Quincy St., Cambridge. Tickets: \$25-\$30. For information:



Dance for World Community, a project presented by José Mateo Ballet Theatre that harnesses the power of dance to improve the social and environmental health of communities locally and beyond, is being held June 10. [COURTESY PHOTO/CHARLES DANIELS PHOTOGRAPHY]

617-496-2222; <http://ofa.fas.harvard.edu/event/byso-59th-season-final-concert>; <http://BYSOweb.org>.

5 CPS Town Hall Meeting: 5:30 to 7:30 p.m. June 13, Cambridge Rindge and Latin School - Cafeteria, 459 Broadway, Cambridge. Residents are invited to share their priorities with the Cambridge Public Schools District Planning

team, composed of educators, families, district leaders and students, to shape the vision of the Cambridge Public Schools. A light meal will be provided at 5:30 p.m., and the Town Hall meeting will begin at 6 p.m. RSVP: <http://bit.ly/district-planning>. For information: FamilyEngagement@cpsd.us.

HIGHER EDUCATION

Harvard pulls admission offers over students' online comments

Associated Press

Harvard University's student newspaper says the school has revoked admission offers to at least 10 prospective freshmen over offensive online messages.

The Harvard Crimson

reported the students posted images and comments in a private Facebook group mocking sexual assault, the Holocaust and racial minorities.

Several group members said at least 10 people were told by Harvard in April

that their acceptances had been withdrawn. The Crimson did not identify the students. Students in the group could not immediately be reached by the Associated Press.

A Harvard spokeswoman told the AP that the school

doesn't comment on the admission status of individual students.

Harvard tells admitted students that offers can be withdrawn for behavior that "brings into question their honesty, maturity or moral character."

COMING UP

Police to hold gun buy-back event

Cambridge's interfaith-based organizations, non-profits and regional partners are teaming up to host the third annual citywide "Safer Homes, Safer Community: Cambridge Gun Buy-Back" initiative on Saturday, June 10, from 9 a.m. to noon.

This public safety event will provide residents with an opportunity to anonymously and safely dispose of their unwanted firearms and, in turn, reduce the potential for an accidental discharge or wrongdoing in a home.

Drop-off locations will provide a convenient way for participants to drop off

unwanted guns with no questions asked and no ID required. The drop-off locations are:

Reservoir Church, 170 Rindge Ave., Cambridge. Drop-off: Parking lot in front of the church (enter on Middlesex)

Pentecostal Tabernacle, 77 Columbia St. (near Central Square). Drop off: Church parking lot

Cambridge Police and the Middlesex Sheriff's Office will be managing both sites and handling the guns turned in, and the State Police will destroy the guns. For added convenience, the Cambridge

Police will be available to pick-up firearms at a Cambridge residence, if interested participants are not able or have concerns about physically dropping off unwanted firearms. To schedule a pickup, please call 617-349-3300.

As an incentive to participate, residents will be awarded gift cards for each firearm they turn into public safety officers on the day of the event. The values range depending on the firearm type: \$200 gift card for an assault weapon; \$100 gift card for a revolver, handgun, semi-automatic, shotgun or rifle; \$50 gift card for a BB gun, pellet gun or

ammunition.

Children who turn in any toy guns will be eligible to receive a \$5 ice cream gift card.

For those who cannot attend the event, gift cards will be honored if pickups are scheduled during the week leading up to June 10 event.

For more information on Cambridge's Gift Cards for Guns, visit camb.ma/GiftCardsforGuns. If you or your organization is interested in becoming involved in the event (e.g. donate gift cards, volunteer at the event or help post flyers in advance of the event), please e-mail lori@manyhelpinghands365.org.

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10% SENIOR DISCOUNT

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PREMIUM QUALITY FRUITS AND VEGETABLES, PLANTS, FLOWERS, JAMS, HONEY, MAPLE SYRUP, DOMESTIC AND IMPORTED CHEESE, FRESH BREAD, CAKES, PIES, PASTRY, ENTREES, DELICATESSEN, CATERING AND FRUIT BASKETS

RUSSO'S HAS BEEN FAMILY OWNED AND OPERATED FOR ALMOST ONE HUNDRED YEARS. WE SUPPORT LOCAL AGRICULTURE AND OUR SHARED COMMUNITIES OF INTEREST. VISIT US ON FACEBOOK AND ON THE WEB.

WEEKLY SPECIALS FROM JUNE 6TH TO JUNE 11TH

WE ARE AN OLD FASHION PRODUCE STORE WITH SOME OLD FASHION PRICES AND SOME NEW IDEAS!

WE'VE REDUCED THE PRICE OF HUNDREDS OF DAIRY, GROCERY AND MEAT PRODUCTS - SEE THE DIFFERENCE!

10% DISCOUNT FOR ALL SENIOR CITIZENS, VETERANS, AND FIRST RESPONDERS, MONDAY THRU FRIDAY

PRODUCE

SWEET SEEDLESS GRAPES\$1.98 LB.

RED LEAF, GREEN LEAF, BOSTON AND ROMAINE LETTUCE\$1.49 LB.

ORGANICS

ORGANIC STRAWBERRIES\$3.98 LB.

ORGANIC NAVEL ORANGES\$1.49

PASTIFICIO

PASTA PREPARED BY ROBERTA CARINO FROM NAPLES, ITALY. ROBERTA HAS AN EXTENSIVE RESUME AND A MASTERFUL PORTFOLIO OF DELICATE

FRESH PASTA CREATED IN THE FINEST ITALIAN TRADITIONS...THIS WEEK

ROASTED GARLIC ROSEMARY LINGUINE\$4.98 LB.

BAKERY

FRESHLY PREPARED AND BAKED, EASTERN EUROPEAN, RUSSIAN, ITALIAN, AND TRADITIONAL NEW ENGLAND CAKES, CREATED BY OUR MASTER

CHEFS.

PISTACHIO CHERRY TART\$19.98 EACH

PANNA COTTA WITH FRESH BERRIES\$3.49 EACH

HERMITS6 FOR...\$3.98

PUMPERNICKEL BREADEXCEPTIONAL...\$2.98

KITCHEN

SIRLOIN STEAK MARSALA.....SIRLOIN STEAK GRILLED, SERVED

WITH A FRESH MUSHROOM MARSALA SAUCE AND TWO SIDE

VEGETABLES\$12.98 A FULL SERVING

SPRING ASPARAGUS PESTO PASTA SALAD ..PENNE PASTA, GREEN PEAS,

ASPARAGUS AND HOMEMADE PASTA SAUCE\$6.98 LB.

DELICATESSEN

SAINT ANDRE CHEESE ONE OF THE MOST POPULAR TRIPLE CRÈME

CHEESES FROM FRANCE.....TRADITIONAL,

DRAMATIC, LUXURIOUS TEXTURE WITH A RICH COMPLEX BRIE FLAVOR. A

SUPERIOR QUALITY IMPORTED CHEESE FROM FRANCE.....\$13.98 LB.

COMPTE CHEESE FROM FRANCE CONSIDERED ONE OF THE FINEST

CHEESES CREATED FROM THE FRENCH ALPS.SMOOTH, EARTHY, FULL

FLAVORED AND AGED 24 MONTHS.....\$20.98 LB.

NIMAN RANCH HAM.....APPLE WOOD

SMOKED\$10.98 LB.

LOCAL DANIELLE SOPRESSATA CALABRESE SALAMI.....\$10.98 LB.

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MON. THRU SAT. 8 AM TO 7 PM • SUNDAYS 8 AM TO 6 PM

STATE REP.

Hecht to hold office hours

State Rep. Jonathan Hecht, D-Watertown, will hold office hours twice in Cambridge this month. Constituents are invited to meet with Hecht from 8:30 to 9:30 a.m. June 15 at Sarah's Market and Café, 200 Concord Ave.,

Cambridge, and from 5 to 6 p.m. June 22, at Fiorella's Express, 2401 Mass. Ave., Cambridge.

Anyone unable to attend these office hours can call Hecht at 617-722-2140 to schedule an appointment at another time.

Don't Trade in your Chance to Give.

Donate your unwanted vehicle to Special Olympics Massachusetts. *Restrictions may apply.

1-800-590-1600 | www.RecycleforGold.org

Commonwealth

Alternative Care

Please join us for a community meet & greet!

Thursday, June 15
5:30 - 7:30 PM
East Coast Grill
1271 Cambridge Street

Commonwealth Alternative Care seeks to open a medical marijuana dispensary and our corporate headquarters at 1385 Cambridge Street in Inman Square. Please join us to learn about our plans. For more information, please call John at (857) 272-1600.

NWCN13577965

SPORTS

Ladies Invitational Team Enterprise to hold draft

Ladies Invitational Team Enterprise will hold a draft for its 23rd annual Summer Basketball League for girls ages 13-18 at 6 p.m. June 16 at Riverside Press Park, between Western Avenue and River Street,

Cambridge.

In the event of rain, the draft will be held June 19 at the same time and place.

Games will be played Tuesdays and Thursdays. The league fee is \$20. For information, call 617-661-3329.

COMMUNITY PRESERVATION

CPA Committee to hold public meeting

The Community Preservation Act Committee will hold a public meeting at 6 p.m. June 22, at the Sullivan Chamber of Cambridge City Hall, 795 Mass. Ave.

The meeting agenda will include providing the public with an opportunity

to suggest and recommend projects for CPA funding for housing, open space and historic preservation for fiscal year 2018.

For information, contact Karen Preval at 617-349-4221 or kpreval@cambridgema.gov.

SECURED PARTY SALE AT PUBLIC AUCTION

FRIDAY, JUNE 9, 2017 AT 11:00 AM
CAMBRIDGE TAXI MEDALLION #156

Auction to be held at the law offices of Field & Schulz, 183 State Street, Boston, MA

Terms: \$10,000 deposit. Balance due in 30 days.

All deposits must be in the form of certified check or bank cashier's check. For further information on these and other properties or to join our mailing list please visit our website!

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NWCN13577924

**Commonwealth Alternative Care
Sign In Sheet: June 15, 2017**

NAME	ADDRESS
CRAIG KELLEY	6 ST. GERARD TERR CAMBRIDGE
Patrick Magee	877 Cambridge St
JASON ALVES	East Camb. Business Assoc.
Richard Krushnic	20 Oak St. Cambridge, MA 02139
NANCY GODDWIN	113 INMAN ST. CAMBRIDGE 02139
ALAN FEINER	1436 CAMBRIDGE ST, 02139
Kelli Foster	75 Fayette St 02139



Commonwealth

Alternative Care

Please join us to learn more about our vision to open a medical marijuana dispensary at 1385 Cambridge Street.

Wednesday, June 28; 6:00-7:00 PM

1385 Cambridge Street, Cambridge

About Commonwealth Alternative Care

Commonwealth Alternative Care is committed to providing unsurpassed medical care to patients suffering from chronic, debilitating conditions. As one of Massachusetts' leading nonprofit medical marijuana dispensaries, Commonwealth Alternative Care implements palliative, patient-centered healthcare models in an inspiring, wellness-oriented setting. **Our primary focus is to provide non-euphoric medical cannabis in the form of pills, balms, liquid tinctures, transdermal patches, and salves for maximum healing.** We are currently licensed to operate dispensaries in Taunton and Brockton.

Commonwealth Alternative Care is comprised of individuals with a deep background in health care, law enforcement, and medical cannabis. Chief Executive Officer Dorothy Whalen is a Cambridgeport resident with decades of experience operating health care facilities.

Our Vision for Cambridge

Commonwealth Alternative Care seeks to open a medical marijuana dispensary and our corporate headquarters at 1385 Cambridge Street in Inman Square.

Inman Square's vibrant, diverse community is what attracted us, and we strive to ensure that our operations enrich that lively culture. Our holistic complementary care program will match our patients to wellness providers within the surrounding community for reiki, nutritional counseling, massage, acupuncture, and other alternative therapies.

If you are unable to join us but have questions or concerns, please contact John Greene via phone at (857) 272-1600.

11



Commonwealth

Alternative Care

Providing patient-centered, alternative care to the Commonwealth of Massachusetts.

Our philosophy, “Patient-centered healthcare, products, and communities” emphasizes that our vision reaches far beyond just being a medical marijuana provider. Our success in fulfilling our vision will be measured by patient wellness, health, and satisfaction and local and larger community involvement.”

About Commonwealth Alternative Care

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Our Vision for Cambridge

Commonwealth Alternative Care seeks to open a medical marijuana dispensary and our corporate headquarters at 1385 Cambridge Street in Inman Square. Our plans would offer patients a secure point of access on Springfield Street, with dispensing and wellness areas on the first floor. The second and third floors would house corporate offices. Although there is adjacent parking available to our site, we will incentivize patients and employees to utilize public transportation or alternative transit options to access the dispensary.

please see side two



Commonwealth

Alternative Care

Inman Square's vibrant, diverse community is what attracted us, and we strive to ensure that our operations enrich that lively culture. Our holistic complementary care program will match our patients to wellness providers within the surrounding community for reiki, nutritional counseling, massage, acupuncture, and other alternative therapies.

Setting the Benchmark for Security in Massachusetts

Commonwealth Alternative Care's security will be supported by The Winmill Group (Winmill), a leading security consulting firm with extensive nationwide experience in the medical and recreational marijuana industries. Winmill has provided security planning and preparedness services for multiple dispensaries and cultivation facilities located in Massachusetts, Nevada, Illinois, Maryland, California, and Colorado, including Las Vegas, Chicago, Boston, and Baltimore. Winmill has also prepared, conducted, and supported security and intelligence training for the New York Police Department, Boston Police Department, and Washington, D.C. Metropolitan Police Department. Winmill supports security operations for events such as the Presidential Inauguration, Major League Baseball All Star Game, and the Democratic National Convention.

Our Role in The Community

Commonwealth Alternative Care knows the importance of establishing itself as a strong community partner and good neighbor. We have knocked on doors in the Inman Square neighborhood, speaking with business owners and residents to hear their thoughts, and address concerns.

We are committed to staying engaged with the Inman Square community. Please email us at info@commonwealthaltcare.org. We also invite you to visit us on the web at www.commonwealthaltcare.org or call 857-272-1600.

We are looking forward to being
a good partner and neighbor
to the Inman Square community.

12



Commonwealth

Alternative Care

Research and Informational Study on Medical Marijuana

Introduction to Commonwealth Alternative Care

Mission & Vision

Understanding Medical Marijuana:

Psychoactive and non-psychoactive attributes

Research Topics:

Crime

Youth Usage

Cancer

Compiled by Commonwealth Alternative Care

About Commonwealth Alternative Care

Our philosophy, "Patient-centered healthcare, products, and communities" emphasizes that our vision reaches far beyond just being a medical marijuana provider. Our success in fulfilling our vision will be measured by patient wellness, health and satisfaction, team member happiness, and local and larger community involvement.

Commonwealth Alternative Care ("Commonwealth") is currently applying for medical marijuana cultivation and dispensary licensing in Massachusetts. Our organization is comprised of individuals with deep healthcare, law enforcement and medical marijuana experience. We will be implementing a palliative, patient-centered healthcare model with high-quality medical marijuana products, in an inspiring, wellness-oriented setting. We will provide unsurpassed complementary care to those who suffer from debilitating conditions. Commonwealth will be focused on providing non-euphoric medical cannabis in the form of pills, balms, liquid tinctures, transdermal patches, and salves – in addition to other forms of ingestion that do not involve incineration of the plant. We are applying for licensing to operate dispensary sites in Cambridge, Taunton, and Brockton MA. We plan to site our cultivation facility in Easton.

Outreach Initiatives

Commonwealth's community outreach goals are to work with and provide funding to charitable organizations for community improvements, schools, scholarship funds, drug awareness and youth addiction programs. Additional outreach initiatives include support of educational medical marijuana programs and services designed to dispel misconceptions about the medicine and promote responsible use of the plant.

Setting the Benchmark for Security in Massachusetts

Commonwealth has partnered with The Winmill Group for security planning and implementation services. Winmill brings over 30 years of experience in security excellence, in areas such as the U.S. Department of Homeland Security, law enforcement, fire services, emergency management, the Federal Bureau of Investigation, the Colorado Department of Public Safety, and the medical marijuana industry. Winmill's experience also includes oversight of all components of public safety and law enforcement aspects of medical marijuana licensees in Colorado. Winmill's security model for medical marijuana organizations has ranked them #1 and #2 in security planning. Their Application and Security Program includes robust implementation process intended to not only meet regulatory requirements, but also to surpass industry standards as a best practice model for the Commonwealth of Massachusetts.

If you would like more information on Commonwealth Alternative Care, please contact Dorothy Whalen at dwhalen@commonwealthaltcare.org or 617.529.1894.

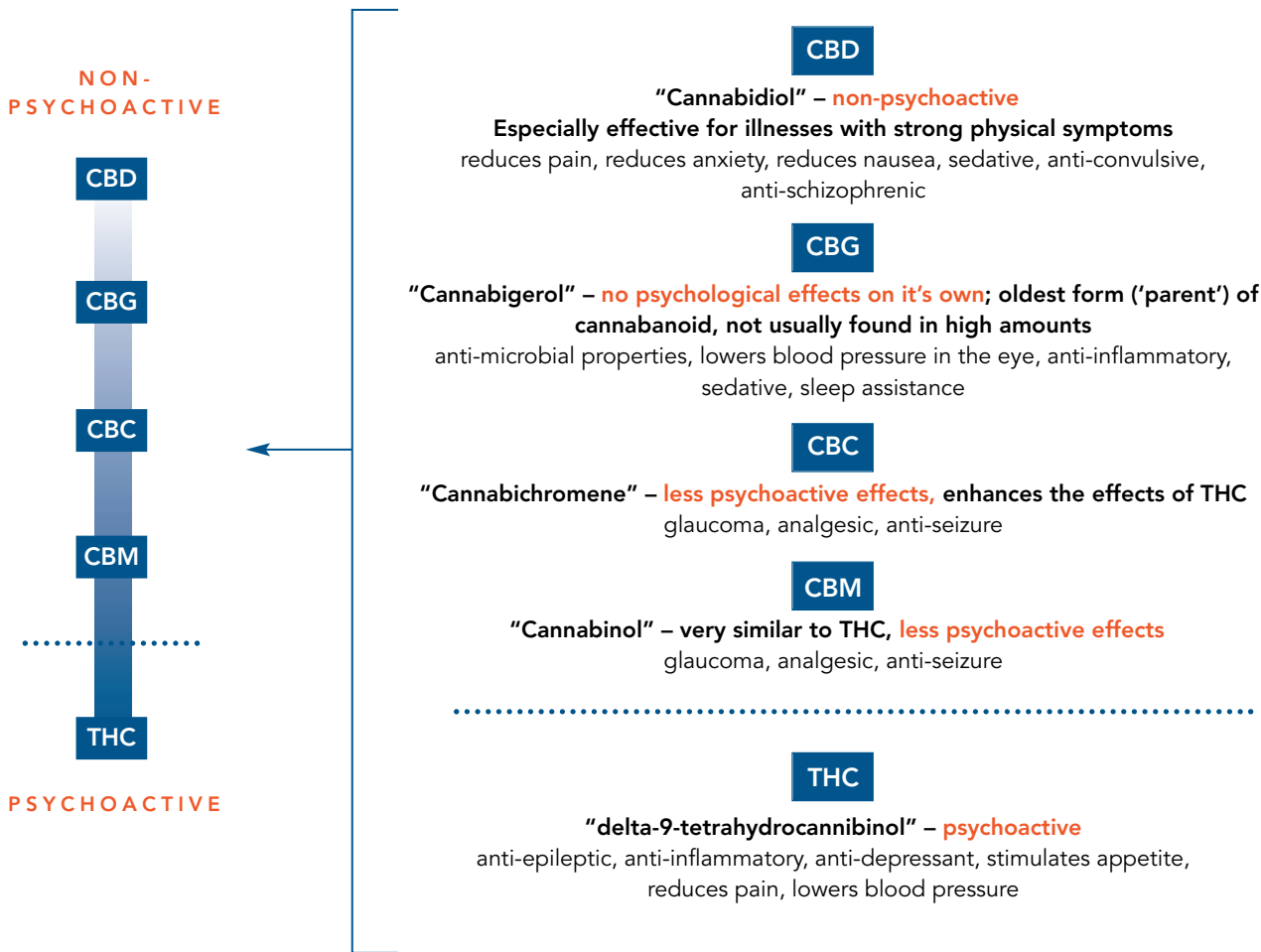
At Commonwealth
Alternative Care,
we are concentrating
our efforts on
cultivating highly
effective, non-
psychoactive, medical
marijuana strains for
maximum healing.

UNDERSTANDING MEDICAL MARIJUANA

5 primary compounds and how they work:
Did you know not all strains of medical marijuana are psychoactive?

There are over 400 natural compounds in medical marijuana and eighty of these compounds are known as special constituents called cannabinoids. Cannabinoids relieve symptoms of illness by attaching to receptors in the brain that look for similar compounds that occur in the human body, such as dopamine. Five major cannabinoids in medical marijuana are particularly effective at relieving symptoms of illness. Each one produces more or less physical and psychological effects. This is why certain strains of medical marijuana are bred to have different amounts of each cannabinoid and are recommended for different conditions. Alone, none of the five major cannabinoids, with the exception of THC, are as effective as when they work together.

5 Primary Compounds of Medical Marijuana, Uses & Psychoactive Scale



Medical Marijuana Facts & Figures

The following excerpts are from crime, usage and cancer research studies developed by leading professionals at health care institutions who realized the need to educate the public and their constituents about the benefits of medical marijuana as related to palliative healthcare, and dispel misconceptions about crime and increased recreational use. *Full articles will be furnished upon request.*

CRIME RESEARCH

"Medical Marijuana Dispensaries and Their Effect On Crime", Medical Marijuana Policy Project, Washington, D.C.

"...studies suggest that dispensaries are no more likely to attract crime than any other business, and in many cases, bring new business and economic activity to previously abandoned or run-down retail spaces.... dispensaries actually contribute to a reduction in crime."

**Medical Marijuana
Policy Project,
Washington, D.C.**

Opponents of medical marijuana sometimes speculate that medical marijuana dispensaries will lead to increased crime rates in surrounding areas.¹

These dispensaries, they claim, will attract thieves and robbers to the facilities and breed secondary crimes in surrounding areas. Such claims have prompted empirical and statistical analyses by researchers and law enforcement agencies. In what should not come as a surprise, given the robust security at most medical marijuana facilities, these studies have routinely shown that, contrary to popular opinion, dispensaries are not magnets for crime. Instead, these studies suggest that dispensaries are no more likely to attract crime than any other business, and in many cases, bring new business and economic activity to previously abandoned or run-down retail spaces. In many cases because of increased security and economic activity, dispensaries actually contribute to a reduction in crime. *The following are snapshots from the studies.*

Regent University study, June 2011

Most crimes, including robbery, vandalism, and disorderly conduct increased in Denver from 2008 to 2009. However, in areas within 1,000 feet of a dispensary, rates were down for most types of crime, including burglary, larceny, and a 37.5% reduction in disorderly conduct citations. In her conclusion the author notes, "it appears that crime around the medical marijuana centers is considerably lower than citywide crime rates; a much different depiction than originally perceived."²

UCLA study, "Exploring the Ecological Link Between Crime and Medical Marijuana Dispensaries," October 2011

Data from 95 census tracts in Sacramento to analyze two types of crime (violent and property) in areas with varying concentrations of dispensaries. "The density of medical marijuana dispensaries was not associated with increased violent or property crime rates." In their conclusion, the researches said, "these results suggest that the density of [medical marijuana dispensaries] may not be associated with increased crime rates ..."³

¹ The Denver Post, January 24, 2011. http://www.denverpost.com/news/marijuana/ci_17178820#ixzz1ngbvMOll.

² Study available at <http://adr.coalition.org/codr/fez/view/codr:983>.

Medical Marijuana Facts & Figures

Crime Research, continued

2010 Colorado Springs Police Department analysis

Robbery and burglary rates at area dispensaries were on par with those of other businesses. Specifically, the department's data indicated that there were 41 criminal incidents reported at the city's 175 medical marijuana businesses in the 18-month period ending August 31, 2010. Meanwhile, over that same period, there were 797 robberies and 4,825 burglaries at other city businesses.⁴

2010 Denver Police Department analysis

In late 2010, the Denver Police Department looked at crime rates in areas in and around dispensaries. The analysis showed that through the first nine months of 2010, crime was down 8.2% relative to the same period in 2009. The decrease was comparable to the city's overall drop in crime of 8.8%.⁵

2009 Los Angeles Police Department survey

When asked about the report, and claims that dispensaries are crime magnets, Los Angeles Police Chief Charlie Beck said, "I have tried to verify that because, of course, that is the mantra. It really doesn't bear out. ...Banks are more likely to get robbed than medical marijuana dispensaries."⁶

2009 Denver Police Department survey

Analysis of robbery and burglary rates at medical marijuana dispensaries conducted by the Denver Police Department at the request of the Denver City Council found robbery and burglary rates at dispensaries lower than area banks and liquor stores and on par with pharmacies. In fact, robbery and burglary rates were less than half the rates at banks. Specifically, the report found a 16.8% burglary and robbery rate for medical marijuana dispensaries'...equal to that of pharmacies. That's lower than the 19.7% rate for liquor stores and the 33.7% rate for banks.⁷

"...Colorado Police Department...found that the robbery and burglary rates at dispensaries were lower than area banks and liquor stores and on par with those of pharmacies...That's lower than the 19.7% rate for liquor stores...in fact the robbery and burglary rates were less than half the rates at banks."

2009 Denver Police Department Survey

³ <http://www.uclamedicalmarijuanaresearch.com/node/10>.

⁴ "Marijuana shops not magnets for crime, police say," Fort Collins Gazette, September 14, 2010. <http://www.gazette.com/articles/wall-104598-marijuana-brassfield.html>.

⁵ See note 1, supra.

⁶ "LAPD Chief: Pot clinics not plagued by crime," Los Angeles Daily News, January 17, 2010. http://www.dailynews.com/news/ci_14206441.

⁷ The Denver Post, January 24, 2011. http://www.denverpost.com/news/marijuana/ci_17178820#ixzz1ngbvMOll.

YOUTH USAGE RESEARCH

Many youth addiction groups have concerns that youth use and even recreational use will increase with the placement of a local dispensary. The study and article that follow indicate the opposite – and actually illustrates a *decrease* in monthly use.

“Marijuana Usage Down Among Colorado Teens, Up Nationally: Study Shows”, Matt Ferner, Huffington Post

In Colorado, it appears that teen marijuana use is in decline (2.8% reduction, or 24.8% to 22%) while national use has gone up (2.3% increase, or 20.8% to 23.1%) during the same period, according to data from the Youth Risk Behavior Surveillance System (YRBS) report compiled by the Center for Disease Control and Prevention (CDC). The drop in use by Colorado teens, a drop below the national average, coincides with the same period that the medical marijuana industry developed in the state, between 2009 and 2011.

“Colorado’s teen marijuana usage rate is going down because this regulatory model has taken control away from the black market and given it back to our school districts, local and state governments...”

Matt Ferner,
Huffington Post

The CDC report states:
Youth usage in Colorado where medical marijuana laws are implemented, vs. National youth usage, 2009 – 2011

COLORADO
↓
DOWN 2.8%
(24.8% to 22%)

UP 2.3%
(20.8% to 23.1%)
↑
NATIONAL

Availability of drugs on school grounds in Colorado went down 5% from 2009 (22.7%) to 2011 (17.2%). Nationally, illegal drugs offered, sold or given on school property was up 3.1% from 2009 (22.7%) to 2011 (25.6%). Availability of illegal drugs on school grounds in Colorado is below the national average by 8.4%: 17.2% in Colorado, and 25.6% in the United States.

The CDC report states:
Illegal drug availability on school grounds in Colorado where medical marijuana laws are implemented, vs. National availability, 2009 – 2011

COLORADO
↓
DOWN 5%
(22.7% to 17.2%)

UP 3.1%
(22.7% to 25.6%)
↑
NATIONAL

Medical Marijuana Facts & Figures

Youth Usage Research, continued

"Using regression models to measure the causal effects of MMLs on marijuana use and accounting for measurement error suggested that passing MMLs actually decreased past-month use among adolescents by .53%."

Sam Harper, PhD, Erin C. Strumph, PhD, & Jay S. Kaufman, PhD.

"To put it simply, teen marijuana usage has been going down in Colorado since the passage of our comprehensive medical marijuana regulatory model," Mike Elliott, executive director of the Medical Marijuana Industry Group, told The Huffington Post. "This is exactly the opposite of what opponents of medical marijuana predicted. Colorado's teen marijuana usage rate is going down because this regulatory model has taken control away from the black market and given it back to our school districts, local and state governments, and the citizens of Colorado."

However, with regard to at least one county that has banned marijuana businesses – Adams County – MMIG's Mike Elliott told The Huffington Post: "Strikingly, the Adams County Youth Initiative reported that teen marijuana usage has been increasing in that County. In fact, they showed the County's teen usage rate is about 6% higher than the rest of the state, and 5% above the national level.⁸

"Do Medical Marijuana Laws Increase Marijuana Use? Replication Study and Extension" Sam Harper, PhD, Erin C. Strumph, PhD, and Jay S. Kaufman, PhD.

Purpose: To replicate a prior study that found greater adolescent marijuana use in states that have passed medical marijuana laws (MMLs), and extend this analysis by accounting for unmeasured state characteristics and measurement error.

Results: We replicated previously published results showing higher marijuana use in states with MMLs. Difference-in-differences estimates suggested that passing MMLs decreased past-month use among adolescents by 0.53 percentage points (95% confidence interval [CI], 0.03–1.02) and had no discernible effect on the perceived riskiness of monthly use. Models incorporating measurement error in the state estimates of marijuana use yielded little evidence that passing MMLs affects marijuana use.⁹

⁸ http://www.huffingtonpost.com/2012/09/07/marijuana-usage-down-in-t_n_1865095.html

⁹ Ann Epidemiol 2012; 22:207–212. ©2012 Elsevier Inc. All rights reserved.

CANCER RESEARCH

"The Data is Very Strong: Marijuana Plant Extract Stops Cancers From Spreading", Marco Torres, Research Specialist, Public Health & Environmental Science

The data is very strong regarding a compound found in cannabis that could halt the spread of many forms of aggressive cancer, scientists say.

The first research to show marijuana's anti-tumor properties was presented at the American Association for Cancer Research meeting in Los Angeles in 2007 demonstrating that **THC may activate biological pathways that halt cancer cell division or block development of blood vessels that feed tumors.**

Researchers have now found that the compound, called cannabidiol, had the ability to 'switch off' the gene responsible for metastasis in an aggressive form of breast cancer. **Importantly, this substance does not produce the psychoactive properties of the cannabis plant.**

The team from the California Pacific Medical Center, in San Francisco, first spotted its potential five years ago, after it stopped the proliferation of human breast cancer cells in the lab. Last year they published a study that found a similar effect in mice.

Non-psychoactive cannabinoids, such as cannabidoil, are particularly advantageous to use because they avoid toxicity that is encountered with psychoactive cannabinoids at high doses useful in the method of the present invention. CBD (Cannabidiol), one of the main constituents of the cannabis plant has been proven medically to relieve many diseases including the inhibition of cancer cell growth.

Recent studies have shown it to be an effective atypical anti-psychotic in treating schizophrenia. CBD also interferes with the amount of THC your brain processes, balancing the psychotropic effect of marijuana. That is precisely why the power of raw cannabis is turning heads.¹⁰

"Researchers have now found that the compound, called cannabidiol, has the ability to 'switch off' the gene responsible for the metastasis in an aggressive form of breast cancer. Importantly, this substance does not produce the psychoactive properties of the cannabis plant."

**Cancer Research UK
Press Release**

¹⁰ "Why Don't You Try This": Marco Torres is a research specialist, writer and consumer advocate for healthy lifestyles. He holds degrees in Public Health and Environmental Science and is a professional speaker on topics such as disease prevention, environmental toxins and health policy. Saturday, March 30, 2013.

Medical Marijuana Facts & Figures

Cancer Research, continued

"ACTIVE chemicals in cannabis have been shown to halt prostate cancer cell growth according to research published in the British Journal of Cancer today. The scientists showed for the first time that if cannabinoids 'park' on a receptor called CB2, the cancer cells stop multiplying."

*Cancer Research UK
Press Release*

"Cannabis (medical marijuana) chemicals stop prostate cancer growth"

Wednesday, 19 August 2009, Cancer Research UK Press Release

ACTIVE chemicals in cannabis have been shown to halt prostate cancer cell growth according to research published in the British Journal of Cancer today. Researchers from the University of Alcalá, in Madrid tested the effects of the active chemicals in cannabis called cannabinoids on three human prostate cancer cell lines. The prostate cancer cells carry molecular 'garages'- called receptors - in which cannabinoids can 'park'. The scientists showed for the first time that if cannabinoids 'park' on a receptor, the cancer cells stop multiplying.¹¹

"Marijuana And Cancer: Scientists Find Cannabis Compound Stops Metastasis In Aggressive Cancers" Huffington Post, September 9, 2012

A pair of scientists at California Pacific Medical Center in San Francisco has found that a compound derived from marijuana could stop metastasis in many kinds of aggressive cancer, potentially altering the fatality of the disease forever. "It took us about 20 years of research to figure this out, but we are very excited," said Pierre Desprez, one of the scientists behind the discovery, to The Huffington Post. "We want to get started with trials as soon as possible." The Daily Beast first reported on the finding, which has already undergone both laboratory and animal testing, and is awaiting permission for clinical trials in humans. Desprez, a molecular biologist, spent decades studying the compound, the gene that causes cancer to spread. Meanwhile, fellow researcher Sean McAllister was studying the effects of Cannabidiol, or CBD, a non-toxic, non-psychoactive chemical compound found in the cannabis plant. Finally, the pair collaborated, combining CBD and cells containing high levels of the gene in a petri dish.¹²

¹¹ <http://www.cancerresearchuk.org/cancer-info/news/archive/pressrelease/2009-08-19-cannabis-chemicals-stop-prostate-cancer-growth>

¹² http://www.huffingtonpost.com/2012/09/19/marijuana-and-cancer_n_1898208.htm

Moving Forward

At Commonwealth Alternative Care

At Commonwealth Alternative Care, we will strive to be a healthcare leader in the state of Massachusetts, and a partner to our communities. Through our educational, outreach and community involvement initiatives, we intend be an asset to our neighbors and business partners. Our commitment to transparency will enable Massachusetts to see that dispensaries can add tangible and significant value to not only those who are ill, but also to the communities that surround them. Our hope is to become the benchmark for medical marijuana healing in the state...and country.





Commonwealth
Alternative Care

Dorothy Whalen

Chief Executive Officer/Chief Financial Officer

617.529.1894

www.commonwealthaltcare.org

13



CAMBRIDGE CITY COUNCIL

Leland Cheung
City Councillor

Planning Board
City of Cambridge
344 Broadway
Cambridge, MA 02139

September 14, 2017

Dear Chairman Cohen and Members of the Board:

I write to offer my support for Commonwealth Alternative Care's application to open a registered medical marijuana dispensary at 1385 Cambridge Street in Inman Square.

Over the last three years, I have engaged with Commonwealth Alternative Care on numerous occasions as they sought to identify an appropriate site in the City that was well suited from a security, patient, and community standpoint to site a marijuana dispensary. I believe 1385 Cambridge Street meets these criteria. It serves a local patient community in Cambridge and Somerville that does not have access to a nearby medical marijuana dispensary. Additionally, the site is a standalone building that is ideally suited for the use from a security perspective.

Since selecting this site, Commonwealth Alternative Care has canvassed the neighborhood, met with stakeholders, and spoken at community meetings to solicit support for their site. They have revised their plans based on suggestions received from the community, resulting in a community-based plan that will enrich the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Leland Cheung".

Councillor Leland Cheung

To the Cambridge Planning Board:

I am writing on behalf of the Inman Square Neighborhood Association (“the neighbors”) to express conditional support of the Commonwealth Alternative Care medical marijuana dispensary locating and operating at 1385 Cambridge Street, in the heart of Inman Square.

To put our decision in context: for the past four years, Inman Square has been surrendering first-floor, street-facing commercial units to uses that generate very low foot traffic. Consequently, a major goal of the neighbors is to ensure that Inman Square remains a destination of interest by retaining businesses that generate foot traffic and create active streets.

Representatives of Commonwealth Alternative Care (CAC) have been solicitous and responsive in their discussions with the neighbors, and we believe they would be a positive addition to Inman Square. Our only concerns, set forth below as conditions for our approval, are based on the neighborhood’s efforts to address the loss of retail businesses and daytime foot traffic in the square. Commonwealth Alternative Care has heard these concerns and offered to address them with a designated retail space. We ask that the Planning Board approve Commonwealth Alternative Care’s application as re-submitted with the conditions set forth below.

The membership of the Inman Square Neighborhood Association came to a consensus at our all-membership meeting on August 22, 2017 that we support the ongoing use of the property as a dispensary given certain specific, measurable quantitative conditions.

Conditions

1. Separated, Street-Facing Retail Space

The final applications and plans submitted to the Planning Board should contain 300 square feet or greater of active retail space (not including bathrooms). This space must have windowed frontage along Cambridge Street, and be architecturally separate, that is, separately lockable.

The space must be rented only to uses that are expected to generate high foot traffic, ideally an expected daily minimum of 80 visits per day. The use must be an active retail use that adds to the unique character of Inman Square, or a non-commercial use serving the public directly. The space should be rented to businesses or entities that feature local purveyors, artists, or other suppliers.

Specifically, the permitted uses should be only the specific uses listed here:

4.33 Institutional Uses

h. Other Institutional Uses

- 2. Private library, museum, or noncommercial gallery

4.35 Retail Businesses and Consumer Service Establishments

- a. Store for retail sale of merchandise
- 2. Other retail establishments
- e. Lunchroom, restaurant, cafeteria
- k. Printing shop, photographer's studio
- o. Fast Order Food Establishment
- q. Art/Craft Studio
- r. Bakery, Retail

Commonwealth Alternative Care has indicated to us that they plan to rent the space as a pop-up, much like the pop-up space located at 1072–1074 Cambridge Street.

We ask that the Occupancy Permit be granted to Commonwealth Alternative Care only once the retail space is ready to be occupied, and once Commonwealth Alternative Care has entered into a lease or other binding legal agreement with a commercial tenant relating to the space.

2. Vacancy of Retail Space

The vacancy rate of the retail space must be no greater than 10% over a floating two-year (730-day) period, starting from the day that Commonwealth Alternative Care opens to the public for operations.

We ask that the renewal of the Cambridge Business Certificate be tied to the satisfaction of this condition.

Thank you for considering our comments in your deliberations. We look forward to inviting Commonwealth Alternative Care into our neighborhood.

A handwritten signature in black ink that reads "Matt Cloyd". The script is fluid and cursive, with the first letters of "Matt" and "Cloyd" being capitalized and prominent.

Matt Cloyd
Chair, Inman Square Neighborhood Association

Authors: Matt Cloyd, Kelli Foster, Nancy Goodwin, Richard Krushnic, George Metzger, Aaron Rosenberg, Amy Witherbee

6-8-17
(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

To Whom It May Concern:

I am writing to express my non-opposition towards Commonwealth Alternative Care's application to locate a medical marijuana dispensary at 1385 Cambridge Street in Inman Square. After speaking with the leadership of Commonwealth Alternative Care, I am confident that their team is capable of providing responsible, secure, and patient-centered palliative care treatments to individuals suffering from debilitating conditions and that this is an appropriate location for such a facility.

Thank you,

Susan Scott
(signature)

Susan Scott
(printed name)

51 Fayette St. Cambridge
(address)

6/8/17
(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,


(signature)

Kevin Scott
(printed name)

51 Fayette St Camb, MA
(address)


(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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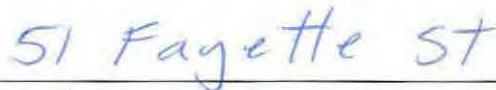
Thank you,



(signature)



(printed name)



(address)

15 June 2017
(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,

Susan Kelli Foster
(signature)

Susan Kelli Foster
(printed name)

75 Fayette St Cambridge 02139
(address)

(date)

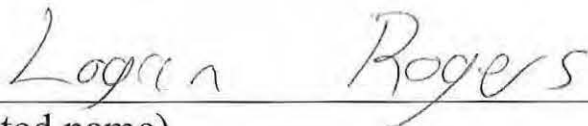
City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139


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Thank you,


(signature)


(printed name)


(name of business)


(address)

(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139


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Thank you,

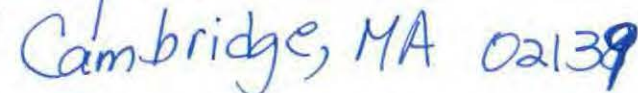


(signature)



(printed name)



(address) 



(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,

JULIA SHEEHAN

(signature)

JULIA SHEEHAN

(printed name)

125 ANTRIM ST

(address)

(date)


City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,


(signature)


(printed name)


(address)

(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,

M. Brigid Sullivan

(signature)

Margaret Brigid Sullivan

(printed name)

49 Fayette St, Cambridge Mass

(address)

4/18/17
(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,

Sharon Black
(signature)

SHARON BLACK
(printed name)

49 MAPLE AVE, CAMBRIDGE 02139
(address)

(date)

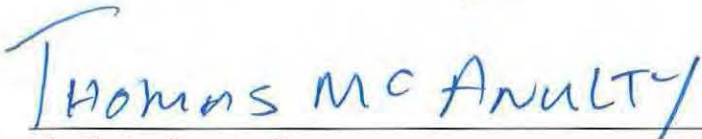
City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,


(signature)


(printed name)

16 SPRINGFIELD ST.
APT 1
CAMBRIDGE
(address)

4/5/2017 .

(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,



(signature)

Michael Rego .

(printed name)

26 Oakland St. Cambridge, MA .

(address)

4/5/17

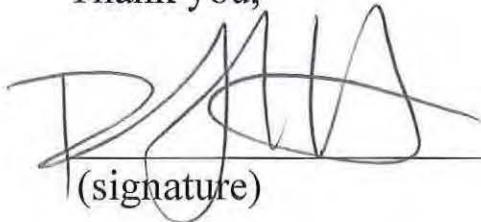
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City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,



(signature)

Rebecca Hazutt

(printed name)

121 Inman St

(address)

4/5/17
(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,

Molly Sass
(signature)

Molly Sass
(printed name)

123 Inman St Apt 1 Cambridge 02139
(address)

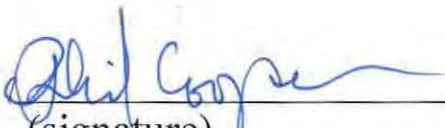
(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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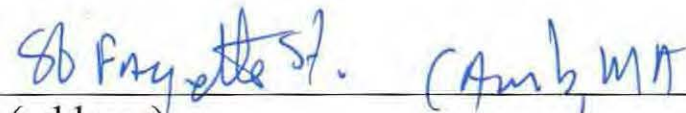
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Thank you,



(signature)

(printed name)



(address)

(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,



(signature)

Alexandra A. Grange

(printed name)

54 Fayette St. #1, Cambridge, MA

(address)

(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,



(signature)

Matthew Cloyd

(printed name)

54 Fayette St #1 Cambridge 02139

(address)

April 12, 2017
(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,

Margaret Roth
(signature)

Margaret Roth
(printed name)

42 Fayette St. Cambridge MA 02139
(address)

4/12/17
(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,


(signature)

John C. Stone ID
(printed name)

12 Cambridge Terrace, Cambridge, MA
(address)

4/12/17

(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

To Whom It May Concern:

I am writing to express my non-opposition towards Commonwealth Alternative Care's application to locate a medical marijuana dispensary at 1385 Cambridge Street in Inman Square. After speaking with the leadership of Commonwealth Alternative Care, I am confident that their team is capable of providing responsible, secure, and patient-centered palliative care treatments to individuals suffering from debilitating conditions and that this is an appropriate location for such a facility.

Thank you,



(signature)

Peter Gilbert

(printed name)

12 Cambridge Ter. Cambridge, MA 02140

(address)

(date)

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

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Thank you,


29

(signature)

Travis Newsum

(printed name)

43 Fayette Street Apt 1
Co

(address)

3-28-17

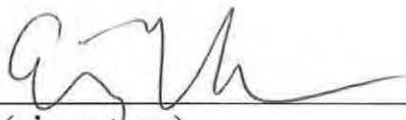
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(signature)

EMILY THIBODEAU

(printed name)

HUB BICYCLE

(name of business)

1036 CAMBRIDGE ST

(address)