

**Budega, Inc.**  
**Application for Special Permit from the City of Cambridge Planning Board**  
**Proposed Cannabis Retail Store at 1686 Massachusetts Ave Cambridge, MA 02138**

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**Application Forms**

**Cover Sheet**

See attached below

**Fee Schedule**

See attached below

**Ownership Certificate**

See attached below

**Dimensional Form**

See attached below

**Other Agency Review**

**Certification of Receipt of Plans by Traffic, Parking & Transportation**

See attached below

**Certification of Receipt of Plans by Public Works**

See attached below

**Certification of Receipt of City Arborist**

See attached below

**Certification of Receipt of Water Dept**

See attached below

**Certification of Receipt of City LEED Specialist**

See attached below



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: 1686 Massachusetts Ave Cambridge, MA 02138  
Zoning District: Business A-2 (BA-2)  
Applicant Name: Budega, Inc.  
Applicant Address: 1 Park Lane Unit 703 Boston, MA 02210  
Contact Information: 773-818-4678 arish.halani@gmail.com N/A  
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 from Planning board to permit a Cannabis Retail Store use in Business A-2 (BA-2) District of Porter Square Pursuant to 10.43 and 11.803.1 of the Cambridge Zoning Ordinance

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

Application Forms: Cover Sheet, Dimensional Form, Ownership Certificate, Fee Schedule  
Other Agency Review: Certification of Receipt of Plans by Traffic, Parking and Transportation Dept., City Engineer, City Arborist, Water Dept.,  
Project Narrative: Project Overview, Compliance with Zoning, Compliance with Criteria Specific to Special Permits Being Sought, Compliance with General Special Permit Criteria (Section 10.43)  
Project Plans and Illustrations: Existing Conditions Map, Site Context Map, Proposed Site Plan, Proposed Floor Plans, Proposed Landscaping Plan, Proposed Elevations, Existing Condition Photographs, Proposed Perspective Renderings or Photo Simulations  
Additional Special Permit Submission: Traffic Study, Summary of Public Outreach

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

## FEE SCHEDULE

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**Project Address:** 1686 Massachusetts Ave Cambridge, MA 02138 **Application Date:**

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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

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New or Substantially Rehabilitated Gross Floor Area (SF):	2,316	× \$0.10 =	\$231.60
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Flood Plain Special Permit	Enter \$1,000.00 if applicable: N/A
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Other Special Permit	Enter \$150.00 if no other fee is applicable: N/A
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<b>TOTAL SPECIAL PERMIT FEE</b>	<b>Enter Larger of the Above Amounts: \$231.60</b>
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**OWNERSHIP CERTIFICATE**

**Project Address:** 1686 Massachusetts Ave Cambridge, MA 02138    **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: Budega, Inc.  
at the following address: 1 Park Lane Unit 703 Boston, MA 02210  
to apply for a special permit for: Cannabis Retail Store  
on premises located at: 1686 Massachusetts Ave Cambridge, MA 02138  
for which the record title stands in the name of: STAMATAKIS, MICHAEL TR.  
whose address is: 1706 MASSACHUSETTS AVE CAMBRIDGE, MA 02138

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 31488 Page: 16  
OR Registry District of the Land Court, Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

  
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 Michael Stamatakis personally appeared before me,  
on the month, day and year 06/16/2019 and made oath that the above statement is true.

Notary: 

My Commission expires: April 24, 2020



ADRIENNE BAILEY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
April 24, 2020

**DIMENSIONAL FORM**

**Project Address:** 1686 Massachusetts Ave

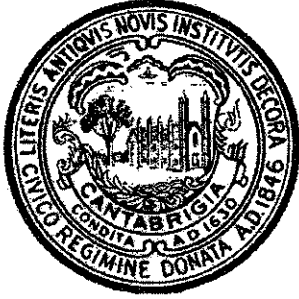
**Application Date:**

Zone: BA-2	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	2,332 sf	none	2,332 sf	
Lot Width (ft)	24.00'	none	24.00'	
Total Gross Floor Area (sq ft)	2,316 sf.	n/a	2,316 sf.	
Residential Base	0 sf.	n/a	0 sf.	
Non-Residential Base	2,316 sf.	n/a	2,316 sf.	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Floor Area Ratio	.99	1.0/1.75	.99	
Residential Base	0.00	n/a	0.00	
Non-Residential Base	.99		.99	
Inclusionary Housing Bonus	n/a		n/a	
Total Dwelling Units	n/a	n/a	n/a	
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)	1-story/13'+/-	45'	1-story/13'+/-	
Front Yard Setback (ft)	0'	5' or match adjacent	0'	
Side Yard Setback (ft)	0'	10'	0'	
Side Yard Setback (ft)	0'	10'	0'	
Rear Yard Setback (ft)	4.2'	20'	4.2'	
Open Space (% of Lot Area)	17.8%	none	17.8%	
Private Open Space	17.8%		17.8%	
Permeable Open Space	17.8%		17.8%	
Other Open Space (Specify)				
Off-Street Parking Spaces	0	2	0	
Long-Term Bicycle Parking	6	1	0	
Short-Term Bicycle Parking	6	2	0	
Loading Bays	0	0	0	

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

Building is an existing structure. No changes to footprint are proposed.

As a small business in a business district that requires 4 or fewer spaces, the applicant is seeking exemption from off-street parking as per §6.32.1



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TRAFFIC, PARKING & TRANSPORTATION

City Department/Office: Traffic, Parking & Transportation

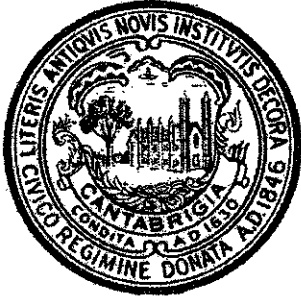
Project Address: 1686 Mass Ave Cambridge, MA 02138

Applicant Name: Budega, Inc

For the purpose of fulfilling the requirements of Section 19.20 and/or 6.35.1 and/or 5.28.2 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) Certified Traffic Study. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS

**City Department/Office:** Department of Public Works

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**Project Address:** 1686 Mass Ave Cambridge, MA 02138

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**Applicant Name:** Budega, Inc

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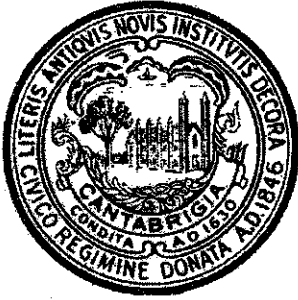
For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

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**Signature of City Department/Office Representative**

**Date**





CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TREE ARBORIST

**City Department/Office:** Tree Arborist

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**Project Address:** 1686 Mass Ave Cambridge, MA 02138

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**Applicant Name:** Budega, Inc

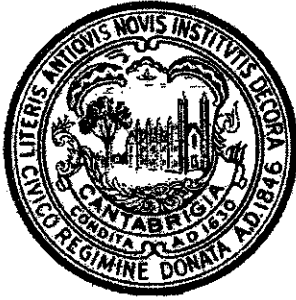
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For the purpose of fulfilling the requirements of Section 4.26, 19.20 or 11.10 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a MultiFamily, Project Review or Townhouse Special Permit for the above referenced development project: a Tree Study which shall include (a) Tree Survey, (b) Tree Protection Plan and if applicable, (c) Mitigation Plan, twenty one days before the Special Permit application to Community Development.

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**Signature of City Department/Office Representative**

**Date**



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE WATER DEPARTMENT

City Department/Office: Water Department

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Project Address: 1686 Mass Ave Cambridge, MA 02138

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Applicant Name: Budega, Inc

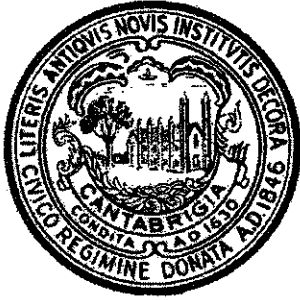
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For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

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Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE LEED SPECIALIST

**City Department/Office:** Not Applicable (Under 25,000 SF)

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**Project Address:** 1686 Mass Ave Cambridge, MA 02138

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**Applicant Name:** Budega, Inc.

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For the purpose of fulfilling the requirements of Section 22.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) completed LEED Project Checklist for the appropriate LEED building standard, accompanying narrative and affidavit. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

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**Signature of City Department/Office Representative**

**Date**

## Project Narrative

### Project Narrative

Budega, Inc. respectfully offers this narrative, the application, and supporting materials to the Planning Board of the City of Cambridge after careful examination of its Special Permit requirements in a manner that aims to demonstrate that the applicant will consistently meet its obligations. We have made every effort to plan and design a facility that meets or exceeds all requirements and to establish a dispensary that is consistent with the character and needs of the City of Cambridge and its citizens.

Budega Inc., (the “applicant”), an economic empowerment applicant, and minority owned business, is seeking a Special Permit pursuant to §10.43, §11.803.1, and §11.803.3 to operate a Cannabis Retail Store ("CRS") at the property located at 1686 Massachusetts Ave Cambridge, MA 02138. The proposed CRS will be a 2,316 square foot retail-only facility. All products offered to customers shall be pre-packaged off-site, and no packaging or repackaging of cannabis or marijuana products shall take place on the premises of the Cannabis Retail Store. The applicant will acquire pre-packaged products from various wholesale cultivators in MA that are approved for adult-use distribution through the Cannabis Control Commission.

### *Site Details*

The building located at 1686 Massachusetts Avenue is a brick block exterior. This structure will undergo exterior and interior reconstruction and will be equipped with areas of ingress and egress on Massachusetts Avenue. The space will be used as a Cannabis Retail Store (CRS), and office space (to be occupied by office/administrative staff). The first floor retail facing section of the facility is approx. 1072 Sq. Ft. (GFA). The basement will serve as space for office and administrative functions, which is approx. 1244 Sq. Ft. (GFA). The location falls under the Neighborhood nine district of Cambridge.

### *Interior Project Description*

Customers will only have access to the first floor of the facility. The first floor will have the following:

1. ADA Compliant retail entrance
2. Secure entry vestibule/ waiting room in which customers must demonstrate proof that they have the appropriate credentials- Government Issued Photo Identification to gain access to Facility
3. CRS Sales Floor with point-of-sale terminals
4. ADA Compliant customer restroom
5. Customer Consultation room

The basement shall only be accessible to staff and includes:

1. Telephone/ Data room
2. Mechanical Room
3. Managers Office
4. Secure Inventory room
5. Employee lounge/ break area
6. Employee lockers/ changing area
7. Bike Racks

The applicant's proposed CRS will be a tightly controlled, secure facility aimed at providing the local customer population with effective and affordable marijuana. The entrance to the proposed CRS will be located at the front door of the retail store and will be monitored by a security agent at all times during operating hours. Customers will enter the security vestibule to present their government-issued credentials to security representative. After a successful proof of identification, customers will be allowed into the sales area. Customers will have to present a valid form of identification once again at POS. Once a customer consults with a CRS agent and purchases their products, the customer will receive a printed pamphlet and be verbally educated regarding applicable laws and regulations, including laws and regulations prohibiting consumption at the CRS and in public. Upon completion of the sale, customers will be directed to exit the premises.

### *Exterior Project Description*

The applicant's proposed exterior modifications to the property are designed to maximize site security through secured, entry- and exit-ways and to mitigate the impact of commercial use on any nearby residential properties, and comply with Cambridge's urban design objectives.

All public access to the facility shall occur via an entryway facing Massachusetts Ave through a secure entry vestibule in which customers must demonstrate proof that they have the appropriate credentials to gain access into the facility. The applicant intends on installing a video camera above the front door, which will be a new exterior mechanical equipment installation. This camera will monitor customers entering and exiting the facility.

The applicant will construct a waiting vestibule that will be sealed off from the rest of the retail dispensing area. The waiting vestibule will serve the purpose of both identifying valid customers as well as blocking/ preventing the views the interior of the dispensary as required by state law. The waiting vestibule and its buffer wall built between the front door and the retail dispensing area will screen the views of the interior dispensary from the front door. The waiting vestibule will adequately prevent all views from the interior of the retail dispensary to anyone passing by. The security vestibule will have an entry and exit door for ingress and egress of the dispensary sales floor.

In addition, to further conceal the waiting vestibule, and provide an aesthetically pleasing exterior retail environment, the applicant will use public art on the exterior windows. The applicant will team up with Cambridge Arts Council, and the PSNA on dealing with the local artwork and displays on the windows. The window area is going to be developed that will allow the artwork to be displayed in a professional manner and to be able to be changed easily depending on what the council and neighbors want. The applicant also intends on working with the Cambridge Historical Council. The applicant can display different items and/or artwork that it may have regarding the history of Porter Square and Cambridge. Facility signage will be discrete and utilized for the purpose of wayfinding only.

## *General Operations*

### **1. Hours of Operation**

The applicant anticipates operating Monday- Sunday between the hours of 10:00 AM – 10:00 PM.

### **2. Dispensary Access**

Entrance and exit protocols are designed to limit entrance only to those with sufficient reason to be on the premises, ensure that at all times security is aware of all people on the premises and the areas they are authorized to be present in. The security staff will monitor the front of the facility from this booth. Upon entering the waiting vestibule, prospective customers will submit their identification to the security staff, who will categorize them into one of four types:

- Authorized personnel, including tenants of the facilities, employees of the Complex, and contracted security personnel.
  - Must show: Complex-issued ID.
  - Must use electronic control to enter.
- Visitors, such as third-party vendors or Customers
  - Must show: Government-issued ID.
  - Must be present on an appointment or delivery list.
- Official visitors, including regulatory officials, law enforcement, or other persons as determined by the Executive Site Manager.
  - Must show: Government-issued ID.
  - Must show: Appropriate documentation for an unscheduled inspection or must be present on an appointment list.
  - Must at all times on-site be accompanied by the manager on duty.
- Unauthorized persons, such as former employees, former tenants, or prospective visitors without valid appointment documentation.
  - Must show: Government-issued ID for verification procedures.
  - Management and the Director of Security will be notified, as appropriate.
  - Will not be permitted onto the premises.
  - Will be compared with a list of persons banned from the premises.

### **3. Careers**

Dispensary Agents are the company's primary interface with the public who chose to do business with us. As such, our dispensary agents must be knowledgeable about our products, unfailingly polite, and tremendously courteous with customers who are just beginning to understand the uses and effects of marijuana. Each dispensary agent will be trained in both cannabis knowledge, and the mandated requirements for customer identification, quantities of marijuana allowed over specific periods and understanding regulatory inspections and law enforcement interactions. All dispensary agents will go through the state's mandatory licensing regulations including fingerprinting, a criminal record check, and a background check including files specific forms under the pains and penalties of perjury.

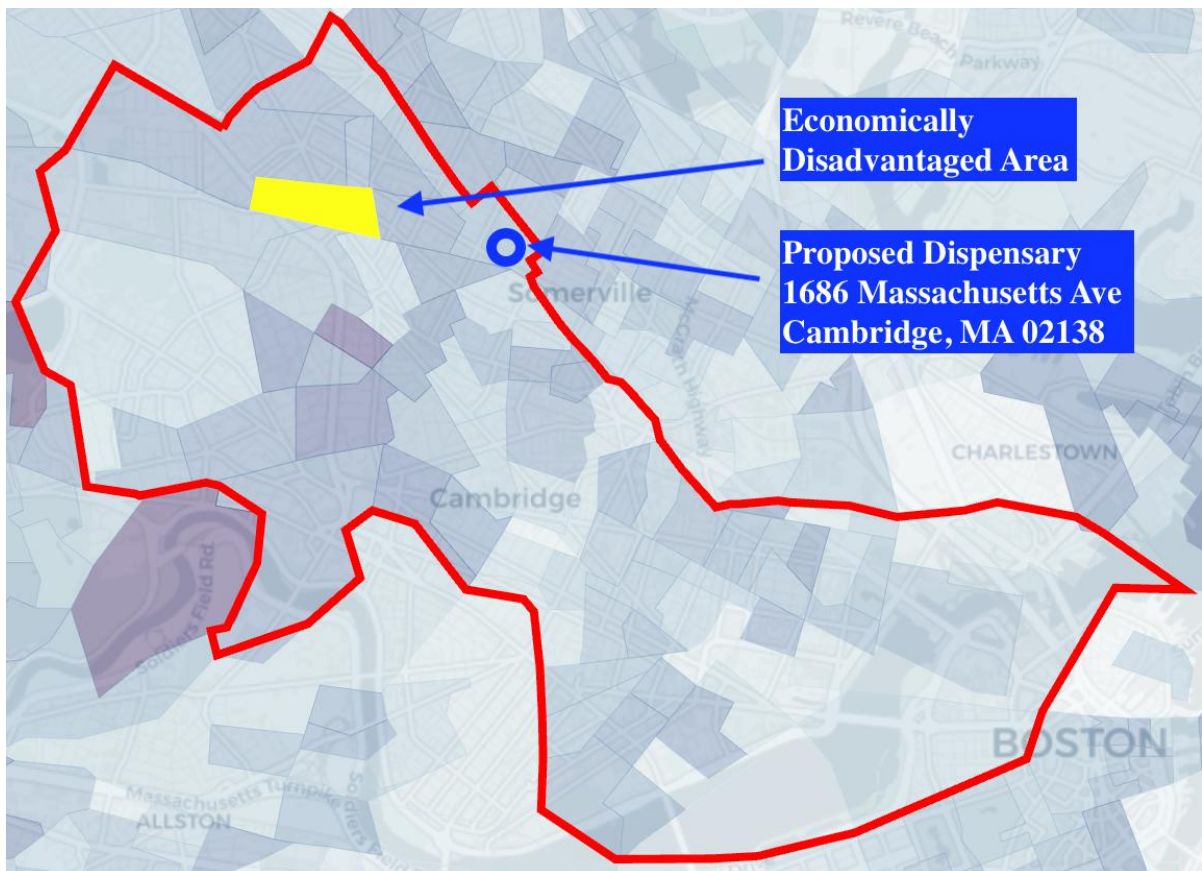
The applicant will focus on the employment of local Cambridge residents prior to hiring non-local employees. We will place emphasis on qualified applicants that reside within walking/ biking distance of the proposed establishment to reduce employee traffic and parking. The applicant will comply with employee pay standards set out in the Cambridge City's Living Wage Ordinance.

The applicant will also focus on the employment of applicants with past criminal records for drug-related offenses — part of an effort to redress the damage caused by the racially disproportionate enforcement of drug laws. The applicant anticipates hiring 12 employees for full- and part-time positions. The applicant will hire at least 51% of minority, women and/or veterans as employees.

The applicant has identified an economically disadvantaged area nearby the proposed dispensary location within Cambridge to begin its hiring efforts.

#### Area Stats

- Median Household Income: \$30,266
- Residents Below the Poverty Level: 13.8%



#### 4. Transportation

The building is serviced by Subway, Commuter Rail, Bus, Bike, on-street metered parking, and public parking garages.

The applicant will implement the following TDM Measures:

- Post in a central and visible location (i.e., lobby for customers, break room for employees) information on available non-automobile services in the area

- Compile and provide to all employees up-to-date transportation information explaining all commuter options. This information should also be distributed to all new employees as part of their orientation.
- Provide customers with sustainable transportation information to access the site.
- Provide and maintain information on the project’s public website, newsletters, social media, etc. on how to access the site by all modes, with emphasis on sustainable modes.
- Manage the crowds coming from all modes of transportation including ride-share drop-off/pick-up activity. The TC will serve as a host similar to the restaurant industry to ensure all customers are entering/ exiting the retail cannabis facility in a safe, secure, and efficient manner. These employees will not replace the required security and check in personnel as required by the CCC regulations. The TC will work closely with the security personal staff within the dispensary to assist in crowd management.
- Participate in any TC training offered by the City or local Transportation Management Association.
- Prior to the issuance of a Building Permit, the Applicant should provide a loading and service delivery management plan that includes all delivery activity to TP&T for TP&T’s approval.
- Provide a contribution of \$35,000 to the city with half due prior to the issuance of a building permit and half due prior to the issuance of an occupancy permit to help improve transportation services, operations and information in the immediate area.

## **5. Trash Management**

Any trash containing marijuana or marijuana products is required to be stored securely on site within the dispensary vault. All products will be transported back to the appropriate wholesaler cultivation facility where they may be safely destroyed. Minimal amounts of business-related waste will be generated from the facility and disposed of by commercial trash pickup. All business related trash will be stored inside the facility until routine trash pick up.

The applicant will incorporate the following green practices into their business model

- Recycle paper, plastic, aluminum, ink cartridges.
- Reuse packing materials and cardboard boxes.
- Use double-sided printing when possible.
- Reduce paper transactions by going digital for bill payment, vendor orders, invoices, online banking, e-mail, and faxing directly from your computer.
- Eliminate disposable cups, plates, and utensils in the break room. Replace with permanent dishware.
- Use eco-friendly cleaning products that are biodegradable and non-toxic.
- Donate or recycle old computers and equipment.
- Keep up with regular maintenance of all mechanical equipment.

## **6. Inventory Management**

Every individual unit in inventory will be uniquely barcoded through the production process. Inventory will be securely transported from wholesalers a “just-in-time” basis for sale in the Cambridge Dispensary. The chain of custody of all products will be kept in a customized inventory management control system. The Cambridge facility will not keep more inventory in stock on the premises than is reasonably necessary based on customer



demand projections. If the stock of product is greater than necessary for an extended period of time, it will be returned to the Cultivation facility.

### **7. Payment Processing and Cash Handling**

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

### **8. General & Administrative and Recordkeeping Functions**

The applicant uses industry standard applications for accounting and personnel recordkeeping. We maintain audit and compliance procedures that generate and maintain accounting and other financial records. The applicant also uses a comprehensive inventory control and tracking system that generates records relating to products and inventory. All activity is fully auditable.

### *Security*

The applicant will establish and adhere to a security procedure protocol which both conforms to the promulgated rules and regulations of the state as well as our internal requirements. We will provide additional security as needed and in a manner that is appropriate for the community where we operate. This proposal has been designed with customer, product, staff, and community security at the forefront.

The applicant will require all employees to wear employee identification badges at all times while inside the marijuana establishment. Employees of the dispensary will escort all visitors, including vendors and contractors, into limited access areas. These visitors will be logged in and out, and the applicant will maintain this log and make it available for periodic inspection.

The applicant will immediately notify law enforcement authorities of any security breach including, but not limited to, discovery of discrepancies identified during inventory, diversion or loss of marijuana products, any loss or unauthorized alteration of records related to marijuana, suspicious actions within the marijuana establishment, failure of an alarm system, activation of an alarm system, or any criminal acts. The applicant will provide written notice to the CCC and the City of Cambridge within ten calendar days of any incident that occurs on the premises.

The applicant will provide the Police Department, Fire Department, Building Commissioner, Board of Health, and Special Permit Granting Authority with the names, phone numbers and email addresses of all management staff and key holders whom one can provide notice if there are operating problems associated with the facility.

Lastly, The applicant will submit confidential information about its security plans and operating procedures to the Cambridge Police Department for review and feedback. The applicant consents to unannounced, periodic compliance inspections by City officials of its Cannabis Business. The applicant will comply with directives of the Police Commissioner and of the Director of Traffic Parking and Transportation, or their designees, regarding traffic measures to be taken at and near the Cannabis Business site;

### *Camera and Video Security*

The facilities will be monitored twenty four a day, every day, by closed-circuit television systems and IP videos capture. The video management software will allow our system to record, view and manage all cameras from a monitoring station or a remote device. Some of the primary features of the system may include:

### *Facility Security*

The facility security is designed to deter security breaches from the outside in. The facility will feature overlapping physical security measures and procedures that control access to dispensary areas, enhance security at vulnerable times and locations, and enable rapid response in the event of an incident. Cannabis and associated products will not be visible from any public property or property controlled by the facility. We do not foresee the need to employ security guards during non-business hours as our advanced security surveillance and alarm system will provide more than sufficient protection of our CRS and the critical assets stored inside as described in the following sections.

### *Access controls and locks*

Each building within the perimeter will be secured with electronic locks that log the entry times of all accesses and access attempts. The applicant has the authority to allow or disallow employee and tenant access to any of these locks and will maintain records detailing all allowances. The Director of Security will investigate all attempts at access to areas where employees are not authorized. The Director of Security will work with security vendors to test and maintain the electronic locks regularly, to ensure the site remains secure. Using electronic door locks allows the Director of Security to limit access with minimal interference with individual tenant movement or operations.

The applicant will designate areas of the premises as Limited Access Areas (LAA). Typically, an LAA will be an area of the premises containing business records, security or surveillance equipment, or cash. All LAAs are considered heightened security areas. No visitors will be permitted into an LAA without advance documentation and authorization. Official visitors present for purposes of inspection will be permitted as required but shall be accompanied by the Director of Security or another senior employee.

### *Employee Security*

Employees will participate in rigorous training, and be evaluated for suitability in a restricted-access adult use cannabis environment. Training includes the employee handbook, reading materials, lectures by professionals, hands-on training, and quizzes. Legal- Training will cover all State & Federal laws relating to marijuana. Legal obligations of licensed cannabis dispensaries will be emphasized. Topics will include the rules & regulations, sexual harassment, interaction with law enforcement, and the rights and responsibilities of cannabis customers.

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

The applicant has adopted personnel policies to guide recruitment, hiring, training, and managing its employees. Clearly defined and reinforced personnel policies will contribute to a consistently safe, customer-focused work environment, staffed by a competent team. Adherence to proper safety

protocols and adequate oversight of information will be the foundation of all our personnel policies. The applicant is dedicated to competitive pay structures, opportunities for advancement, and merit-based bonuses, and will provide employees with a highly competitive benefits package. The applicant will not discriminate against current or potential employees based on race, color, religious creed, national origin, sex, gender identity, sexual orientation, genetic information, or ancestry of any individual, refuse to hire or employ or to bar or to discharge from employment such individual or to discriminate against such individual in compensation or terms, conditions or privileges of employment, unless based upon a bona fide occupational qualification.

#### ***Data Security***

The applicant will protect the confidentiality, integrity, and availability of data from accidental or intentional misuse by people inside or outside an organization or facility. Key elements of information security include limiting information to authorized entities; preventing unauthorized changes to or the corruption of proprietary data; guaranteeing authorized individuals the appropriate access to critical information and systems; and ensuring that data is transmitted to, received by or shared with only the intended recipient.

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

## **Compliance with General Special Permit Criteria (§ 10.43)**

The applicant, requests the following relief under the Cambridge Zoning Ordinance:

Generally applicable special permit criteria pursuant to section §10.43 of the Ordinance;

Pursuant to section §10.43 of the Cambridge Zoning Ordinance, special permits will normally be granted where provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public good because:

- 1. It appears that requirements of this Ordinance cannot or will not be met, or**

With the Special Permit, the applicant submits that it has met the requirements of Section §11.800 of the City of Cambridge's Zoning Ordinance.

- 2. Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or**

Traffic generated and patterns of access or egress will not cause congestion, hazard, or substantial change in the established neighborhood character. The building is serviced by Subway, Commuter Rail, Bus, Bike, and on street metered parking, and for customers/ employees

The establishment will be consistent with both the established and emerging character of the neighborhood. The facility will be equipped, after build-out, with a reception and admittance area to prevent customers from loitering outside the facility (which will be strongly discouraged). Upon entry, customers pass through a secure vestibule into a waiting area, which will allow customers to be inside the facility prior to entering the sales area where transactions take place. Educational and instructional materials will be available and disseminated as well as information about restrictions on public consumption, dosage, abuse, and resources for help.

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:

- Provide lockers in the break room for employees that walk or bike to work;
- Provide bike racks for employees within facility
- Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
- Provide customers with information regarding transportation options to access the facility;
- Provide and maintain information on the applicant's website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on non-automobile modes;
- Participate in transportation-related training offered by the City of Cambridge or a local Transportation Management Association; or

For additional information regarding transportation impacts, see the Transportation Memorandum by Hayes Engineering, included in Additional Special Permit Submission Section

**3. The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or**

The applicant has developed its proposal to ensure that adjacent uses will not be adversely affected by the proposed use. The proposed CRS will be consistent with other retail uses along Massachusetts Ave and throughout the BA-2 zoning district.

The Commonwealth of Massachusetts has developed stringent regulations relative to the management and operations of CRS's to ensure they do not result in nuisance, security risk, or other hazards to the neighborhood. The applicant will be required to demonstrate the soundness of their proposal to the Cannabis Control Commission prior to the opening of the facility and throughout its operations.

The applicant has requested a meeting with the Cambridge Police Department relative to its security protocol and intends to keep an open line of communication through facility development. The applicant will employ live on-site security as needed to ensure the safety of the perimeter and maintain access control to the facility. The applicant will also invest in state-of-the-art security infrastructure to prevent and detect potential loss and diversion of marijuana. This equipment will include alarms, and video cameras in all areas that contain marijuana as well as all points of entry and exit that are instantly accessible to local law enforcement. Redundant alarm systems will be installed to ensure that security features will remain operational in instances of power outages or system failure.

The proposed use is retail only, with an emphasis on customer care. As such, there are no applicable

adjacent uses that will be developed or adversely affect the nature of the proposed use. The applicant will receive wholesale supply from cultivation and processing facility in throughout the Commonwealth. There will be no packaging, cultivation or processing activities of any type occurring at the proposed CRS.

**4. Nuisance or hazard would 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, or**

The proposed use will not create a nuisance or hazard to the detriment of the health, safety or welfare of the occupants of the intended use or the citizens of the City. The applicant proposes to dispense adult-use marijuana to customers 21 or older, a measure for which the City of Cambridge voted overwhelmingly (68%) in 2016. In December 2018 when Cambridge adopted its zoning, it purposefully identified certain districts as being appropriate for adult-use including the proposed site. Further the Applicant, in consultation with the Cambridge Police Department, Cambridge Traffic and Parking and the Porter Square Neighborhood Association, the applicant will develop and implement a robust logistics plan in anticipation of larger crowds during the initial opening phases.

**5. For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and**

An Adult-Use marijuana dispensary will not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of this Ordinance. The presence of this Dispensary will draw on local residents in the adjacent neighborhood to continue the developing retail character of the Porter Square area. The Applicants security procedures will allow for proven safe and efficient entry and egress for customers and will prevent noise, congregating and loitering outside of the Dispensary.

**6. The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.**

The proposed use of the building is consistent with the Urban Design Objectives as set forth in Section 19.30 of the Ordinance. The Applicant has spent considerable time and resources in designing a ground floor facility that will match and improve the aesthetic of the surrounding community. The Applicant's proposal does not involve the development of a new building and will not affect the anticipated pattern of development. In addition, the entire sales area and products will be shielded from public view, buffered by a customer waiting vestibule. The proposed lighting and advanced security measures will be limited to key access and egress areas but highly effective for its intended purpose. The site has limited frontage and therefor lighting and or security requirement will have minimal impact on the public way similar to the other restaurants and retail shops currently existing on Massachusetts Ave. In addition, the design and use of the proposed facility will be consistent with and maintain the form and character desirable for the Porter Square neighborhood.

## Compliance with Zoning (§11.803.1, §11.803.3)

The applicable Special Permit criteria of the Cambridge Zoning Ordinance are addressed below, beginning with the general criteria of §10.43 and continuing with the CRS-specific criteria of §11.805.

The applicant has identified 1686 Massachusetts Ave as an ideal location at which to establish its CRS. The property is located in an area designated by local zoning for the aforementioned use, allows for easy access for customers and employees, and is located within a commercial area with other business uses.

### **Special Permit Criteria §11.803.1**

- A. Cannabis Retail Stores shall be allowed only by Planning Board Special Permit within the following districts: Business A (BA), Business A-1 (BA-1), Business A-2 (BA-2), Business A-3 (BA-3), Business B (BB), Business B1 (BB-1), Business B-2 (BB-2), Business C (BC), Industry A-1 (IA1) Industry B (IB), Industry B-1 (IB-1), and Industry B-2 (IB2) districts, and special districts and overlay districts whose use regulations are based on those of any of the aforementioned districts, subject to any limitations set forth in the regulations of those districts. In the Business A1 district, only applicants that have been designed as Economic Empowerment Applicants or certified as eligible to participate in the Social Equity Program by the Massachusetts Cannabis Control Commission may be permitted and it shall be made a condition of the special permit that such designation or eligibility shall be maintained.

The proposed Dispensary is in the Porter Square Neighborhood and is in a BA-2 A zoning district and is an allowed Use by Special Permit. The Applicant will qualify as an economic empowerment applicant, and minority owned business based on qualification of the Commonwealth of Massachusetts Cannabis Control Commission, Supplier of Diversity Office or similar requirements provided by the City of Cambridge.

- B. A Cannabis Retail Store shall not be permitted within one thousand and eighteen hundred (1,800) feet of another Cannabis Retail Store, except if the applicant has been designated as an Economic Empowerment Applicant or certified as eligible to participate in the Social Equity Program by the Massachusetts Cannabis Control Commission and it is made a condition of the special permit that such designation or eligibility shall be maintained.

The proposed dispensary is not located within 1,800 feet of an approved Dispensary or RMD therefore the Economic Empowerment designation is not required.

- C. All products offered to customers shall be pre-packaged off site, and no packaging or repackaging of cannabis or Cannabis products shall take place on the premises of a Cannabis Retail Store unless it is also meets the requirements for a Cannabis Production Facility.

The Applicant is proposing to provide Cannabis products that are pre-package at a separate Cultivation facility. There is no cultivation, packaging or re-packaging being proposed at the Dispensary.

### Special Permit Criteria §11.803.3

- A. A Cannabis Retail Store or Cannabis Production Facility shall not be permitted within 300 feet of a preexisting public or private school providing education in kindergarten or any of grades one through 12, except where the Planning Board, in issuing a special permit, approves a reduced distance upon finding that the location will cause no substantial adverse impact due to site specific factors or other mitigating efforts agreed to in writing by the applicant and made conditions of the special permit.

There are no pre-existing public or private school providing education in kindergarten or any of grades one through 12. However the Maria Baldwin School is approx. 765 Feet away from the site

- B. A Cannabis Retail Store or Cannabis Production Facility shall not be permitted within 300 feet of a preexisting public children's playground, public youth athletic field, or public youth recreation facility, except where the Planning Board, in issuing a special permit, approves a reduced distance upon finding that the location will cause no substantial adverse impact due to site specific factors or other mitigating efforts agreed to in writing by the applicant and made conditions of the special permit.

As required by Section §11.803.1 of the Ordinance, The applicant is over 300 feet of a pre-existing public children's playground, public youth athletic field, or public youth recreation facility. However the Sacramento Fields are approx. 411 Feet away from the site. In addition, the site is more than 1,800 feet from any other cannabis retail store. There are currently no cannabis dispensaries to serve the porter square area.

## **Compliance with additional Special Permit Criteria Pursuant to (§ 11.805)**

The applicant, requests the following relief under the Cambridge Zoning Ordinance:

Special permit relief pursuant to Section §11.805 of the Ordinance;

In granting a special permit for a Cannabis Retail Store, in addition to the general criteria for issuance of a special permit as set forth in Section §10.43 of this Zoning Ordinance, the Planning Board shall find that the following criteria are met:

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

*Safe and Secure Access/ Egress*

The applicant will employ a state-of-the-art security system. All security measures will be in compliance with 935 CMR 500.110.

The network of surveillance cameras will be strategically placed around the perimeter of the building and in every area inside the building where customers will be and where marijuana products will be handled. This includes all entrance and exit traps, the secure waiting area, the dispensary floor, the sales and fulfillment areas, the inventory safe area, all office space, exits, and corridors, and the entire loading/unloading areas. Cameras will also be placed at each location where dispensing, fulfillment, and labeling activities occur, in adequate fixed positions and at a height that will provide a clear, unobstructed view of regular activity, allowing for the clear and certain identification of persons and activities at all times.

All surveillance recordings will be kept for a minimum of 30 calendar days. The outside perimeter of the premises will be lit in a manner that allows security staff to monitor the area and enables the video surveillance system to easily capture all activities. The lighting and surveillance systems will be designed to minimize any impact on our neighbors.

The applicant also offers and welcomes complete video, forensic and intrusion integration with the Cambridge Police Department. If requested, the applicant will provide full and seamless integration of all exterior surveillance cameras and intrusion alarm notifications at no cost to the City of Cambridge.

Our physically challenged customers will receive door-to-door service. We are very sensitive to all our customers having the opportunity to enjoy the in-store dispensary experience. We will meet or exceed all ADA standards.

**2. Onsite loading, refuse, and service areas are designed to be secure and shielded from abutting uses.**

With respect to marijuana-related refuse, the only marijuana waste that will need to be disposed from the proposed Cambridge CRS are marijuana products that have expired or need to be returned to the wholesaler for any reason. Any such refuse will be picked up during the process of marijuana delivery, which will occur multiple times per week. All non-marijuana refuse will be disposed of according to the regular City refuse service schedule.

As is noted above, delivery of marijuana will occur multiple times per week by a team of individuals working out of a secure vehicle. Delivery personnel will load marijuana onto a secure hand-cart to transport products from the vehicle to the proposed CRS. At no point will the delivery of marijuana or the removal of any refuse interfere with, or otherwise affect, abutting uses.

The applicant intends to utilize the front door to the proposed site for loading, refuse, and service loading zone in front of our building. There is currently two loading zones near the commercial space that restricts parking from 7AM-12PM Monday- Friday for loading only. Unregulated solid waste (will be stored inside the building for commercial collection by a private hauler.) All regulated materials will be transported by the cultivation supplier back to its facility in the commonwealth for proper disposal or destruction. The majority of product deliveries will be conducted via small-unmarked sprinter van.

Product deliveries will occur between two to three times each week in unmarked sprinter vans. There will be no advertising, markings, or branding, indicating that the vehicle is being used to transport marijuana. Routes and times used for the transportation of marijuana and marijuana products are randomized. Marijuana and marijuana products will be transported in secure locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily



removed. At least two agents will staff vehicles transporting marijuana. One agent will remain in the vehicle at all times, and a dispensary staff member will accompany the other into the facility and within the vault.

- 3. 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.**

The applicant has invested considerable time and resources to design a facility that will complement and improve the aesthetics of the surrounding neighborhood. The exterior façade has been designed to look compatible to its abutter "Temple Bar" to create consistency within the neighborhood. The design will shield from the public view the entirety of the sales area and regulated materials, while also engaging the community with interactive art displays. The proposed security measures will be sensitively placed to provide a safe yet unobtrusive means of surveilling the appropriate and most sensitive portions of the building and building site.

- 4. In retail areas, the location and design of the Cannabis Use will not detract from the sense of activity with opaque, unwelcoming façades at the ground floor. Where interior activities must be screened from public view, such areas should be screened by transparent, publicly accessible active business uses where possible. Opaque façades should be minimized, and where they are necessary they should include changing public art displays or other measures to provide visual interest to the public.**

In order to comply with State law and the Cambridge City's urban design objectives, the applicant has designed a waiting room buffer wall sufficient to block the interior views of the dispensary. In addition, the applicant will place several public art displays through the window to enhance the exterior of the storefront and provide visual interest to the public. As such, the applicant's proposed CRS will be compatible with other buildings in the area and aesthetically will blend in with the surrounding shops and eateries already present on Massachusetts Ave.

- 5. If the proposed Cannabis Retail Store or Cannabis Production Facility is not proposed to include a Medical Marijuana Treatment Center, it will nevertheless provide programs to assist qualifying customers within the city or neighborhood who are registered through the Massachusetts Medical Use of Marijuana Program in obtaining services under that program.**

The applicant will be applying for a retail cannabis store to service the qualified recreational customers of the commonwealth. Nevertheless, the applicant has designed their floor plan and facility to replicate a medical marijuana treatment center in hope to apply for co-location permitting in the future through the CCC. This will allow the applicant to legally service both medical customers and recreational customers through separate POS terminals for patients to receive Massachusetts Medical Marijuana Program benefits.

In anticipation to achieve co-location status in the future, the applicant has implemented the following measures in order to provide service for qualifying patients within the city or neighborhood who are registered through the Massachusetts Medical Use of Marijuana Program:

- Customer Consultation Room to be converted into patient consultation room upon co-location status
- One Reserved Terminal to convert into future medical sales only
- Full ADA Compliancy throughout retail facing areas of CRS
- Medical/ Veteran product Discounts subject to CCC approval
- Employee Training
  - Disabled rights and sensitivity, how to identify and interact with a customer having a medical emergency, the proper uses and benefits and warnings of medical cannabis.

## Application Requirements with Criteria Specific to Special Permits Being Sought (§ 11.804)

- 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 Cannabis Products, on-site sales, off-site deliveries, distribution of educational materials, and other programs or activities.**

The applicant anticipates operating Monday-Sunday between the hours of 10:00 AM – 10:00 PM.

The applicant proposes a retail-only CRS that will occupy 1686 Massachusetts Ave, a partially standalone commercial building located within the Business A-2 District. All marijuana cultivation and processing options will occur in cultivations throughout the Commonwealth. The applicant has created relationships with a number of cultivators within the state of MA that will be able to grow and sell Adult Use Marijuana to dispensaries in Massachusetts. The following cultivations have agreed to supply the applicant once the dispensary is ready to begin selling adult use marijuana to the customers of MA.

<u>Company Name</u>	<u>Cultivation Location</u>
Resinate	Douglas, MA
Revolutionary Clinics	Fitchburg, MA
Garden Remedies	Fitchburg, MA
Natures Alternatives	Lakeville, MA

All products will be delivered pre-weighed, packaged in child-resistant materials, and labeled with important health and safety information. All packages will be bagged in the secure fulfillment area prior to being sold to the customer. Upon sale, customers 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.

On-site sales will occur within dispensary sales area. Customers will enter within a secured entry vestibule, where they are required to provide a form of government identification prior to gaining access to the dispensing sales area. Customers will be required to present government identification upon POS as a final check. Upon purchasing product, customers will be guided to exit the facility.

#### *Auditory Reminders*

Dispensary agents will receive ample training about effective customer education tools that can be used during transactions. Customers service representatives will educate customers at the point of sale about how to safely store, consume, and transport their product in a friendly, approachable manner. In addition, they will require verbal consent to the customer purchase agreement. They will require verbal consent of customer purchase agreement prior to conducting the sale of marijuana.

#### *Distribution of Educational Materials*

In addition, to verbally consenting to the customer purchase agreement, all customers will be receiving a pamphlet with their product identifying the rules and content of the consent to a customer purchase agreement. Product safety guides and general informational material will be placed in each and every bag to ensure customers have access to safety materials when they intend to utilize the product

Pamphlet will contain rules around public consumption, diversion, queuing, loitering, regulations surrounding cannabis; how to safely consume, store, and transport their product; and information regarding strains, dosage, and desired effects. It will also be include of behaviors that are not tolerated and practicing them will eliminate the opportunity for future store visits

In addition, the applicant will work with the Cambridge Public Health Department to create and distribute educational materials to its customers as directed by the Cambridge Public Health Department.

#### *Visual Materials*

The applicant will display a variety of educational materials. Flyers, pamphlets, and other materials will be available in the entry vestibule as well as throughout the dispensary floor. There will also be signage proximate to point-of-sale terminals reminding customers about the consequences of product diversion.

No cultivation or processing will occur on site at 1686 Massachusetts Ave Cambridge, MA 02138. In addition, the applicant will not conduct any off-site deliveries.

- B. Context Map: A map identifying, at a minimum, the location of the proposed establishment, the locations of all other Cannabis Uses in the vicinity, the locations of all public or private schools providing education in kindergarten or any of grades one through 12, and the locations of all children’s playgrounds, youth athletic fields, or other youth recreation facilities, with measured distances provided to demonstrate whether the location complies with the standards of Section §11.803 above.**

Included in Project Plans and Illustrations Section

- C. Site Plan: A plan or plans depicting all existing and proposed development on the property, including the dimensions of the building, the detailed 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.**

Included in Project Plans and Illustrations Section

**D. 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.**

Included in Project Plans and Illustrations Section

Façade color will be black to match the abutting retailer.

**E. Logistics Plan: A plan identifying the on-site or off-site locations where deliveries and loading functions will take place and a narrative describing how deliveries to the site, loading, and other service functions will be conducted, as well as a plan and narrative identifying the transportation options for customers and employees, including public transportation services, on-site and off-site parking facilities, and bicycle facilities.**

All on-site deliveries will occur via the front door at the proposed dispensary location at 1686 Massachusetts Ave Cambridge, MA 02138. Off-site locations for deliveries will occur at various cultivations with which the applicant creates supply relationships.

#### Delivery

The CRS General Manager will be responsible for implementing the applicants delivery and loading management plan. The applicant will ensure that dispensary agents transporting marijuana and marijuana products from the applicant's cultivation wholesale suppliers are notified of the agreed servicing procedure and conduct it in full compliance with the regulations set forth by the Commonwealth of Massachusetts and standards agreed upon with the City of Cambridge. Additionally, the General Manager will be responsible for ensuring that non-marijuana suppliers are notified of delivery and loading protocol.

#### Marijuana Delivery

Product deliveries will occur between two to three times each week in unmarked vans utilizing the front retail entrance. There are currently two loading only zones nearby the proposed dispensary space that restricts parking from 7AM-12PM Monday- Friday for loading only. The applicant will plan on receiving inventory during those times. There will be no advertising, markings, or branding, indicating that the vehicle is being used to transport marijuana. Routes and times used for the transportation of marijuana and marijuana products are randomized. Marijuana and marijuana products will be transported in secure locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily removed. At least two agents will staff vehicles transporting marijuana. One agent will remain in the vehicle at all times, and the other agent will be accompanied by a dispensary staff member into the facility and within the vault.

At no time shall a vehicle park or stop on Massachusetts Ave, or any other public street in a manner that blocks emergency vehicle access or unreasonably impedes the flow of vehicle, pedestrian or bicycle travel.

These deliveries are unlikely to occur during peak hours.

Non-Marijuana Delivery

The applicant anticipates occasional deliveries to the site of ancillary materials, including pick up of monetary instruments and arrival of office supplies. Additional services are anticipated at the facility approximately two (2) times per week.

An armored car service will pick up cash, as needed each week.

At no time shall a vehicle park or stop on Massachusetts Ave or any other public street in a manner that blocks emergency vehicle access or unreasonably impedes the flow of vehicle, pedestrian or bicycle travel. These deliveries are unlikely to occur during peak hours.

Transportation Options

The building is serviced by Subway, Commuter Rail, Bus, Bike, on-street metered parking, and public parking garages.

- Subway
  - This site is within an 8-minute walk from the Porter Square MBTA Red Line station.
- Commuter Rail
  - This site is within an 8-minute walk from the Porter Stop on the Fitchburg Line Commuter Rail.
- Bus
  - There are three bike racks at the front of the premises
  - 3 MBTA bus lines connect in Porter Square. (77, 83, 96)
  - This site is within 1- minute walk from the Massachusetts Ave @ Shepard St stop on bus line 77 and 96
- Bike
  - This site is within an 8-minute walk Porter Square Bluebikes Station
  - This site is within a 6-minute walk Harvard Law School Hubway Station
- On-Street Metered
  - There are 25 on-street parking spots within 300ft of the proposed site
- Public Parking Garages
  - This site is within a 14-minute walk from Church Street Lot, 41 Church St, Cambridge, MA 02138. The garage provides 122 spaces and allows up to 24 hours of parking.
  - This site is within a 17-minute walk Charles Square Garage, 1 Bennett St, Cambridge, MA 02138. This Garage provides 600 spaces and allows up to 24 hours of parking

Exemptions from Off-Street Parking/ Bicycle parking requirements as per §6.32.1 & §6.103.2

As a small business in a business district that requires 4 or fewer spaces, the applicant is seeking exemption from off-street parking as per §6.32.1

- F. License or Registration Materials: Copies of all materials submitted to applicable state and local agencies for the purpose of licensing and/or registration, and any certification or license issued by any such agency, excluding any information required by law to be**

**kept confidential.**

Attached below

**G. Host Community Agreement: A narrative describing the progress that has been made at the time of application toward establishing a host community agreement with the City of Cambridge.**

The Applicant has submitted a letter of intent for a host community agreement through the City Manager's office. See attached letter.



Application #: MRN281353

### About the Marijuana Establishment

Please provide information on the Marijuana Establishment below. All fields marked with an \* are required.

Business Legal Name *		Federal Tax Identification Number EIN/TIN *	
Budega, Inc		84-3236160	
Phone Number *	Email Address *		
773-818-8678	arish.halani@gmail.com		
Business Address 1 *		Business Address 2	
1686 Massachusetts Ave			
Business City *	Business State *	Business Zip Code *	
Cambridge	MA	02138	
Mailing Address 1 *		Mailing Address 2	
1 Park Lane		Unit 703	
Mailing City *	Mailing State *	Mailing Zip Code *	
SOUTH BOSTON	MA	02210	

### Certified Disadvantaged Business Enterprises (DBEs)

Certified Disadvantaged Business Enterprises (DBEs) \*

Select all that apply.

- Disability-Owned Business
- Lesbian, Gay, Bisexual, and Transgender Owned Business
- Minority-Owned Business
- Veteran-Owned Business
- Woman-Owned Business
- Not a DBE

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Exit

Cannabis Control Commission > My Licenses > Marijuana Retailer > Marijuana Retailer - Application of Intent



Application #: MRN281353

### Priority Applicant

Some entities qualified for priority certification. Please indicate if this status applies to your Marijuana Establishment. All fields marked with an \* are required.

Priority Applicant \*

Has the Marijuana Establishment been certified as an Economic Empowerment Priority Applicant or an RMD Priority Applicant?

Yes  No

Priority Applicant Type \*

If you have been approved as a priority applicant, select the certification type. If you are not a priority applicant, select "Not a Priority Applicant".

Economic Empowerment Priority

Economic Empowerment Applicant Certification Number

EEA202069

RMD Priority Certification Number

If you selected "RMD Priority" above enter you certification number here.

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Application #: MRN281353

RMD Information

If you are a Registered Marijuana Dispensary (RMD) with a final or provisional certificate of registration in good standing with the Department of Public Health (DPH) may apply as an RMD Priority Applicant. By submitting this information, you consent to your information being exchanged between DPH and the Commission. Please provide proof of your RMD's registration status below.

If you are not a Registered Marijuana Dispensary, you may click on "Save & Go To Next Page"

Name of RMD  
N/A

Department of Public Health RMD Registration Number  
N/A

- Operational and Registration Status  
*The current state of your registration with the Department of Public Health (DPH)*
- Obtained Final Certificate of Registration and is open for business in Massachusetts
  - Obtained Provisional Certificate of Registration only
  - Applied for Certificate of Registration, decision by DPH is pending
  - Denied by DPH for Certificate of Registration as an RMD in Massachusetts

Certificate of Registration

Upload a scanned copy of your current Certificate of Registration (Provisional or Final) from the Department of Public Health

Drag document(s) or click here

To your knowledge, is the existing RMD certificate of registration in good standing?  
 Yes  No

If no, describe the circumstances below  
N/A



Application #: MRN281353

**Persons with Direct or Indirect Authority**

Provide demographic information for all executives, managers, or other persons having direct or indirect authority over the management, policies, security operations or cultivation operations of the Marijuana Establishment. You will need to provide additional information on individuals identified here in the Background Check packet.

To add another person click the 'Add a Person' button at the bottom of the page.

All fields marked with an \* are required.

Person with Direct or Indirect Authority 1

Percentage Of Ownership \*  Percentage Of Control \*

Role \*  Other Role

First Name \*  Middle Name  Last Name \*  Suffix  Former Last Name

Alias - 1  Alias - 2  Alias - 3

Phone \*  Email \*

Primary Address 1 \*  Primary Address 2

City \*  State \*  Zip Code \*

Gender \*  User Defined Gender

What is this person's race or ethnicity? \*  
 Mark all boxes that apply

- White (German, Irish, English, Italian, Polish, French)
- Hispanic, Latino, or Spanish (Mexican or Mexican American, Puerto Rican, Cuban, Salvadoran, Dominican, Colombian)
- Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)
- Asian (Chinese, Filipino, Asian Indian, Vietnamese, Korean, Japanese)
- American Indian or Alaska Native
- Middle Eastern or North African (Lebanese, Iranian, Egyptian, Syrian, Moroccan, Algerian)
- Native Hawaiian or Other Pacific Islander (Native Hawaiian, Samoan, Chamorro, Tongan, Fijian, Marshallese)
- Some Other Race or Ethnicity
- Decline to Answer

Specify Race or Ethnicity  
 Enter the specific race(s) or ethnicity(ies) the person identifies as here.

Person with Direct or Indirect Authority 2



Percentage Of Ownership \*

49

Percentage Of Control \*

49

Role \*

Owner / Partner

Other Role

If Other was selected for role

First Name \*

Arish

Middle Name

Last Name \*

Halani

Suffix

Former Last Name

(e.g. maiden name)

Alias - 1

Alias - 2

Alias - 3

Phone \*

773-818-4678

Email \*

arish.halani@gmail.com

Primary Address 1 \*

1 Park Ln

Primary Address 2

City \*

Boston

State \*

MA

Zip Code \*

02210

Gender \*

Male

User Defined Gender

What is this person's race or ethnicity? \*

Mark all boxes that apply

- White (German, Irish, English, Italian, Polish, French)
- Hispanic, Latino, or Spanish (Mexican or Mexican American, Puerto Rican, Cuban, Salvadoran, Dominican, Colombian)
- Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)
- Asian (Chinese, Filipino, Asian Indian, Vietnamese, Korean, Japanese)
- American Indian or Alaska Native
- Middle Eastern or North African (Lebanese, Iranian, Egyptian, Syrian, Moroccan, Algerian)
- Native Hawaiian or Other Pacific Islander (Native Hawaiian, Samoan, Chamorro, Tongan, Fijian, Marshallese)
- Some Other Race or Ethnicity
- Decline to Answer

Specify Race or Ethnicity

Enter the specific race(s) or ethnicity(ies) the person identifies as here.

Cannabis Control Commission > My Licenses > Marijuana Retailer > Marijuana Retailer - Application of Intent



Application #: MRN281353

Entities with Direct or Indirect Authority

Provide information for all entities having direct or indirect authority over the management, policies, security operations or cultivation operations of the Marijuana Establishment. You will need to provide additional information on individuals identified here in the Background Check packet.

To add another entity click the "Add an Entity" button at the bottom of the page.

All fields marked with an \* are required.

Add an Entity

<< Go To Previous Page Save & Stay On This Page Save & Go To Next Page >>

Exit



Application #: MRN281353

Close Associates and Members

Provide information about all Close Associates and Members of the applicant.

Close Associate means a person who holds a relevant managerial, operational or financial interest in the business of an applicant or licensee and, by virtue of that interest or power, is able to exercise a significant influence over the management, operations or finances of a Marijuana Establishment licensed under 925 CMR 500.000.

If there are no individuals meeting the above criteria, click the "Save & Go To Next Page" button at the bottom of the page.

To add individuals as close associates or members, click the "Add an Individual" at the bottom of the page.

All fields marked with an \* are required.

Close Associates or Member 1

First Name *	Middle Name	Last Name *	Suffix	Former Last Name
Ricardo		Acevedo		
Alias 1	Alias 2	Alias 3		
Phone *	Email *			
781-903-0100	rwace1987@gmail.com			
Primary Address 1 *	Primary Address 2			
22 White St				
City *	State *	Zip Code *		
East Boston	MA	02128		

Describe the nature of the relationship this person has with the Marijuana Establishment \*

Owner/ Partner

Close Associates or Member 2



First Name \*  Middle Name  Last Name \*  Suffix  Former Last Name

Alias 1  Alias 2  Alias 3

Phone \*  Email \*

Primary Address 1 \*  Primary Address 2

City \*  State \*  Zip Code \*

Describe the nature of the relationship this person has with the Marijuana Establishment \*  
**Owner/ Partner**

Close Associates or Member 3



First Name \*  Middle Name  Last Name \*  Suffix  Former Last Name

Alias 1  Alias 2  Alias 3

Phone \*  Email \*

Primary Address 1 \*  Primary Address 2

City \*  State \*  Zip Code \*

Describe the nature of the relationship this person has with the Marijuana Establishment \*  
Director

Cannabis Control Commission > My Licenses > Marijuana Retailer > Marijuana Retailer - Application of Intent



Application #: MRN281353

Capital Resources - Entities

Provide information about entities that have or will contribute 10% or more to the initial capital for the Marijuana Establishment.  
 If there are no entities meeting the above criteria, click the "Save & Go To Next Page" button at the bottom of the page.  
 To add an entity, click the "Add an Entity" button below.  
 All fields marked with an \* are required.

**Entity Contributing Capital 1**

Entity Legal Name \*  Entity DBA

Email \*  Phone \*

Address 1 \*  Address 2

City \*  State \*  Zip Code \*

Types of Capital *	Other Type of Capital	Total Value of Capital Provided *	Percentage of Initial Capital *
Select all that apply	If other was selected, specify here.	<input type="text" value="0"/>	<input type="text" value="0"/>
<input type="checkbox"/> Monetary/Equity <input checked="" type="checkbox"/> Debt <input type="checkbox"/> Land <input type="checkbox"/> Buildings <input type="checkbox"/> Other			

Capital Attestation \*  
 The funds identified above that were used to invest in or finance the Marijuana Establishment were lawfully earned or obtained.  
 Yes

Add an Entity





Application #: MRN281353

**Business Interests in other States or Countries**

Provide information about all past or present business interests of the Marijuana Establishment and its owners in other states or countries.

If there are no entities meeting the above criteria, click the "Save & Go To Next Page" button at the bottom of the page.

To add entities click on the "Add an Entity" button below.

All fields marked with an \* are required.

[Add an Entity](#)

**Business Interest Documentation**

Please upload documentation for each of the business interests listed above.

Supporting Document

Drag document(s) or click here



Application #: MRN261353

### Disclosure of Individual Interests

Provide information about the interest of each individual named in the application in any Marijuana Establishment application for licensure or in any Marijuana Establishment that has been licensed.

If there are no individuals meeting the above criteria, click the "Save & Go To Next Page" button at the bottom of the page.

To add individuals, click on the "Add an Individual" button below.

All fields marked with an \* are required

Add an Individual

<< Go To Previous Page

Save & Stay On This Page

Save & Go To Next Page >>

Exit

 **Massachusetts Cannabis Industry Portal (MassCIP)** A31

Cannabis Control Commission > My Licenses > Marijuana Retailer > Marijuana Retailer - Application of Intent



Application #: MRN281353

**Individual Interest Documentation**

Please upload documentation for each of the individual interests listed above.

Supporting Documents

 Drag document(s) or click here

[<< Go To Previous Page](#) [Save & Stay On This Page](#) [Save & Go To Next Page >>](#)

[Exit](#)

Cannabis Control Commission > My Licenses > Marijuana Retailer > Marijuana Retailer - Application of Intent



Application #: MRN281353

### Marijuana Establishment Property Details

Details about the property where the Marijuana Establishment will be located. All fields marked with an \* are required.

Establishment Address 1 \*  
1686 Massachusetts Ave

Establishment Address 2

Establishment City \* Cambridge  
Establishment Zip Code \* 02138

Approximate square footage of the establishment \* 2316  
How many abutters does this property have? \* 1

Have all property abutters been notified of the intent to open a Marijuana Establishment at this address? \*

- Yes
- No
- I Don't Know

Bond or Escrow Documentation \*

Documentation of a bond or other resources held in an escrow account in an amount sufficient to adequately support the dismantling and winding down of the Marijuana Establishment

**Bond Paperwork in progress**

Document Name: Bond.jpeg  
Document Category: Documentation of Bond  
Upload Date: 9/12/19



**Corporations Division**

**Business Entity Summary**

**ID Number:** 001376352

[Request certificate](#)

[New search](#)

**Summary for:** BUDEGA, INC

<b>The exact name of the Domestic Profit Corporation:</b> BUDEGA, INC				
<b>Entity type:</b> Domestic Profit Corporation				
<b>Identification Number:</b> 001376352				
<b>Date of Organization in Massachusetts:</b> 03-30-2019				
<b>Last date certain:</b>				
<b>Current Fiscal Month/Day:</b> 12/31	<b>Previous Fiscal Month/Day:</b> 12/31			
<b>The location of the Principal Office:</b>				
Address: 1 PARK LANE UNIT 703				
City or town, State, Zip code, Country: BOSTON, MA 02210 USA				
<b>The name and address of the Registered Agent:</b>				
Name: ARISH HALANI				
Address: 1 PARK LANE UNIT 703				
City or town, State, Zip code, Country: BOSTON, MA 02210 USA				
<b>The Officers and Directors of the Corporation:</b>				
Title	Individual Name	Address		
PRESIDENT	RICARDO ACEVEDO	82 WHITE ST BOSTON, MA 02128 USA		
TREASURER	ARISH HALANI	1 PARK LANE, UNIT 703 BOSTON, MA 02210 USA		
SECRETARY	ARISH HALANI	1 PARK LANE, UNIT 703 BOSTON, MA 02210 USA		
DIRECTOR	RICARDO ACEVEDO	82 WHITE ST BOSTON, MA 02128 USA		
DIRECTOR	ARISH HALANI	1 PARK LANE, UNIT 703 BOSTON, MA 02210 USA		
DIRECTOR	SOHAIL HALANI	11018 ULLSWATER LN WINDERMERE, FL 34678 USA		
<b>Business entity stock is publicly traded:</b> <input type="checkbox"/>				
<b>The total number of shares and the par value, if any, of each class of stock which this business entity is authorized to issue:</b>				
Class of Stock	Par value per share	Total Authorized No. of shares	Total par value	Total issued and outstanding No. of shares
CNP	\$ 0.00	100,000	\$ 0.00	1,000
<input type="checkbox"/> Consent		<input type="checkbox"/> Confidential Data		<input type="checkbox"/> Merger Allowed
				<input type="checkbox"/> Manufacturing
<b>View filings for this business entity:</b>				
ALL FILINGS Administrative Dissolution Annual Report Application For Revival Articles of Amendment Articles of Alteration/Consolidation		<a href="#">View filings</a>		
<b>Comments or notes associated with this business entity:</b>				

[New search](#)

October 8, 2019

Honorable Louis A. DePasquale  
City Manager  
Cambridge City Hall  
795 Massachusetts Avenue  
Cambridge, MA 02139

Re: Budega, Inc. - Host Community Agreement Letter of Intent

Dear Mr. Manager:

Please accept this letter of intent relative to Budega's request to enter into a Host Community Agreement with the City of Cambridge, Budega seeks to operate marijuana retail establishment at 1686 Massachusetts Avenue.

I am the president of Budega. I am certified by the Massachusetts Cannabis Control Commission as an economic empowerment applicant. My Cannabis Control Commission's certification number is: EEA 202069.

The location is zoned for such use upon obtaining a special permit from the Cambridge Planning Board. There is no pre-existing public or private school providing education in kindergarten or any of grades one through 12 within 300 feet of the location. Further, there is no pre-existing public children's playground, public youth athletic field, or public youth recreation facility with 300 feet of the location. Also, although the buffer does not apply to economic empowerment applicants, there is not another marijuana retail establishment that is within 1,800 feet of the location.

Budega has already held its community outreach meeting. It has met with the Porter Square Neighbors Association and the Agassiz-Baldwin Community Group. It has also met with the Mayor, the Vice Mayor and a number of City Councilors.

It has had its pre-application special permit meeting with the Cambridge Community Development Department. It is in the process of preparing its application for special permit with the Planning Board. A draft of the application has already been reviewed by the Community Development Department.

Please let me know what we need to do in moving forward with our request to enter into a host community agreement with the City.

If you have any questions regarding the above, please feel free to contact me.

I look forward to hearing from you relative to our request.

Sincerely,



Ricardo Acevedo  
President

**Project Plans and Illustrations**

**Existing Conditions Map**

See attached below

**Site Context Map**

See attached below

**Proposed Site Plan**

See attached below

**Proposed Floor Plans**

See attached below

**Proposed Landscaping Plan**

The applicant does not intend to make any landscaping changes.

**Proposed Elevations**

See attached below

**Existing Condition Photographs**

See attached below

**Proposed Perspective Renderings**

See attached below

# SITE PLAN

in  
**CAMBRIDGE, MASSACHUSETTS**  
PROPOSED RETAIL MARIJUANA ESTABLISHMENT



ZONE: BUSINESS A-2 (BA-2)  
 MINIMUM SETBACKS:  
 FRONT = 5 FT.  
 SIDE = 10 FT.  
 REAR = 10 FT.  
 MAX. BUILDING HEIGHT = 45 FT.  
 MIN. LOT USE = 40 MIN.  
 MIN. LOT AREA PER BUILDING UNIT = 400 S.F.  
 LOT WIDTH = 40 MIN.

PARCEL INFORMATION:  
 #1486 MASSACHUSETTS AVENUE  
 PARCEL 50 178-14

RECORD OWNER:  
 STAMMARDT MICHAEL TRUST  
 THE TRUSTEE TRUSTEE  
 FOR MASSACHUSETTS AVE  
 CAMBRIDGE, MA 02138

DEED REFERENCE:  
 MIDDLESEX SOUTH REGISTRY OF DEEDS  
 BOOK 3148 PAGE 14

**LEGEND:**

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<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> COMMERCIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #E0E0E0; border: 1px solid black; margin-right: 5px;"></span> MUNICIPAL
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> INSTITUTIONAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> MIXED USE

**LOCUS & CONTEXT MAP**  
SCALE: 1"=150'

**GENERAL NOTES:**

1. VERTICAL DATUM IS NAVD83
2. PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACUAL BOUNDARY SURVEY BY HAYES ENGINEERING, INC.
3. ZONING MAP INFORMATION IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON MAY 18, 2018.

SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
INDEX	C1
EXISTING CONDITIONS	C2
PROPOSED CONDITIONS	C3

Prepared For:

Owner / Applicant:  
 Mike Huest  
 100 Locust St  
 Cambridge, MA 02138  
 617-552-8277

Prepared By:  
  
 David J. Hayes  
 P.E.  
 100 Locust St  
 Cambridge, MA 02138  
 617-552-8277

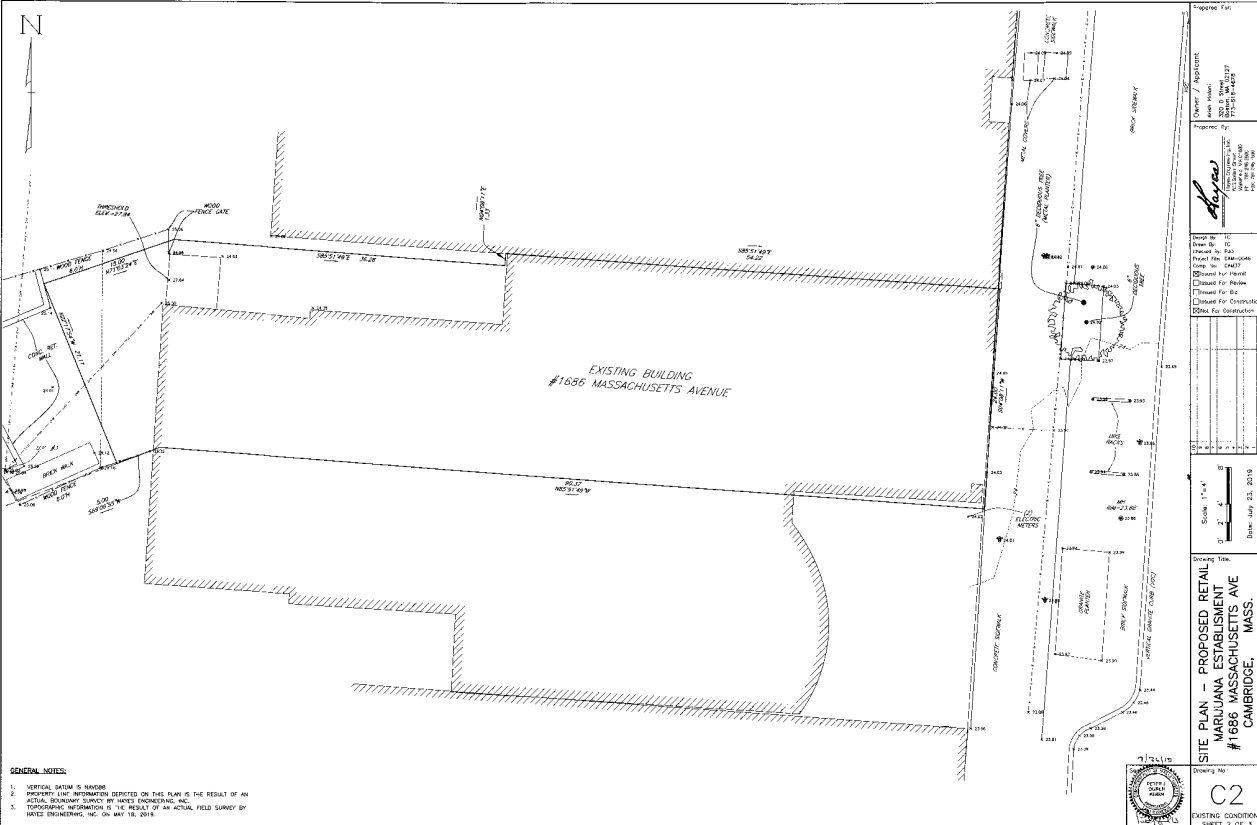
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 Scale: 1" = 150'  
 Checked By: PJC  
 Project No.: CAM-2018-04  
 Date: July 23, 2018

Scale: 1" = 150'  
 Date: July 23, 2018

Drawing Title:  
 SITE PLAN - PROPOSED RETAIL  
 MARIJUANA ESTABLISHMENT  
 #1486 MASSACHUSETTS AVE  
 CAMBRIDGE,  
 MASS.

Sheet:  
  
 INDEX  
 SHEET 1 OF 3





**GENERAL NOTES:**

1. VERTICAL DATUM IS NAVD83
2. PROPERTY LINE INFORMATION DERIVED ON THIS PLAN IS THE RESULT OF AN ACTUAL BOUNDARY SURVEY BY HAYES ENGINEERING, INC.
3. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON MAY 18, 2018.



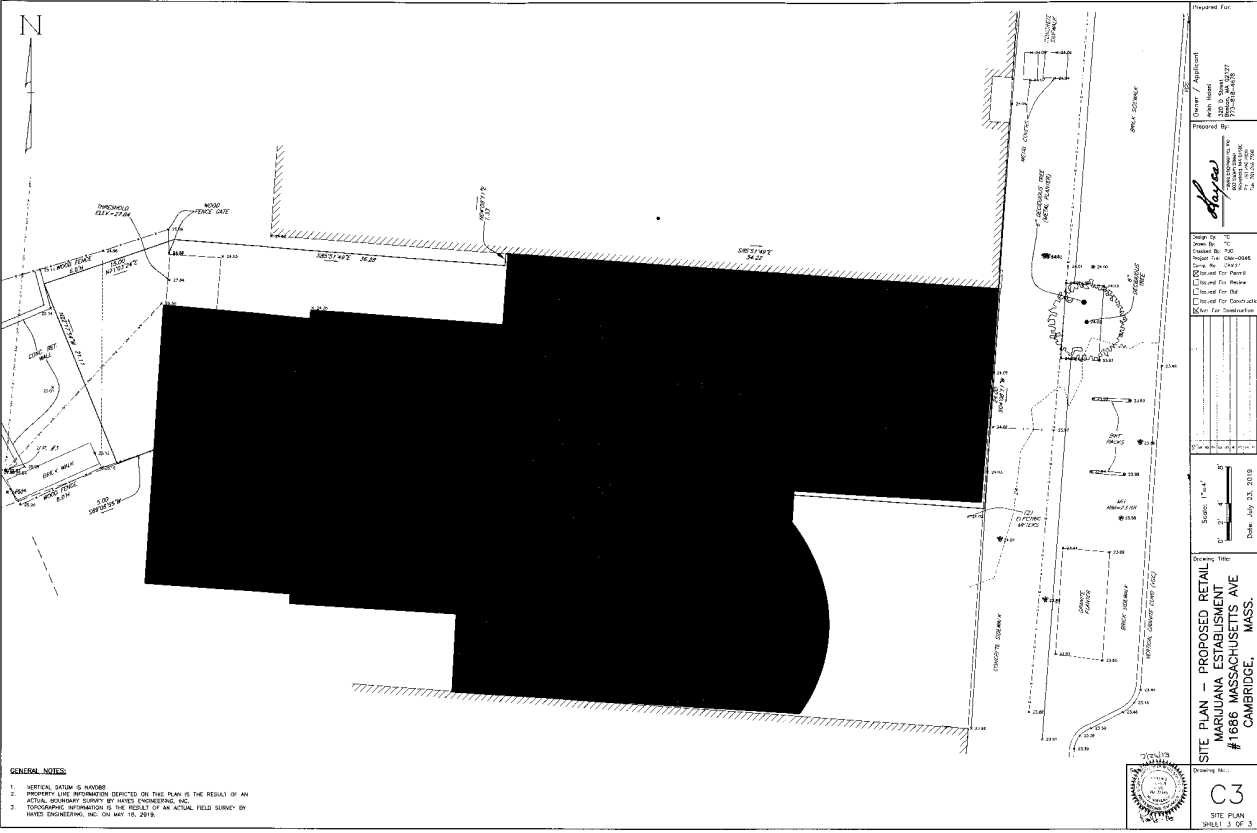
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 EXISTING CONDITIONS  
 SHEET 2 OF 3

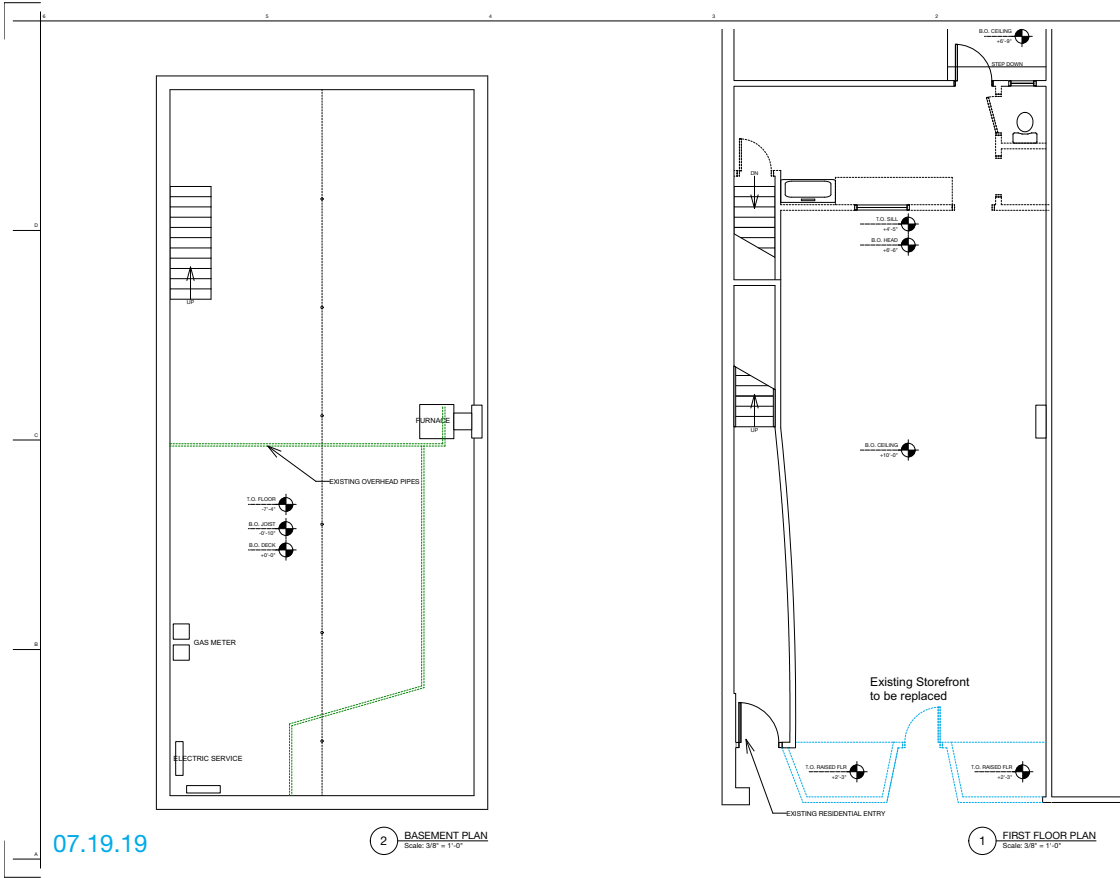
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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	7/23/19
2	ISSUED FOR PERMIT	7/23/19
3	ISSUED FOR PERMIT	7/23/19
4	ISSUED FOR PERMIT	7/23/19
5	ISSUED FOR PERMIT	7/23/19

Drawn by  
 Checked by  
 Field in Charge  
 Graded for Road  
 Graded for Field  
 Cleared for Site  
 Cleared for Construction  
 Done for Completion

Owner / Applicant: **1686 MASSACHUSETTS AVE LLC**  
 Registered By: **STEPHEN J. HAYES**  
 License No.: **12518**  
 State of: **MASSACHUSETTS**





07.19.19



**BUDEGA, INC.**

**CANNABIS DISPENSARY**

**Project**  
188 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02138

**Client**  
BUDEGA, INC.  
600 STATE ST.  
CAMBRIDGE, MA 02142

**Contractor**  
CONTRACTOR FIRM  
ADDRESS  
CITY, STATE ZIP

**Architect**  
STRUCTURAL ENGINEER  
ADDRESS  
CITY, STATE ZIP

**MEP**  
MEP ENGINEER  
ADDRESS  
CITY, STATE ZIP

**Issues / Revisions**

MARK	DATE	DESCRIPTION
	03.27.19	
	03.28.19	
	03.29.19	
	03.30.19	
	04.03.19	

**Stamp**



**Date** 04.XX.19

**Phase** SCHEMATIC DESIGN

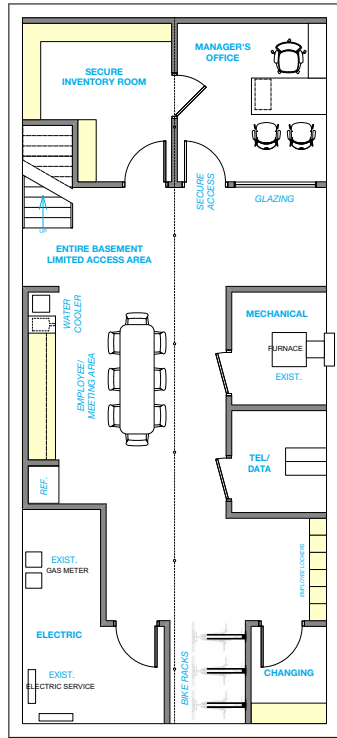


**Notes**  
EXISTING CONDITIONS FROM FIELD DIMENSIONS

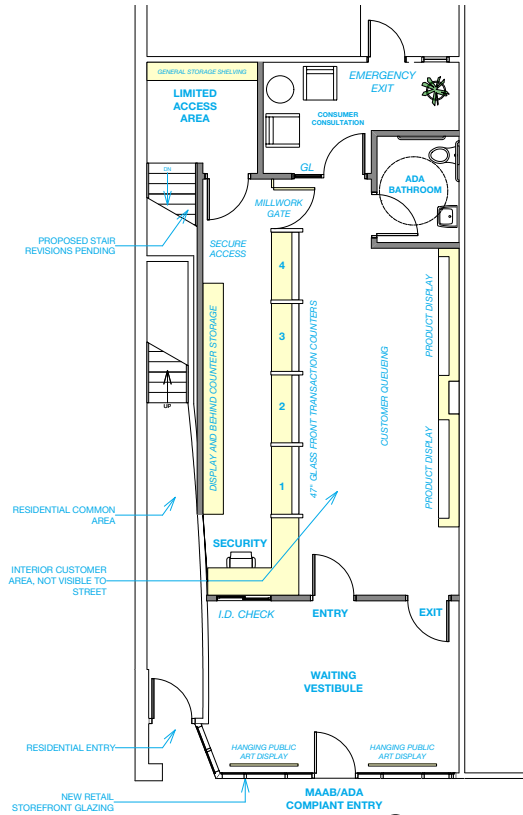
NOVA CONSULTANTS  
Sheet Number

**XB.101**

**Scale** AS NOTED



2 BASEMENT PLAN  
Scale: 3/8" = 1'-0"



1 FIRST FLOOR PLAN  
Scale: 3/8" = 1'-0"

09.30.19



**BUDEGA, INC.**

**CANNABIS DISPENSARY**

project  
188 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02138

client  
BUDEGA, INC.  
SCOTT, MA 01547

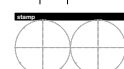
contractor  
CONTRACTOR FIRM  
ADDRESS  
CITY, STATE ZIP

structural  
STRUCTURAL ENGINEER  
ADDRESS  
CITY, STATE ZIP

MEP  
MEP ENGINEER  
ADDRESS  
CITY, STATE ZIP

dates / revisions

MARK	DATE	DESCRIPTION
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	01.18.19	02
	01.25.19	03
	02.05.19	04
		05
		06
		07
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date 04.11.19

phase SCHEMATIC DESIGN

north



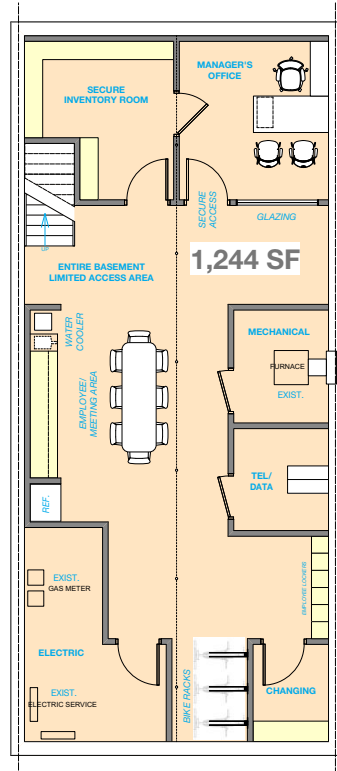
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revision/track

sheet number

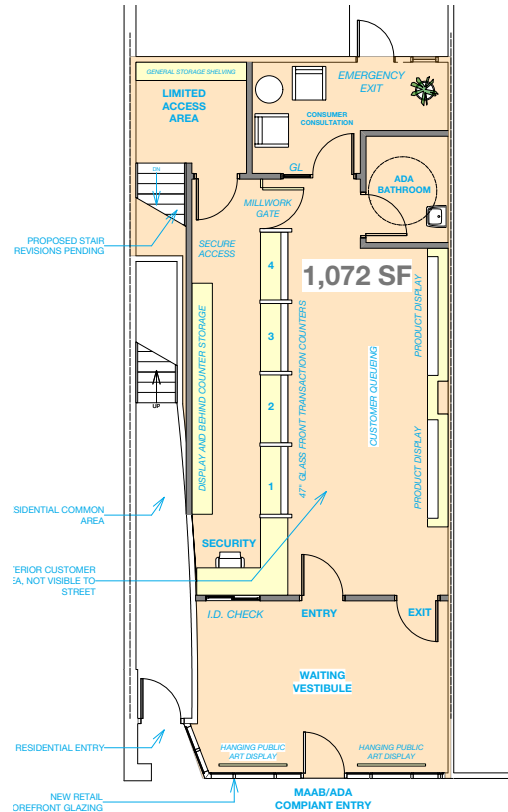
**A.101**

scale AS NOTED



2 BASEMENT PLAN  
 Scale: 3/8" = 1'-0"

09.26.19



1 FIRST FLOOR PLAN  
 Scale: 3/8" = 1'-0"



**BUDEGA, INC.**

**CANNABIS DISPENSARY**

Project  
 188 MASSACHUSETTS AVE.  
 CAMBRIDGE, MA 02138

Client  
 BUDEGA, INC.  
 1000 WASHINGTON ST.  
 CAMBRIDGE, MA 02138

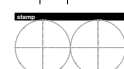
Contractor  
 CONTRACTOR FIRM  
 ADDRESS  
 CITY, STATE ZIP

Architect  
 STRUCTURAL ENGINEER  
 ADDRESS  
 CITY, STATE ZIP

MEP  
 MEP ENGINEER  
 ADDRESS  
 CITY, STATE ZIP

Specialty/Division

MARK	DATE	DESCRIPTION
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	01.18.19	02
	01.25.19	03
	02.05.19	04
	02.08.19	05
	02.15.19	06
	02.22.19	07
	03.01.19	08
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	03.22.19	11
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	04.05.19	13
	04.12.19	14
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	04.26.19	16
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	05.10.19	18
	05.17.19	19
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	10.26.19	42
	11.02.19	43
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	11.23.19	46
	11.30.19	47
	12.07.19	48
	12.14.19	49
	12.21.19	50



Date: 04.15.19

Phase: SCHEMATIC DESIGN

North



Client: SCHEMATIC DESIGN

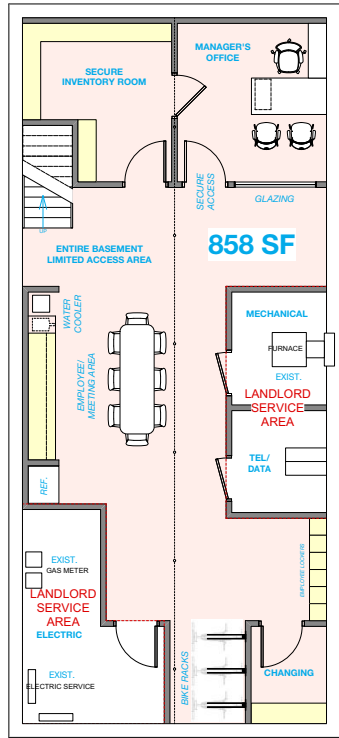
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Revision/Description

Sheet Number

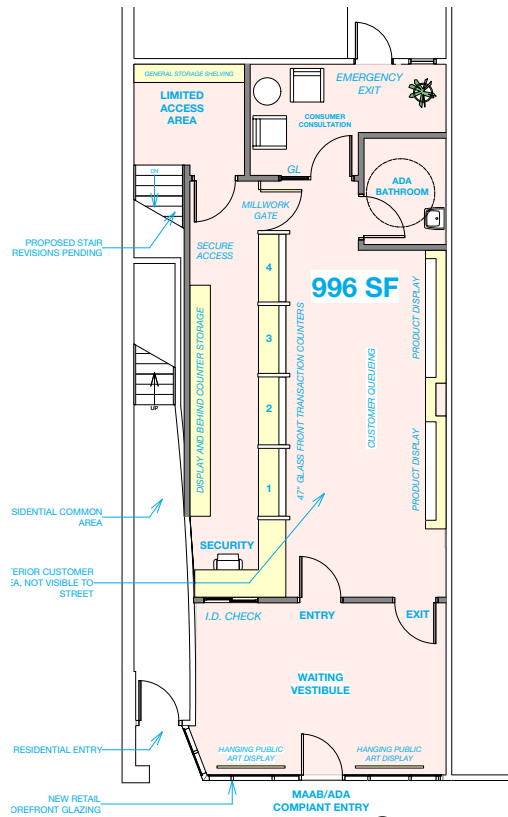
**A.102**

Scale: AS NOTED



2 BASEMENT PLAN  
Scale: 3/8" = 1'-0"

09.26.19



1 FIRST FLOOR PLAN  
Scale: 3/8" = 1'-0"



**BUDEGA, INC.**

**CANNABIS DISPENSARY**

Project  
188 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02138

Client  
BUDEGA, INC.  
Boston, MA 02107

Contractor  
CONTRACTOR FIRM  
ADDRESS  
CITY, STATE ZIP

Architect  
STRUCTURAL ENGINEER  
ADDRESS  
CITY, STATE ZIP

MEP  
MEP ENGINEER  
ADDRESS  
CITY, STATE ZIP

Specialty/Revision

MARK	DATE	DESCRIPTION
	01.17.19	01
	01.18.19	02
	01.29.19	03
	02.05.19	04
	02.05.19	05
	02.05.19	06
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	02.05.19	28
	02.05.19	29
	02.05.19	30



Date: 04.11.19

Phase: SCHEMATIC DESIGN

North



Sheet Title: SCHEMATIC DESIGN

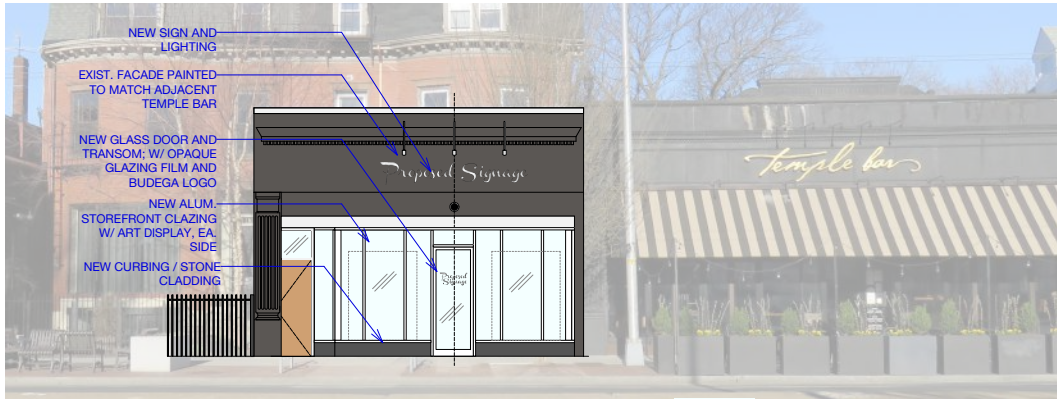
Sheet Number: NET FLOOR AREA

Revised/Revised By:

Sheet Number:

**A.102B**

Scale: AS NOTED



3 PROPOSED NEW ELEVATION  
Scale: 3/8" = 1'-0"



07.19.19

2 EXISTING ELEVATION PHOTOGRAPH  
Scale: N/A



1 EXISTING ELEVATION  
Scale: 3/8" = 1'-0"



**BUDEGA, INC.**  
**CANNABIS DISPENSARY**

**Project**  
188 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02138

**Client**  
BUDEGA, INC.  
2000 WASHINGTON ST.  
CAMBRIDGE, MA 02138

**Contractor**  
CONTRACTOR TBD

**Structural Engineer**  
STRUCTURAL ENGINEER  
ADDRESS  
CITY, STATE ZIP

**MEP**  
MEP ENGINEER  
ADDRESS  
CITY, STATE ZIP

**Revised / Revision**

MARK	DATE	DESCRIPTION
	07.19.19	01
	07.19.19	02
	07.19.19	03
	07.19.19	04
	07.19.19	05
	07.19.19	06
	07.19.19	07
	07.19.19	08
	07.19.19	09
	07.19.19	10
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	07.19.19	15
	07.19.19	16
	07.19.19	17
	07.19.19	18
	07.19.19	19
	07.19.19	20

**Stamp**

**Date**  
04.XX.XX

**Phase**  
SCHEMATIC DESIGN

**North**  
N

**Client Site**  
ELEVATIONS

**A.103**

**Scale**  
AS NOTED



1 PROPOSED VIEW FM MASSACHUSETTS AVE

07.19.19



**BUDEGA, INC.**  
**CANNABIS DISPENSARY**

**project**  
188 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02138

**client**  
BUDEGA, INC.  
SUITE 200, 188 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02138

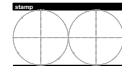
**contractor**  
CONTRACTOR TBD  
ADDRESS  
CITY, STATE ZIP

**structural**  
STRUCTURAL ENGINEER  
ADDRESS  
CITY, STATE ZIP

**MEP**  
MEP ENGINEER  
ADDRESS  
CITY, STATE ZIP

**revision**

MARK	DATE	DESCRIPTION
01	07.19.19	01
02	07.19.19	02
03	07.19.19	03
04	07.19.19	04
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09	07.19.19	09
10	07.19.19	10
11	07.19.19	11
12	07.19.19	12



**date** 04.XX.19

**phase** SCHEMATIC DESIGN



**sheet title** RENDERING

**drawing number**

**A.104**

**scale** AS NOTED



# Stereo Jack's

**RECORDS**



**Additional Special Permit Submission**

**Traffic Study**

See attached Below



## Transportation Logistics Plan

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

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

Refer to File No. CAM-0046

**TO:** City of Cambridge Zoning Board of Appeals

**FROM:** Tony Capachietti, *Project Manager*

**DATE:** August 12, 2019

**SUBJECT:** Budega, Inc.  
Proposed Marijuana Dispensary  
Transportation Logistics Plan  
1686 Massachusetts Avenue

---

Hayes Engineering, Inc. (HEI) has prepared this Transportation Logistics Plan in support of the Special Permit Application for a proposed Cannabis Retail Store (Dispensary) at 1686 Massachusetts Avenue (the Property or the Site), pursuant to the request of the Project Proponent, Budega, Inc. (the Applicant). This Logistics Plan is based on, to the maximum extent practicable, the draft Cambridge Traffic, Parking and Transportation Department's Transportation Logistics Plan Guidelines, as issued on May 28, 2019. In accordance with the requirements of Section 11.804(e) of the Cambridge Zoning Ordinance the purpose of this Transportation Logistics Plan is to:

- identify the transportation options for customers and employees;
- identify the locations where deliveries and loading will occur;
- estimate the trip generation rates and mode share for customers and employees; and
- provide recommendations for transportation impact mitigation

### **Site Context**

The Property is located along the westerly side of Massachusetts Avenue (Route 2A) between Martin Street (to the North) and Hudson Street (to the South) as depicted on Figure 1, Transportation Context Map. The Property contains approximately 2,330± square-feet (sf.) of land area with 24-foot (ft) of frontage along Massachusetts Avenue (Mass Ave). There are no curb cuts along the frontage or dedicated parking spaces on-site. The Property is proximate multiple modes of public transportation and is located between Massachusetts Bay Transit Authority (MBTA) Porter Square Station (to the north) and Harvard Square Station (to the south). The Site is also served by 127 on-street, two-hour, metered parking spaces within one-quarter mile of the Site. Most streets off Mass Ave in the vicinity of the Project are restricted to permit parking only.



The following modes of transportation are available for customers and employees to access the Site:

*Commuter Rail – Fitchburg Line*

The MBTA Commuter Rail's Fitchburg Line provides commuters to the area from the MetroWest and Central areas of the state, as depicted in Figure 2, below:



*Figure 2, MBTA Fitchburg Line Rail Service Map*

The Porter Square station is located approximately 2,100 feet to the north of the Site with clear pedestrian access to and from the station along Massachusetts Avenue. The sidewalks are generally cement concrete and between 6-8 feet in width in excellent repair. The estimated walking time to the Site is 9 minutes.

*Subway – Red Line*

The Site is located between the MBTA Red Line stops of Porter Square and Harvard Square.

- Porter Square Station – 0.4 miles north of the Site, estimated walking time is 9 minutes.
- Harvard Square Station – 0.6 miles south of the Site, estimated walking time is 13 minutes

*Bus Service – Route 77 and 96*

The following MBTA Bus stops are proximate the Site and provide service to the 77 and 96 bus routes:

- Mass Ave at Shephard Street – 396 feet south of the site, a 2-minute walk
- Mass Ave at Wendell Street – 464 feet south of the site, a 2-minute walk
- Mass Ave at Linnaean Street – 685 feet north of the site, a 3-minute walk
- Mass Ave at Exeter Park - 907 feet north of the site, a 3-minute walk

MBTA schedules and maps for commuter rail, subway and bus routes serving the Site are included as Appendix A to this report.



### *Zip Car*

Zipcar is a car-sharing company that provides automobile reservations to its members, billable by the minute, hour or day. Zip Car has two vehicles located approximately 600-feet south of the site along Mass Ave, proximate the Lesley University Campus. Zip Car locations are depicted on the accompanying Figure 1, Transportation Context Map.

### *Blue Bikes*

Blue Bikes is a bicycle sharing system in the Boston metropolitan area. Two (2) Blue Bike stations are located within approximately 0.4-miles from the Site at:

- Harvard Law School Blue Bikes Station, a 7-minute walk south of the Site; and
- Harvard Radcliffe Quad Blue Bikes Station at 49 Garden Street, a 7-minute walk west of the Site.

### **Trip Generation**

#### *Methodology*

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, 10<sup>th</sup> Edition and from actual customer counts performed at two existing marijuana dispensaries in the Commonwealth of Massachusetts. The Cambridge Traffic, Parking, and Transportation Department acknowledges that trip generation rates published by the ITE may not be reliable due to the limited data sources and because the locations where data has been collected may not be representative of travel patterns in the City of Cambridge. These ITE trip generation estimates are solely provided for reference.

A transportation survey was also conducted at the New England Treatment Access (NETA) co-located adult-use and medical marijuana dispensary in Brookline, MA to estimate the distribution for mode of travel and type of trip to the facility by customers. A survey of employees at a specialty retail store in Harvard Square that sells Hemp-related products was used to estimate employee mode splits.

#### *ITE Land Use Code 882 – Marijuana Dispensary*

The proposed dispensary is best classified as Institute of Transportation Engineers (ITE) Land Use Code (LUC) 882, Marijuana Dispensary, defined in the ITE Trip Generation Manual, 10<sup>th</sup> Edition as being:

*... a standalone facility where cannabis is sold to patients or consumers in a legal manner.*

Trip Generation rates for the proposed 2,100± sf. dispensary are summarized in Table 1. As previously stated, the ITE trip generation rates are provided for reference and context. HEI conducted customer counts at two (2) existing, operating adult-use and medical marijuana dispensaries located in Salem, MA (June 11, 2019) and in Brookline, MA (June 11, 2019 and June 15, 2019) to obtain local data for the dispensary use. This observed average rate per 1,000 sf. of gross floor area was used for estimating trip ends to the facility.



**TABLE 1**  
Trip Generation, *Proposed Use – LUC 882: Marijuana Dispensary*

<b><u>Time Period</u></b>	<b><u>ITE Average Rate<sup>(1)</sup></u></b>	<b><u>Observed Brookline NETA Dispensary Rate<sup>(1)</sup></u></b>	<b><u>Observed Salem Dispensary Rate <sup>(1)</sup></u></b>
Weekday Daily	252.70	614.6	315.45
Weekday AM Peak Hour	20.88	40.6	40.91
Weekday PM Peak Hour	29.93	65	55
Saturday Daily	259.31	793.8	N/A
Saturday Peak Hour	36.43	74.2	N/A

<sup>(1)</sup> Trip Ends per 1,000-sf. of GFA

<sup>(2)</sup> Based on customer counts by HEI in Brookline and Salem, MA during June 2019

These elevated trip generation rates are most likely due to the scarcity of the use within the study area. As marijuana dispensaries become more prevalent, we anticipate that trip generation rates will continue to diminish as the capture area for each dispensary decreases. A survey of 257 patrons exiting an existing dispensary operating in Brookline, MA on June 13, 2019 by HEI noted that greater than 50 percent of the patrons had commute times in excess of 20 minute with 14 percent of patrons commuting in excess of 50 minutes to the facility. This indicates a relatively large capture area for what will typically become a “convenience” type use, such as a pharmacy, liquor store, or convenience store. It is anticipated that many customers to this facility will be pass-by and diverted trips, rather than destination trips. Pass-by trips have minimal impacts to traffic conditions. Studies have shown that for retail uses similar to the proposed dispensary, a substantial portion of vehicle trips are from existing traffic passing by the site or diverted from another route



in the vicinity of site. Data presented in the ITE Trip Generation Handbook indicates that for the average percentage of pass-by trips for Pharmacy/Drugstores without Drive-Through Windows is 49-percent during the weekday PM peak hour. HEI conducted a transportation survey of 257 patrons exiting an existing dispensary operating in Brookline, MA on June 13, 2019 identified 53.7% of patrons considered their stop to be a pass-by or diversion trip on their way to their ultimate destination.

#### *Mode Splits*

HEI conducted a transportation survey of 257 patrons exiting an existing dispensary operating in Brookline, MA on June 13, 2019 and obtained the following data regarding transportation mode for customers at NETA Brookline:

**TABLE 2**

Observed Customer Mode Shares, *NETA Brookline, 2019*

#### **Mode**

SOV	55.7%
HOV	21.4%
Public Transit	16.3%
Walk	6.2%
Bike	0.4%

Due to the proximity of abundant public transportation and robust bicycle facilities in the Project vicinity Budega believes the bulk of its customers will be from pedestrian traffic between the two MBTA stations. A similar survey was conducted by HEI in 2016 for patrons of the Red House restaurant in Harvard Square. 796 restaurant patrons were surveyed between December 9, 2016 and December 14, 2016 and obtained the following data:

**TABLE 3**

Observed Customer Mode Shares, *Red House Cambridge, 2019*

#### **Mode**

SOV	6.3%
HOV	6.3%
Public Transit	61.1%
Walk	16%
Bike	10.4%



It is believed the distribution of patrons to the Budega establishment will be more similar to the survey results in Harvard Square due to the robust public transportation option available near the site. The Brookline study location was served only by the MBTA Green Line D train and local bus service that does not end at a multi-modal MBTA station. In an effort to estimate the distribution of vehicles between SOV and HOV the distribution as related to total vehicles observed for the Brookline study was applied to the vehicle share of the Harvard Square study. In order to estimate the projected customer modes for the retail cannabis site, two locations shown in table 2 and 3 were averaged to create a projected expectation for customer modes for the Budega retail site. The following mode share estimates are suggested for Project transportation planning:

**TABLE 4**  
 Estimated Customer Mode Shares, *Budega*

<b><u>Mode</u></b>	<b><u>NETA Brookline</u></b>	<b><u>Red House Cambridge</u></b>	<b><u>Average Customer Modes for Budega Retail Cannabis Site</u></b>
SOV	55.7%	6.3%	31%
HOV	21.4%	6.3%	14%
Public Transit	16.3%	61.1%	39%
Walk	6.2%	16%	11%
Bike	0.4%	10.4%	5%

HEI conducted a transportation survey of six (6) employees of a destination retail use that specialized in Hemp products in Harvard Square on June 28, 2019 and the following data regarding transportation mode for employees:

**TABLE 5**  
 Observed Employee Mode Shares, *Hempest, Cambridge, 2019*

<b><u>Mode</u></b>	
SOV	0.0%
HOV	0.0%
Public Transit	50.0%
Ride Share	0.0%
Walk	0.0%
Bike	50.0%





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Cambridge, Massachusetts  
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Budega anticipates it will employ a total of twelve (12) employees, six (6) full-time and six (6) part-time, with no more than six (6) employees on a given shift.

<b><i>Mode</i></b>	<b><i>Employee Trip Ends</i></b>		
	<i>Daily</i>	<i>AM</i>	<i>PM</i>
SOV	0	0	0
HOV	0	0	0
Public Transit	8	4	4
Walk	2	1	1
Bike	2	1	1
<b>Total</b>	<b>12</b>	<b>6</b>	<b>6</b>

Staff parking will not be provided on or around the Site and employees will be encouraged to utilize non-driving commuting options. Through the TDM measures, employees will receive subsidized transit and Bluebikes passes to encourage alternative modes of transportation. The red line/commuter rail transit connections to the site should encourage high transit use by employees. In addition, the applicant will install 3 bike racks with the capacity of 6 bikes in their facility for employee use. Employees that live in non-transit accessible areas and are reliant on cars will be encouraged to drive to transit to make the final connection to the site. Budega will prioritize the hiring of employees who live in transit accessible areas. For those employees who live in non-transit accessible areas, Budega will subsidize parking costs near connecting transit stations on a case-by-case basis. Due to the following analysis, it is assumed that Budega may ultimately employee candidates with cars but will work with candidates to develop a plan to encourage the use of public transit. Budega may hire candidates who use a vehicle as their primary mode of transportation and will work with each employee to develop a parking subsidy plan. The plan and its subsequent subsidy will be case specific and will minimize the use of Cambridge parking. Budega will continue to communicate with their employees every 3-6 months to determine new strategies to minimize employee related traffic concerns.

*Projected Client Trip Generation*

With a saturated retail cannabis market, Budega Inc. projects that they will service approximately 182 clients per day. This would correspond to about 364-person trips per day (182 entering and 182 exiting). Client visits are expected to occur throughout the day with the peak time likely occurring from 10:00 a.m. – 12:00 p.m. and 5:00 – 7:00 p.m. Peak client activity during these time periods is anticipated to be about 28 clients per hour, or up to 56-person trips per hour (28 entering and 28 exiting).

ITE is not accepted for Cambridge Dispensaries and other MA retail cannabis stores that are operating are not good comparisons with respect to total trip generation due to the current lack of dispensaries in the state. Budega has calculated number of clients based on business projections for a saturated retail cannabis market. In order to have a relevant comparison within Cambridge, the



applicant has scaled calculations according to a boutique shop who has been permitted in Cambridge on 9/10/19. (Western Fronts, LLC).

These estimates are derived from comparing dispensary size with Western Front LLC who received a special permit on 9/10/19. This comparison allows for a relevant Cambridge location that has already received a special permit and been approved by the planning board of Cambridge. Western Fronts is located in a transit oriented area and has a GFA of 1,679 sq. ft. and a retail sale area of 1,023 sq. ft. Comparatively, Budega has a total GFA of 2,136 sq. ft. and a retail sales area of 1,072 sq. ft.

*Calculation Method*

Western Fronts<sup>(1)</sup>

- Retail Sales Area: 1,023 Sq. ft.
- 175 Customers/ 1,023 Sq. ft. of retail sales area
- 175 Customers/ 1,023 Sq. ft. retail sales area = .17 customers/ 1 Sq. ft. of retail sales area

Budega

- Retail Sales Area: 1,072 sq. ft.
- .17 customers x 1,072 Sq. ft. of retail sales area = **182 Customers**

<sup>(1)</sup> Received Special permit on 9/10/19 with a 175 customer projection

The applicant will work with the TP+T and the Cambridge police department during the initial opening period, to identify and respond to any unexpected situations (i.e sidewalk crowding, blocking bike lanes, or other safety issues)

**TABLE 6**

**Customer Trip Ends Budega Projections**

<b><u>Mode</u></b>	<i>Daily</i>	<i>AM<sup>(1)</sup></i>	<i>PM<sup>(2)</sup></i>
SOV	56	6	9
HOV	26	3	4
Public Transit	71	7	11
Walk	20	2	3
Bike	9	1	1
<b>Total</b>	<b>182</b>	<b>19</b>	<b>28</b>

<sup>(1)</sup> Estimated as 10% of daily total

<sup>(2)</sup> Estimated as 15% of daily total



### **Parking Availability**

The Site is served by 127 on-street, two-hour, metered parking spaces within one-quarter mile of the Site. Most streets off Mass Ave in the vicinity of the Project are restricted to permit parking only.

On-street parking occupancy data was collected to determine the existing parking conditions and how it relates to the Project parking needs. The data collection was performed on Sep. 6<sup>th</sup> and Sep. 11<sup>th</sup>, 2019. The analysis was conducted on the 127 on-street, two-hour, metered parking spaces within one-quarter mile of the Site. Parking that is not viable for dispensary customers, such as permit only parking, was not included in the tables. The data collection is detailed in Table 7.

**TABLE 7**  
Massachusetts Ave Parking Occupancy Analysis

<b><u>Street Name</u></b>	<b><u>Date/ Time</u></b>	<b><u>Regulation</u></b>	<b><u>Occupied Spaces</u></b>	<b><u>Total Spaces</u></b>	<b><u>% Occupancy</u></b>
Massachusetts Ave	Sep. 6 10:00 AM	2 Hr Meter	83	127	65%
Massachusetts Ave	Sep. 6 12:00 PM	2 Hr Meter	104	127	82%
Massachusetts Ave	Sep. 6 2:00 PM	2 Hr Meter	109	127	86%
Massachusetts Ave	Sep. 11 5:00 PM	2 Hr Meter	91	127	72%
Massachusetts Ave	Sep. 11 7:00 PM	2 Hr Meter	121	127	95%

As shown above, on-street parking is well utilized near the Project, ranging from 65% to 95% occupancy on the weekday during the hours studied, which corresponds with 6 to 44 available spaces. During the peak demand periods, it is anticipated that approximately 13 clients per hour will arrive at the Site via private vehicle. Budega expects the average service time within the facility to be about ten minutes and will utilize methods such as online preordering to ensure these times are feasible. Parking spaces will not be available for employees, who will be encouraged to use other means of transportation to reach the Site.



### **Loading Availability**

The property is served by two street loading zones within a close proximity of the proposed site. Both loading zones are located on Massachusetts Ave, approx. 90 ft and 180 ft away from the proposed site. The Loading zones are available for exclusive use from the hours of 7AM-12PM except Sundays. Budega intends to use these on-site loading spaces for delivery of product, cash pick up and refuse transfer. Budega estimates that it will receive 2 to 3 product deliveries, four to five cash pick-ups and one refuse collection per week. All deliveries will occur at random times. Refuse will be limited to paper waste. All marijuana containing product will be returned to the cultivation or processing facility for disposal in accordance with Cannabis Control Commission regulations.



### **Queue Prevention and Management**

In order to prevent customer queuing outside of the facility, Budega has designed their facility to have a waiting vestibule for its customers upon entering the facility. The waiting room is approx. can fit approx. 16 customers. The rest of the retail dispensary can accommodate approx. 18 customers. This brings the total customer capacity of the facility to 35 customers.

For the first month of operation, Budega will conduct a soft opening by only offering facility access to customers that have made an online appointment via the Budega website. Offering appointment only services will assist in preventing an overflow of customers, mitigating traffic impacts, and allowing for efficient operations inside of the retail establishment. If customers arrive to the retail site without an appointment during the opening month, Budega will inform those customers that they must make an online appointment to enter the facility. They will be requested to exit the facility immediately to prevent queuing and return during their appointment time and date.



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1686 Massachusetts Avenue  
Cambridge, Massachusetts  
August 12, 2019

Internal security staff will ensure customer exits the premises and does not loiter around the retail cannabis facility.

After the soft opening, in order to further mitigate customer overflow, Budega will employ a customer waiting system similar to what is used in restaurants. Customers will be offered an anticipated wait time and notified via cell phone when they may enter the facility. This will be conducted via third party software that will integrate with Budega's POS system that can monitor the amount of customers in the waiting room/ dispensary. If the waiting room/ dispensary is at capacity then a customer will be requested to provide their cellphone number and exit the facility to eventually receive a text once the dispensary is below capacity to serve the customer. As Budega builds relationships with local retailers, they will consider offering retailer coupons to encourage customers to explore neighboring retailers whilst waiting for their turn at the dispensary.

Prior to opening, Budega will send a mailing to the neighborhoods closest to the establishment to inform them about opening procedures and provide contact information that they may utilize to receive additional information or alert Budega's management about system inefficiencies.

**Opening Day Operational Plan**

Budega seeks to optimize local safety and minimize impacts to the surrounding neighborhood during its operation. In addition to all the queue prevention and management procedures, Budega will utilize best management practices during its initial opening period and other anticipated high-volume events (ie; April 20<sup>th</sup>, local festivals or events, etc.). The goals of this Operational Plan are to:

1. Work with Cambridge planning department to adjust dispensary hours of operation during anticipated high volume events.
2. Ensure the safety of customers, employees, and surrounding abutters.
3. Minimize the impact of traffic flow and/or queuing on adjacent businesses and nearby streets by adding additional staff. There will be additional security staff specifically focused on managing crowds, both inside the dispensary and on the street along Massachusetts Ave. These additional staff members will serve as employees and will not replace the required security and check-in personnel, as required by the CCC.
4. Effectively communicate that there is limited vehicle parking in the area.
5. Facilitate efficient operations to minimize exterior queuing.
6. Implement efficient appointment systems to reduce initial traffic burdens.
7. Provide information to allow customers and patients to get to/from the facility efficiently and safely with a focus on public transportation.
8. Promote efficient coordination between Budega, the neighboring retailers, Cambridge Public Safety, and City of Cambridge departments.
9. Establish open lines of communications with abutters and nearby residents and local businesses to effectively resolve complaints.

For at least the first month of operation but lasting as long as is deemed necessary by Cambridge officials, Budega may seek to employ police details to control and direct dispensary customers throughout the cannabis facility to avoid any nuisance to pedestrians



or neighboring retailers. If police details are not available, Budega will hire additional internal security staff.

### *Plan Evaluation*

Budega respectfully requests the opportunity to meet with representatives from the City of Cambridge to discuss traffic and queue management at the following times:

- Prior to opening the facility;
- One week after opening;
- Two weeks after opening or as needed in the month following opening;
- Two months following opening; and
- Additionally at the discretion of Budega and the City.

Budega anticipates making thoughtful, continued modifications to this plan to ensure the facility is operating efficiently, safely, and in harmony with the surrounding community.

### **Transportation Impact Mitigation**

In an effort to mitigate transportation demands in the Project vicinity the Applicant is committed to the following demand management measures:

The following measures are baseline Transportation Demand Management (TDM) Measures that TP&T expects any Cannabis Retail Store to provide and routinely recommends as conditions for special permit approval. However, additional measures may be recommended depending on project-specific characteristics and potential transportation impacts on the surrounding area.

1. Provide MBTA T-Pass subsidies to all employees, up to the Federal fringe limit. The program shall be administered by the employer through the MBTA Corporate Pass/Perq Program.
2. Offer all employees Gold-Level Bluebikes bikeshare membership, to be administered through the Bluebikes Corporate Program by the employer.
3. Provide lockers for employees that walk or bike to work.
4. Have available an air pump and bicycle repair tools for employee and customers to use when needed.
5. Designate an employee of the facility as a Transportation Coordinator (TC) to manage the implementation of TDM measures and a transportation monitoring program if required. The TC will:



**Transportation Logistics Plan**  
1686 Massachusetts Avenue  
Cambridge, Massachusetts  
August 12, 2019

- a. Post in a central and visible location (i.e., lobby for customers, break room for employees) information on available non-automobile services in the area
- b. Compile and provide to all employees up-to-date transportation information explaining all commuter options. This information should also be distributed to all new employees as part of their orientation.
- c. Provide customers with sustainable transportation information to access the site.
- d. Provide and maintain information on the project's public website, newsletters, social media, etc. on how to access the site by all modes, with emphasis on sustainable modes.
- e. Manage the crowds coming from all modes of transportation including ride-share drop-off/pick-up activity. The TC will serve as a host similar to the restaurant industry to ensure all customers are entering/ exiting the retail cannabis facility in a safe, secure, and efficient manner. These employees will not replace the required security and check in personnel as required by the CCC regulations. The TC will work closely with the security personal staff within the dispensary to assist in crowd management.
- f. Participate in any TC training offered by the City or local Transportation Management Association.
- g. Prior to the issuance of a Building Permit, the Applicant should provide a loading and service delivery management plan that includes all delivery activity to TP&T for TP&T's approval.
- h. Provide a contribution of \$35,000 to the city with half due prior to the issuance of a building permit and half due prior to the issuance of an occupancy permit to help improve transportation services, operations and information in the immediate area.



**Transportation Logistics Plan**  
1686 Massachusetts Avenue  
Cambridge, Massachusetts  
August 12, 2019

Appendix A – Public Transportation Schedules





T Fares				
PRICE PER TRIP	Local Bus	Bus + Bus	Rapid Transit	Bus + Rapid Transit
CharlieCard	\$1.70	\$1.70	\$2.40	\$2.40
CharlieTicket	\$2.00	\$2.00	\$2.90	\$4.90***
Cash-on-Board	\$2.00	\$4.00	\$2.90	\$4.90***
Student/Youth*	\$0.85	\$0.85	\$1.10	\$1.10
Senior/TAP**	\$0.85	\$0.85	\$1.10	\$1.10
UNLIMITED TRIP PASSES				
1-Day	\$12.75	\$12.75	\$12.75	\$12.75
7-Day	\$22.50	\$22.50	\$22.50	\$22.50
Monthly	\$55.00	\$55.00	\$90.00	\$90.00
Senior/TAP Monthly \$30.00/month for unlimited travel on Local Bus and Rapid Transit				

**VALID PASSES:** LinkPass (\$84.50/mo.); Student /Youth LinkPass\* (\$30/mo.); Senior/TAP LinkPass\* (\$30/mo.); and express bus, commuter rail, and boat passes.

**FREE FARES:** Children 11 and under ride free when accompanied by an adult; Blind Access CharlieCard holders ride free: if using a guide, the guide rides free

\* Requires Student CharlieCard or Youth CharlieCard. Student CharlieCards are available to students through participating middle schools and high schools. Youth CharlieCards are available through community partners in the Boston metro area. Visit [www.mbta.com/youthpass](http://www.mbta.com/youthpass) for details.

\*\* Requires Senior/TAP CharlieCard, available to Medicare cardholders, seniors 65+, and persons with disabilities.

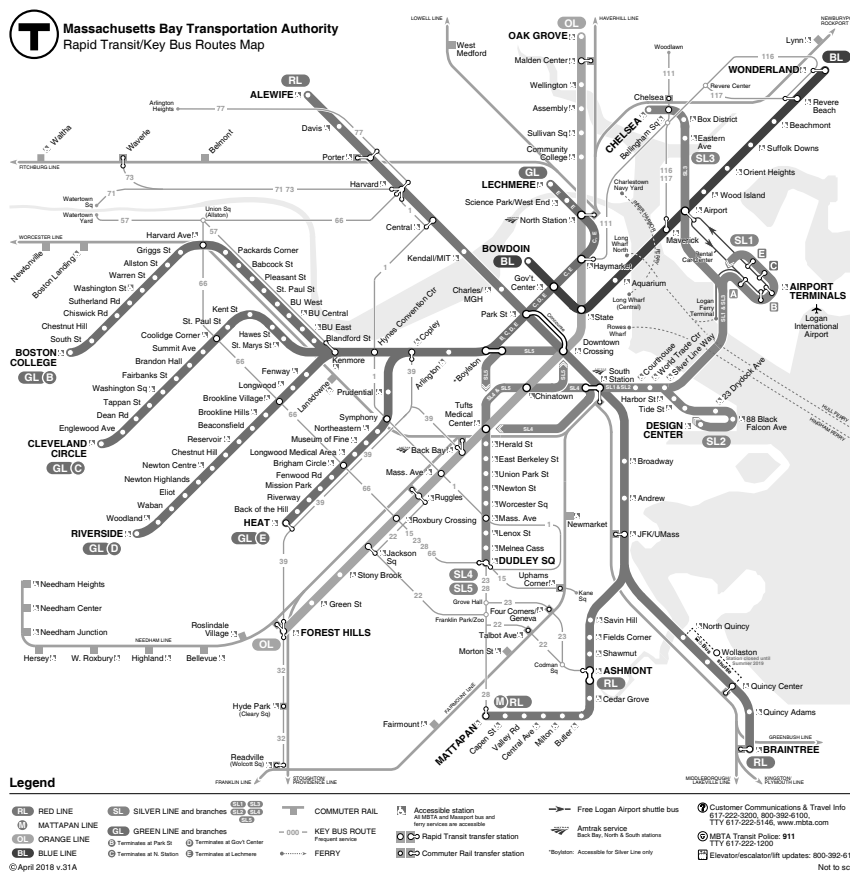
\*\*\* For Silver Line SL4 or SL5 pay \$2.75. Also see "transfers."

#### TRANSFERS

If paying with a CharlieTicket or CharlieCard, discounted transfers that are available are automatic — just use the same ticket or card throughout your trip. If paying with cash onboard a vehicle, free transfers are only allowed between rapid transit lines and inside paid platform areas at gated stations.

#### SCHEDULES

Schedules are available at the following stations: Park Street, Airport, Malden, Harvard, Haymarket (Green Line Level), Back Bay, Downtown Crossing (Orange Line Level), and Quincy Center, or ask a Customer Service Agent. Schedules are also available at the State Transportation Building (10 Park Plaza), 45 High St, and online at [mbta.com](http://mbta.com).



# Rapid Transit

Effective June 23, 2019

New fares effective July 1, 2019



Blue Line



Green Line



Orange Line



Red Line



Silver Line

**Massachusetts Bay Transportation Authority** *massDOT*  
Massachusetts Department of Transportation

Information 617-222-3200 • 1-800-392-6100  
(TTY) 617-222-5146 • [www.mbta.com](http://www.mbta.com)

Rapid Transit Line	Weekday							Saturday					Sunday						
	First Trip	AM Peak	Midday	PM Peak	Evening	Late Night	Last Trip	First Trip	AM Peak	PM Peak	Evening	Late Night	Last Trip	First Trip	AM Peak	PM Peak	Evening	Late Night	Last Trip
<b>Red Line</b>																			
<b>Alewife Braintree*</b>	5:24AM	9 min	14 min	9 min	12 min	12 min	12:20AM	5:24AM	14 min	14 min	14 min	14 min	12:20AM	6:08AM	15 min	15 min	15 min	16 min	12:20AM
	5:13AM	9 min	14 min	9 min	12 min	12 min	12:17AM	5:15AM	14 min	14 min	14 min	14 min	12:17AM	6:00AM	15 min	15 min	15 min	16 min	12:17AM
<b>Alewife Ashmont</b>	5:16AM	9 min	14 min	9 min	12 min	12 min	w 12:27AM	5:16AM	14 min	14 min	14 min	14 min	w 12:27AM	6:00AM	15 min	15 min	15 min	16 min	w 12:27AM
	5:16AM	9 min	14 min	9 min	12 min	12 min	w 12:30AM	5:16AM	14 min	14 min	14 min	14 min	w 12:30AM	6:00AM	15 min	15 min	15 min	16 min	w 12:30AM
<b>"M" Ashmont Mattapan</b>	5:17AM	5 min	8 min	5 min	12 min	12 min	w 1:05AM	5:15AM	26 min	12 min	12 min	26 min	w 1:05AM	6:03AM	26 min	12 min	12 min	26 min	w 1:05AM
	5:05AM	5 min	8 min	5 min	12 min	12 min	12:53AM	5:05AM	26 min	12 min	12 min	26 min	12:53AM	5:51AM	26 min	12 min	12 min	26 min	12:53AM
<b>Blue Line</b>																			
<b>Wonderland</b>	5:13AM	5 min	9 min	5 min	9 min	9 min	12:28AM	5:25AM	9 min	9 min	9 min	13 min	12:28AM	5:58AM	13 min	9 min	9 min	13 min	12:28AM
<b>Orient Heights</b>	5:13AM	5 min	9 min	5 min	9 min	9 min	12:33AM	5:13AM	9 min	9 min	9 min	13 min	12:33AM	6:03AM	13 min	9 min	9 min	13 min	12:33AM
<b>Bowdoin</b>	5:29AM	5 min	9 min	5 min	9 min	9 min	w 1:00AM	5:29AM	9 min	9 min	9 min	13 min	w 1:00AM	6:21AM	13 min	9 min	9 min	13 min	w 1:00AM
<b>Orange Line</b>																			
<b>Oak Grove</b>	5:16AM	6 min	8 min	6 min	8 min	12 min	w 12:30AM	5:16AM	10 min	9 min	11 min	11 min	w 12:30AM	6:00AM	13 min	11 min	11 min	11 min	w 12:30AM
<b>Forest Hills</b>	5:16AM	6 min	8 min	6 min	8 min	12 min	w 12:28AM	5:16AM	10 min	9 min	11 min	11 min	w 12:28AM	6:00AM	13 min	11 min	11 min	11 min	w 12:28AM
<b>Green Line</b>																			
<b>B Boston College Park Street</b>	5:01AM	6 min	8 min	6 min	7 min	9 min	12:10AM	4:45AM <sup>2</sup>	11 min	7 min	7 min	11 min	12:09AM	5:20AM <sup>2</sup>	12 min	9 min	7 min	10 min	12:10AM
	5:43AM	6 min	8 min	6 min	7 min	9 min	w 12:52AM	5:40AM	11 min	7 min	7 min	11 min	w 12:52AM	6:12AM	12 min	9 min	7 min	10 min	w 12:52AM
<b>C Cleveland Circle North Station</b>	5:01AM <sup>1</sup>	6 min	9 min	7 min	7 min	6 min	12:10AM	4:50AM <sup>2</sup>	10 min	9 min	8 min	10 min	12:10AM	5:30AM <sup>2</sup>	12 min	11 min	9 min	12 min	12:10AM
	5:55AM	6 min	9 min	7 min	7 min	6 min	w 12:46AM	5:30AM	10 min	9 min	8 min	10 min	w 12:46AM	6:06AM	12 min	11 min	9 min	12 min	w 12:46AM
<b>D Riverside<sup>4</sup> Government Ctr.</b>	4:56AM	6 min	8 min	6 min	8 min	11 min	12:05AM	4:55AM	13 min	9 min	8 min	10 min	12:02AM	5:25AM	13 min	11 min	11 min	11 min	12:05AM
	5:41AM	6 min	8 min	6 min	8 min	11 min	w 12:49AM	5:38AM	13 min	9 min	8 min	10 min	w 12:49AM	6:10AM	13 min	11 min	11 min	11 min	w 12:49AM
<b>E Lechmere Heath Street</b>	5:01AM	6 min	8 min	7 min	9 min	9 min	12:30AM	5:01AM	11 min	9 min	11 min	11 min	12:30AM	5:35AM	12 min	12 min	12 min	12 min	12:30AM
	5:38AM	6 min	8 min	7 min	9 min	9 min	12:47AM <sup>3</sup>	5:39AM	11 min	9 min	11 min	11 min	12:47AM <sup>3</sup>	6:15AM	12 min	12 min	12 min	12 min	12:47AM <sup>3</sup>
<b>Silver Line</b>																			
<b>SL1 Logan Airport South Station</b>	5:38AM	9 min	10 min	12 min	10 min	12 min	f 2:30AM	5:33AM	12 min	12 min	12 min	12 min	f 2:30AM	5:50AM	12 min	8 min	8 min	8 min	f 2:30AM
	5:40AM	9 min	10 min	12 min	10 min	12 min	w 1:00AM	5:35AM	12 min	12 min	12 min	12 min	w 1:00AM	6:12AM	12 min	8 min	8 min	8 min	w 1:00AM
<b>SL2 Design Center South Station</b>	6:07AM	5 min	15 min	5 min	9 min	15 min	12:35AM	6:10AM	15 min	15 min	15 min	15 min	12:35AM	6:50AM	15 min	15 min	15 min	15 min	12:34AM
	5:46AM	5 min	15 min	5 min	9 min	15 min	12:50AM	5:50AM	15 min	15 min	15 min	15 min	12:49AM	6:35AM	15 min	15 min	15 min	15 min	12:48AM
<b>SL3 Chelsea Station South Station</b>	5:01AM	12 min	15 min	12 min	13 min	15 min	f 1:26AM	5:30AM	12 min	12 min	15 min	15 min	f 1:25AM	6:30AM	15 min	15 min	15 min	15 min	f 1:25AM
	4:25AM	12 min	15 min	12 min	13 min	15 min	w 12:55AM	4:53AM	12 min	12 min	15 min	15 min	w 12:55AM	5:53AM	15 min	15 min	15 min	15 min	w 12:55AM
<b>SL4 Dudley Station South Station</b>	5:20AM	12 min	16 min	14 min	12 min	19 min	12:20AM	5:23AM	15 min	15 min	15 min	20 min	12:20AM	6:02AM	15 min	15 min	15 min	20 min	12:20AM
	5:35AM	12 min	16 min	14 min	12 min	19 min	x 2:54AM	5:40AM	15 min	15 min	15 min	20 min	x 2:54AM	6:20AM	15 min	15 min	15 min	20 min	x 2:54AM
<b>SL5 Dudley Station Downtown Xing</b>	5:15AM	8 min	10 min	8 min	7 min	17 min	12:53AM	5:19AM	10 min	10 min	11 min	11 min	12:46AM	6:00AM	10 min	8 min	9 min	9 min	12:25AM
	5:32AM	8 min	10 min	8 min	7 min	17 min	w 1:07AM	5:34AM	10 min	10 min	11 min	11 min	w 1:00AM	6:15AM	10 min	8 min	9 min	9 min	w 12:47AM

**Schedule Periods (approximate):**

AM Rush Hour: 6:30 AM - 9:00 AM  
 Midday: 9:00 AM - 3:30 PM  
 PM Rush Hour: 3:30 PM - 6:30 PM  
 Evening: 6:30 PM - 8:00 PM  
 Late Night: 8:00 PM - CLOSE

**Red Line Note:**

\*Braintree Line:  
 Due to construction on Wollaston Station the station will be closed. During construction shuttle buses will operate between Wollaston, North Quincy, and Quincy Center Stations. Please visit [mbta.com/alerts](http://mbta.com/alerts) for updated service information.

**Green Line Notes:**

- 1 - The first two C Line AM inbound trips run through to Lechmere Station on weekdays.
- 2 - The first B Line and second C Line AM inbound trips run through to Lechmere Station on weekends.
- 3 - The 12:32AM trip from Heath St is the last connecting train to other lines downtown. The 12:47AM trip from Heath St. runs in service to Lechmere with no guaranteed connections.
- 4 - Due to two major infrastructure projects on the D Line, shuttles will replace trolley service on some weeknights and weekends through 2019. Shuttle schedules are subject to change. Shuttles may add up to 15 minutes to your travel time. Please visit [mbta.com](http://mbta.com) to plan your trip on the D Line, or sign up for T-Alerts for shuttle notices.

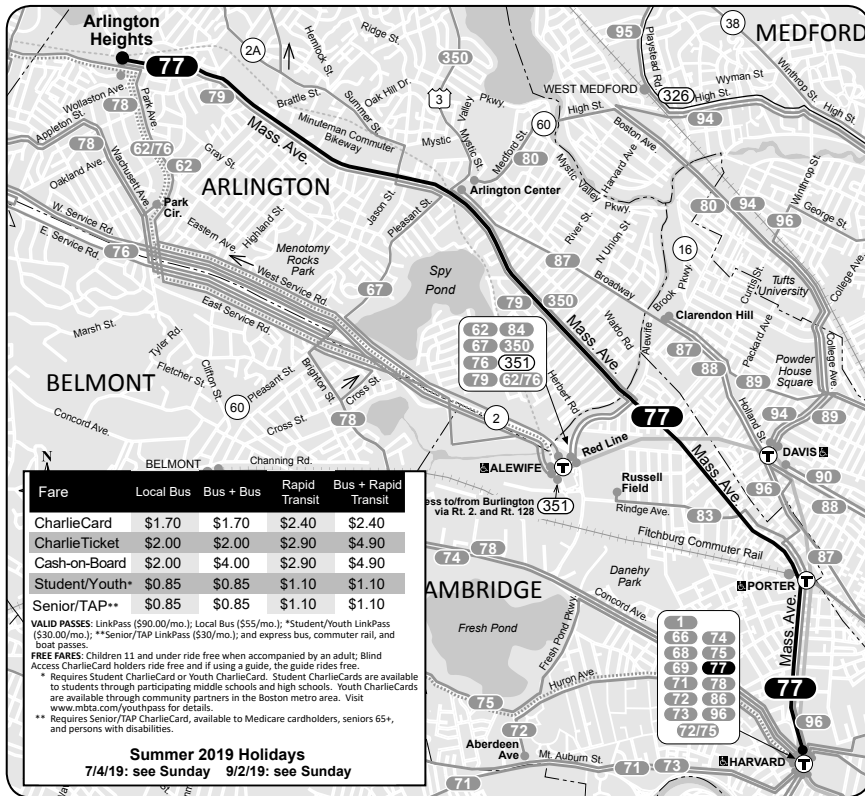
f - After exiting Ted Williams Tunnel bus will only service World Trade Center and South Station stops.

w - Last trips wait at some stations, primarily in the Downtown area, for connecting service. Departure times are approximate.

x - Trip departs from Summer St. @ Dorchester Ave. and omits Essex Street stop.

**Summer 2019 Holidays**  
 7/19/19: see Sunday 9/2/19: see Sunday

## Route 77 Arlington Heights - Harvard Station



route/schedule change

# 77

Effective June 23, 2019

## Arlington Heights-Harvard Station

New fares effective July 1, 2019

### Serving

- Porter Station
- Arlington High School
- Arlington Center
- Harvard University
- Eliot Street
- Red Line
- Fitchburg Commuter Rail



Massachusetts Bay Transportation Authority **massDOT**  
Massachusetts Department of Transportation

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(TTY) 617-222-5146 • [www.mbta.com](http://www.mbta.com)





**Transportation Logistics Plan**  
1686 Massachusetts Avenue  
Cambridge, Massachusetts  
August 12, 2019

Appendix B – Cannabis Retail Store Summary Form

## Cannabis Retail Stores Summary Form

<b>Project Site:</b>	
Store Address.	1686 Massachusetts Ave
Total floor area of store (including sales, back of house, other).	2,136 Sq. Ft
Retail sales area (including customer waiting areas).	1,072 Sq. Ft
Maximum customer capacity – sales area.	19 (Approx. 135 Sq. Ft/ 7 Sq. Ft per person)
Maximum customer capacity – waiting area.	19 (Approx. 135 Sq. Ft/ 7 Sq. Ft per person)
<b>Employees:</b>	
Number of full-time employees (total).	8
Number of part-time employees (total).	4
Maximum number of employees on-site at one time.	6
<b>Employee mode shares:</b>	
% single-occupancy vehicle (SOV) (including ride-hailing):	0
% high-occupancy vehicle (HOV):	0
% public transit:	60%
% walk:	20%
% bike:	20%
% other:	0
<b>Customers:</b>	
Number of customers per day.	182
Maximum number of customers expected at any one time.	28 peak hour
<b>Customer mode shares:</b>	
% single-occupancy vehicle (SOV) (including ride-hailing):	31%
% high-occupancy vehicle (HOV):	14%
% public transit:	39%
% walk:	11%
% bike:	5%
% other:	N/A

**Transit Availability:**

List the public transportation services within ¼ mile of the site, including type (subway, bus, bike share), walking distance, and frequency.

**Subway**

- This site is within an 8-minute walk from the Porter Square MBTA Red Line station.

**Commuter Rail**

- This site is within an 8-minute walk from the Porter Stop on the Fitchburg Line Commuter Rail.

**Bus**

- There are three bike racks at the front of the premises o 3 MBTA bus lines connect in Porter Square. (77, 83, 96)
- This site is within 1- minute walk from the Massachusetts Ave @ Shepard St stop on bus line 77 and 96

**Bike**

- This site is within an 8-minute walk Porter Square Bluebikes Station
- This site is within a 6-minute walk Harvard Law School Hubway Station

**On-Street Metered**

- There are 25 on-street parking spots within 300ft of the proposed site

List the duration and frequency of public transit services for weekdays and weekends.

Please see Appendix A of Transportation Logistic Plan

**Auto Parking Availability:**

List public parking facilities within 500 feet of site (with addresses/locations, distance, and number of spaces) and parking occupancy for minimum one weekday (e.g., minimum 10 am, 12 pm, 3 pm, 5 pm, 7 pm), and minimum one Saturday (e.g., minimum noon, 3 pm and 7 pm).

There are 50 on street, metered, two-hour spaces within 500 feet of the facility.



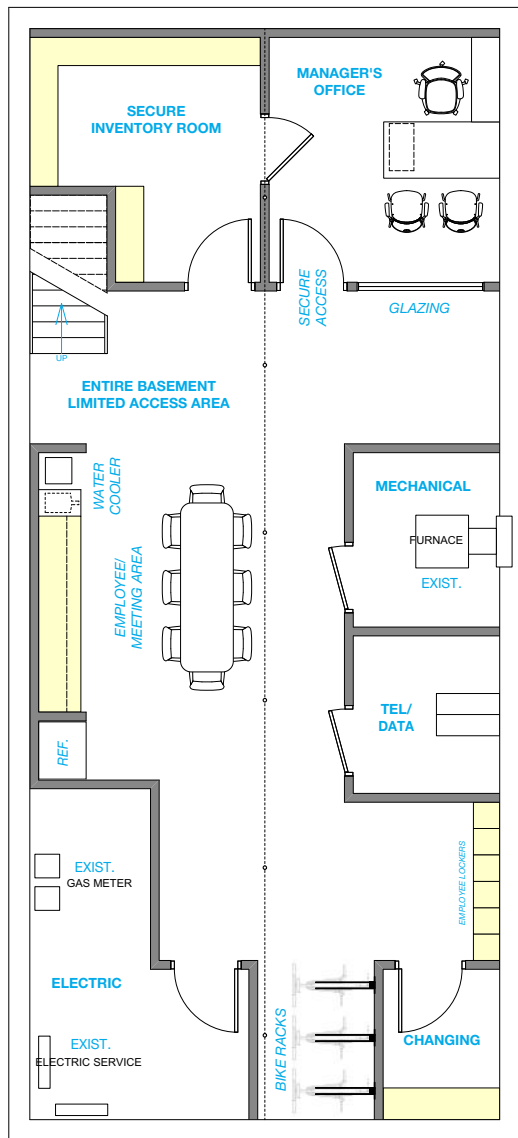
Estimated peak parking demand needed for employees.	0
Estimated peak parking demand for customers.	13
Number of employee parking spaces on-site.	0
Number of customer parking spaces on-site.	0
Number of employee parking spaces off-site (describe location and distance from site).	0
Number of customer parking spaces off-site (describe location and distance from site).	127 on street, metered, two hour spaces within ¼ mile of the facility
<b>Bicycle Parking Availability:</b>	
Number of Employee long-term bicycle parking spaces on the Project site.	6 (2 per rack)
Number of Customer short-term bicycle parking spaces on the Project site.	6 (2 Per rack)
Number of public bicycle parking spaces within 100 feet of the main entrance of the site.	12 (2 Per rack)

<b>Loading and Delivery:</b>							
Address of proposed Loading and Delivery Service Location (note whether it is on-street or off-street).	1686 Mass Ave Cambridge, MA 02138 Two Loading Zone Parking spaces within 90 and 180 ft of proposed dispensary. See traffic study for details.						
List the types of loading and delivery trips that will service the site (e.g., product delivery, cash pick-up, refuse collection) and expected number of trips per week for each type.	Product Delivery: 2-3x/week Cash Pick up: 4-5x/ week Refuse 1x/week						
<b>Project Trip Generation:</b>							
Daily, Morning and Evening Peak Hour Employees and Customer trip generation by mode.		Employees			Customers		
		Daily	Morning	Evening	Daily	Morning	Evening
	SOV	0	0	0	56	6	9
	HOV	0	0	0	26	3	4
	Transit	8	4	4	71	7	11
	Walk	2	1	1	20	2	3
	Bike	2	1	1	9	1	1
	Other	0	0	0	0	0	0



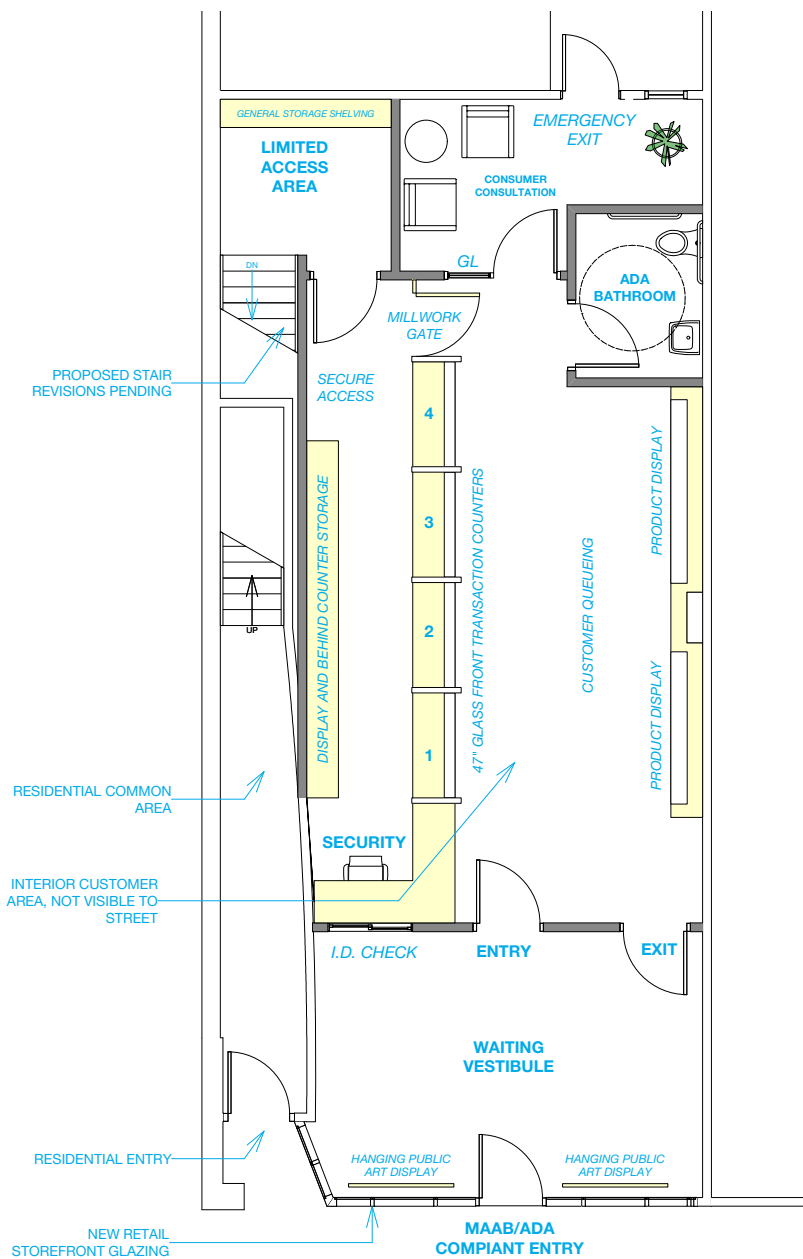
**Transportation Logistics Plan**  
1686 Massachusetts Avenue  
Cambridge, Massachusetts  
August 12, 2019

Appendix C – Floor Plans/ Site Plans



**2 BASEMENT PLAN**  
Scale: 3/8" = 1'-0"

09.30.19



**1 FIRST FLOOR PLAN**  
Scale: 3/8" = 1'-0"



**BUDEGA, INC.**

**CANNABIS DISPENSARY**

project  
1686 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02138

CAD FILE:  
client

contractor  
BUDEGA, INC.  
350 D ST.  
BOSTON, MA 02127

CONTRACTOR (FBO)  
ADDRESS:  
CITY, STATE ZIP

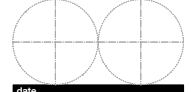
structural  
STRUCTURAL ENGINEER  
ADDRESS:  
CITY, STATE ZIP

MEP  
MEP ENGINEER  
ADDRESS:  
CITY, STATE ZIP

Issue / revisions

MARK	DATE	DESCRIPTION
	04.17.19	V1
	07.19.19	V2
	09.28.19	V3 OWNER REVS
	09.30.19	V4 OWNER REVS

stamp



date  
04.XX.19

phase  
SCHEMATIC DESIGN

north  
N

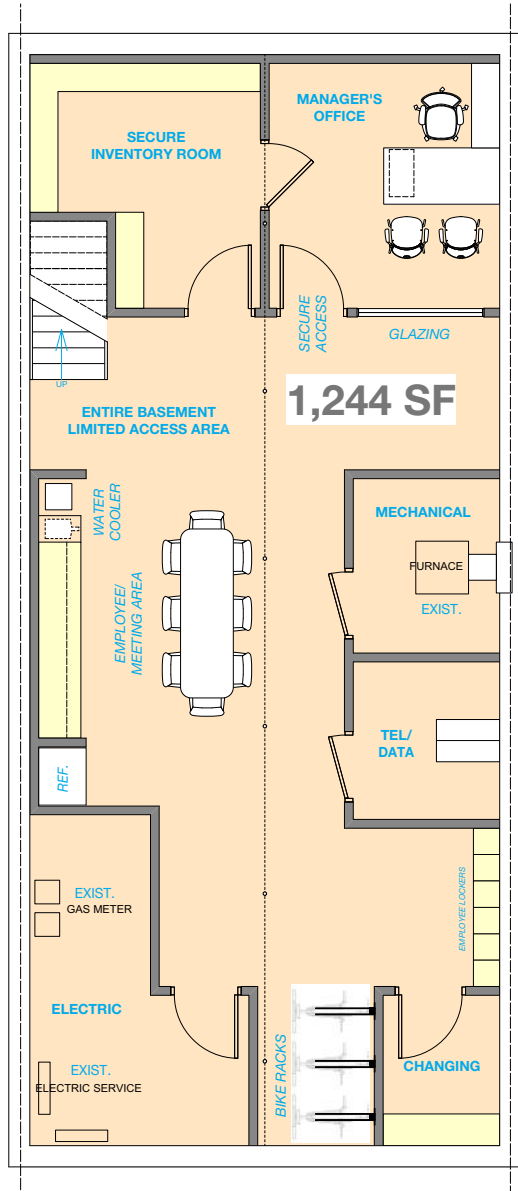


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SCHEMATIC DESIGN

DRAWN / CHECKED  
sheet number

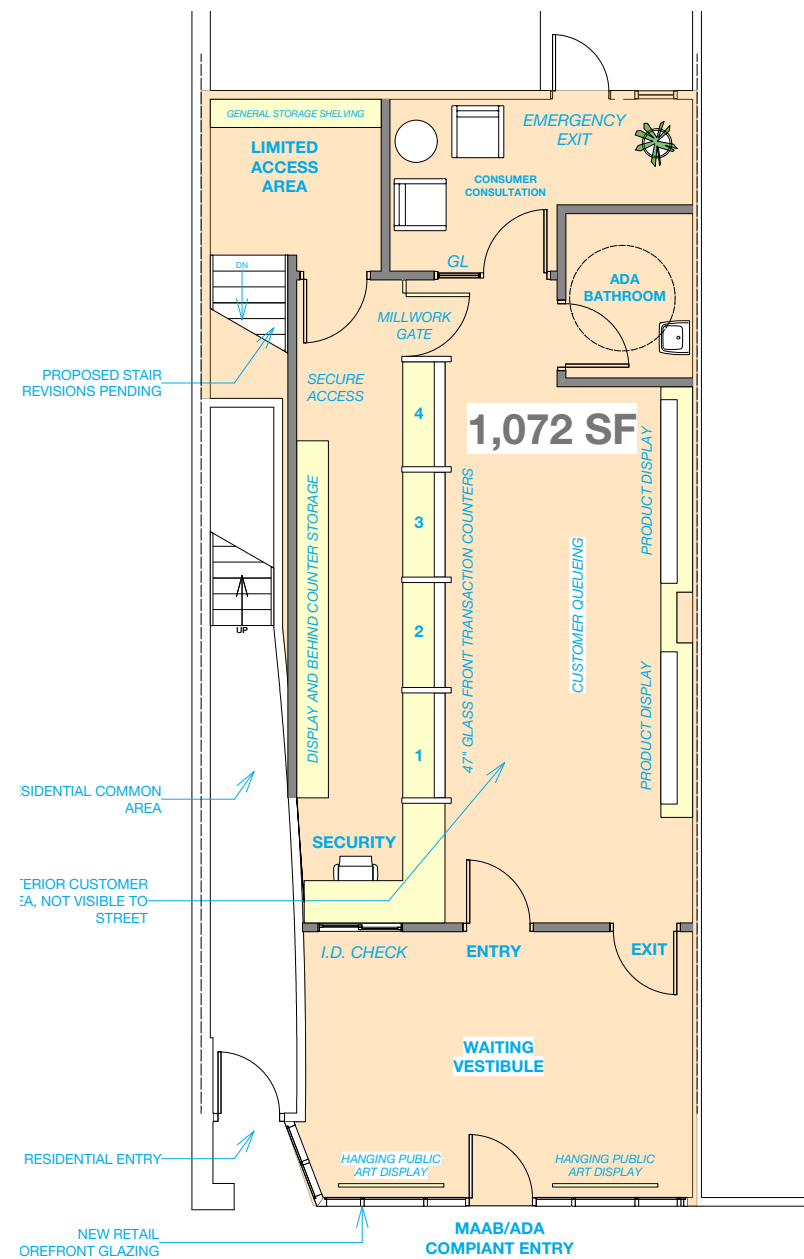
**A.101**

scale  
AS NOTED



**2** BASEMENT PLAN  
Scale: 3/8" = 1'-0"

09.26.19



**1** FIRST FLOOR PLAN  
Scale: 3/8" = 1'-0"



**BUDEGA, INC.**

**CANNABIS DISPENSARY**

project  
1686 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02138

CAD FILE:  
client

contractor  
BUDEGA, INC.  
350 D ST.  
BOSTON, MA 02127

CONTRACTOR (FBO)  
ADDRESS  
CITY, STATE ZIP

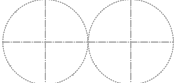
structural  
STRUCTURAL ENGINEER  
ADDRESS  
CITY, STATE ZIP

MEP  
MEP ENGINEER  
ADDRESS  
CITY, STATE ZIP

issue / revisions

MARK	DATE	DESCRIPTION
	04.17.19	V1
	07.19.19	V2
	09.26.19	V3 OWNER REVS
	09.30.19	V4 OWNER REVS

stamp



date  
04.XX.19

phase  
SCHEMATIC DESIGN

north

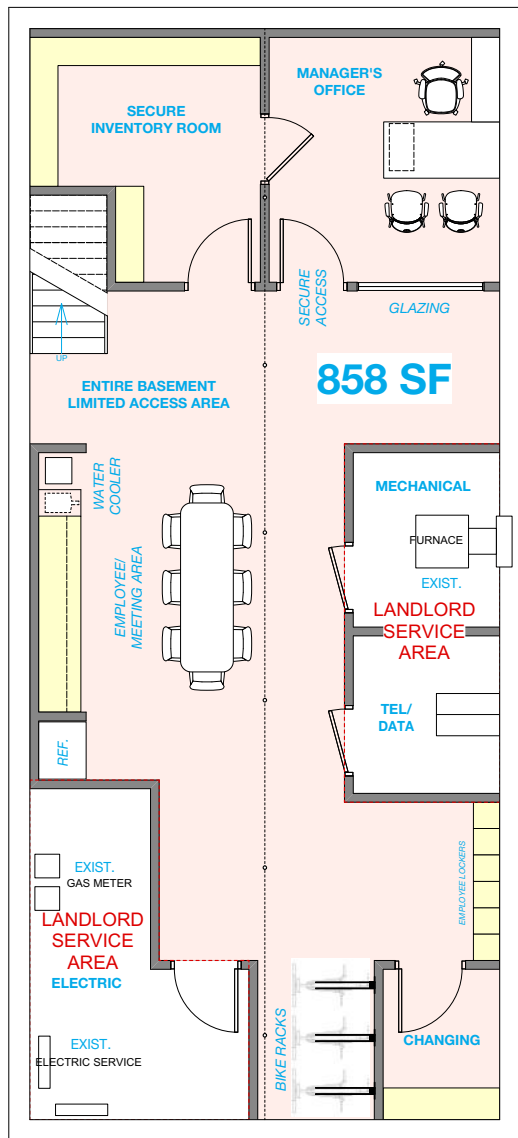


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SCHEMATIC DESIGN  
GROSS FLOOR AREA

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sheet number

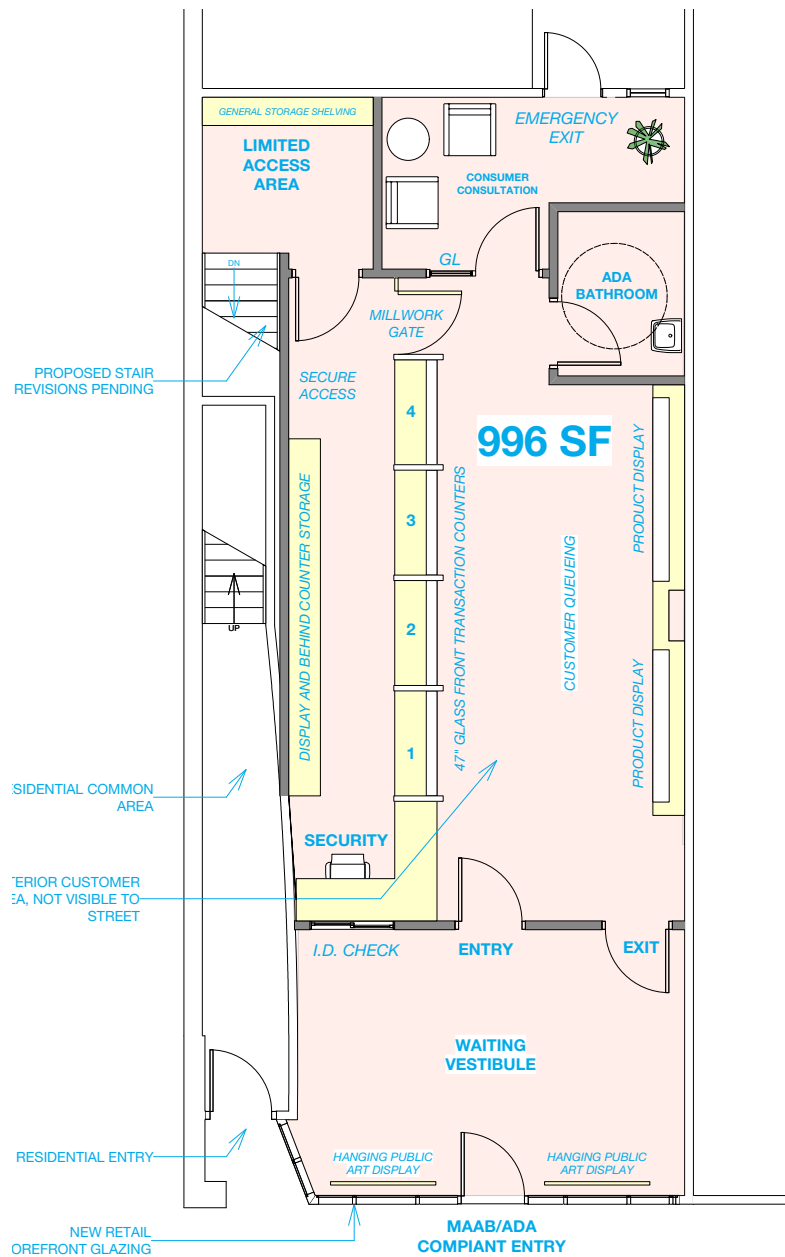
**A.102**

scale  
AS NOTED



**2** BASEMENT PLAN  
Scale: 3/8" = 1'-0"

09.26.19



**1** FIRST FLOOR PLAN  
Scale: 3/8" = 1'-0"



**BUDEGA, INC.**

**CANNABIS DISPENSARY**

project  
1686 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02138

CAD FILE  
client

contractor  
BUDEGA, INC.  
350 D ST.  
BOSTON, MA 02127

CONTRACTOR (FBD)  
ADDRESS  
CITY, STATE ZIP

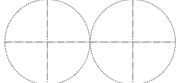
structural  
STRUCTURAL ENGINEER  
ADDRESS  
CITY, STATE ZIP

MEP  
MEP ENGINEER  
ADDRESS  
CITY, STATE ZIP

issue / revisions

MARK	DATE	DESCRIPTION
	04.17.19	V1
	07.19.19	V2
	09.26.19	V3 OWNER REV'S
	09.30.19	V4 OWNER REV'S

stamp



date

04.XX.19

phase

SCHEMATIC DESIGN

north



sheet title

SCHEMATIC DESIGN  
NET FLOOR AREA

DRAWN / CHECKED

sheet number

**A.102B**

scale

AS NOTED

# SITE PLAN

in

## CAMBRIDGE, MASSACHUSETTS

### PROPOSED RETAIL MARIJUANA ESTABLISHMENT



**LOCUS & CONTEXT MAP**  
SCALE: 1"=150'±

**LEGEND:**

<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFC0CB; border: 1px solid black;"></span> RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> INDUSTRIAL
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> COMMERCIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></span> MUNICIPAL
<span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> INSTITUTIONAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #DDA0DD; border: 1px solid black;"></span> MIXED USE

**GENERAL NOTES:**

1. VERTICAL DATUM IS NAVD88
2. PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL BOUNDARY SURVEY BY HAYES ENGINEERING, INC.
3. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON MAY 18, 2019.

**ZONE: BUSINESS A-2 (BA-2)**  
**MINIMUM SETBACKS:**  
 FRONT = 5 FT.  
 SIDE = 10 FT.  
 REAR = 20 FT.  
**MAX BUILDING HEIGHT = 45 FT.**  
**MIN. LOT SIZE = NO MIN.**  
**MAX. LOT AREA PER DWELLING UNIT = 600 S.F.**  
**LOT WIDTH = NO MIN.**

**PARCEL INFORMATION:**  
 #1686 MASSACHUSETTS AVENUE  
 PARCEL ID: 196-14

**RECORD OWNER:**  
 STAMATYAKIS, MICHAEL TRUST  
 THE CRETE REALTY TRUST  
 1706 MASSACHUSETTS AVE  
 CAMBRIDGE, MA 02138

**DEED REFERENCE:**  
 MIDDLESEX SOUTH REGISTRY OF DEEDS  
 BOOK 31488 PAGE 16

SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
INDEX	C1
EXISTING CONDITIONS	C2
PROPOSED CONDITIONS	C3

Prepared For:

Owner / Applicant:  
 Arch. Hedin  
 500 N. State St.  
 Boston, MA 02127  
 773-868-4678

Prepared By:

Hayes Engineering, Inc.  
 603 South Street  
 Philadelphia, PA 19106  
 Phone: 781-342-2800  
 www.hayeseng.com

Design By: TC

Drawn By: TC

Checked By: PJD

Project File: CAM-0046

Comp. No: CAM37

Issued For Permit

Issued For Review

Issued For Bid

Issued For Construction

Not For Construction

Date: \_\_\_\_\_

Revision: \_\_\_\_\_

\_\_\_\_\_

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Seal:

Drawing Title:

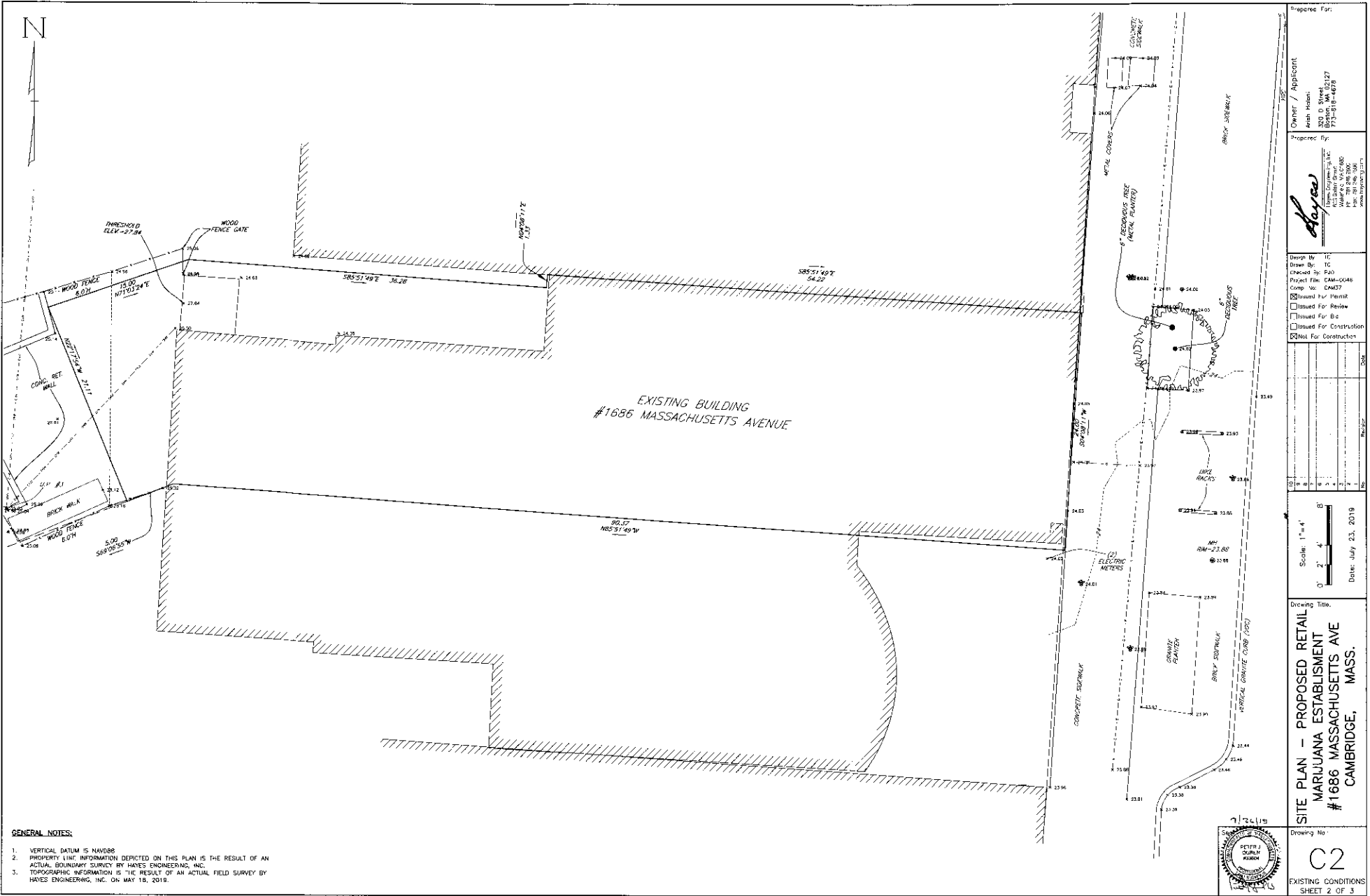
SITE PLAN - PROPOSED RETAIL MARIJUANA ESTABLISHMENT #1686 MASSACHUSETTS AVE CAMBRIDGE, MASS.

Drawing No.:

C1

INDEX

SHEET 1 OF 3



GENERAL NOTES:

1. VERTICAL DATUM IS NAVD83
2. PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL BOUNDARY SURVEY BY HAYES ENGINEERING, INC.
3. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON MAY 18, 2019.

Owner / Applicant:  
 Arash Habibi  
 320 D Street  
 Boston, MA 02127  
 781-552-0400

Prepared By:  
  
 Hayes Engineering, Inc.  
 1400 Centre Street  
 Wakefield, MA 01880  
 Tel: 781-226-5000  
 www.hayeseng.com

Drawn By: TC  
 Checked By: FAD  
 Project File: CAM-0048  
 Comp. No.: CAM37  
 Issued For Permit  
 Issued For Review  
 Issued For Bc  
 Issued For Construction  
 Not For Construction

NO.	DESCRIPTION	DATE	BY

Scale: 1"=4'  
  
 Date: July 23, 2019

Drawing Title:  
**SITE PLAN - PROPOSED RETAIL MARIJUANA ESTABLISHMENT #1686 MASSACHUSETTS AVE CAMBRIDGE, MASS.**

Drawing No:  
**C2**  
 EXISTING CONDITIONS  
 SHEET 2 OF 3







## Summary of Public Outreach

The applicant has been engaged in a variety of outreach activities in the community regarding our proposed location at 1686 Massachusetts Ave Cambridge, MA. The following is a summary of these activities.

### *Elected Officials*

The applicant began by meeting with elected officials of Cambridge. This includes Councilor Craig Kelley, Quinton Zondervan, Alanna Mallon, and Mayor McGovern. During these Meetings, the applicant introduced and their minority background and intentions to establish a safe and secure marijuana establishment within the Porter Square Community. The applicant answered questions regarding product acquisition, security, commitment to the neighborhood, and overall dispensary operations.

### *Local Community*

The applicant sent notices to the following parties for public outreach:

- Mailed notices to abutting property owners within 300 feet as they appear on the most recent tax list
- Posted on a newspaper of general circulation (Cambridge Chronicle)
- Hand delivered notices to nearby residents/ business owners within 300 feet
- Porter Square Neighborhood Association
- Agassiz Neighborhood Group
- Neighborhood 9 neighborhood groups
- Sargent Cherubino and Sargent Frederick Cabral
- Cambridge City Clerk
- Transportation and Planning department
- CDD Department
- Cambridge City Councilors
- Cambridge Mayor
- Cambridge Vice Mayor
- Economic Development Members

The Applicant held community the following community outreach meetings

- May 9, 2018: Pre-Application Community Meeting held at Lesley Hall
- May 14, 2018: Agassiz Neighborhood Community Group held at Maud Morgan Arts Center
- May 16, 2018: Porter Square Neighborhood Association Held at Lesley Hall

The Applicants discussed plans for the site, reviewed the existing location and renovation goals, and talked about the impacts that dispensary would have on the immediate area. The applicant gave information about its proposed operational model, background in retail ventures, and detailed descriptions of proposed operational procedures for customer flow and overall facility operations.

Attendees were concerned about security and diversion, and we advised that the area around 1686 Mass Ave is going to be secured with our security camera system and physical security on site. The applicant assured the public of its focus on safety, security training that includes acceptable currency identification, warning signs of possible diversion to the illegal market, lock and alarm procedures, perimeter and entrance control, robbery response techniques, conflict resolution techniques, and diversion detection techniques. We also mentioned that we have been engaged with the local security Sargent to adequately address all security concerns.

Questions were asked about traffic, and we assured the community that there would be several dispensaries within higher populated areas of Porter Square and Harvard Square, and as a result, 1686 Mass Ave would serve as a local neighborhood dispensary servicing the local population. In addition, the applicant has a waiting room within the facility for people to be inside off the street to alleviate concerns of many patrons congregating outside the dispensary. The store has a small retail footprint in order to match the expected

neighborhood clientele. We also mentioned several queue management procedures, such as online ordering, phone ordering, and appointments. In a scenario where the dispensary is at capacity, we can implement a text message system with which we can collect customer information, and text them once there is available space in the dispensary. We will encourage patrons to use alternative modes of transportation and provide benefits in forms of product discounts subject to CCC regulations. We assured attendees that we are doing everything possible to provide a safe and efficient environment in and around the dispensary.

A few physicians within the community raised the concerns of underage use, abuse, and diversion of cannabis. The applicant discussed the adequate distance from all Cambridge buffer zones: The applicant is over 300 feet of a pre-existing public or private school providing education in kindergarten or any of grades one through 12, a pre-existing public children's playground, public youth athletic field, or public youth recreation facility. The applicants also discussed the security's role in the prevention of diversion. They assured the residents that their dispensary is strategically designed to enhance personal safety and prevent diversion and theft by limiting work area access to authorized personnel only and tracking activity throughout the facility. Only personnel that are essential to the operation of a given area will be allowed access to that area. All visitors must be logged in and out, and that log will be available for inspection by the CCC at all times. A physician offered guidebooks for the applicant to continue adding new methods to prevent diversion to their operational system.

The community was also concerned about the displacement of the current business. The existing business owner is 70-year-old gentlemen and is looking to retire sometime in the future. He is on an at-will lease paying under market rate rent, thus the landlord has decided to pursue us as new tenants. He mentioned that even though he is not ready to retire right now, our approval at the location would be a good excuse to retire. The applicant has worked with the current tenant to offer opportunities to continue operating his business. Given the concept of a "Bodega," the applicant offered the current tenant the idea of having a store within a store (Similar to a "Bodega"). This is, of course, subject to CCC regulations and acceptance by the existing business owner. In addition, the applicant has also offered to incorporate the legacy of the current tenant's business through forms of artwork that would represent Stereo Jacks's to be displayed on The applicant's storefront windows. The CCC requires cannabis businesses to conceal the dispensary operations from public view. Cambridge has taken an approach of encouraging art displays to conceal internal dispensary operations. We also offered the current tenant assistance in paying for all the costs to move his business to nearby location. We have identified a few vacant storefronts within Porter Square for this option. We have also offered to entertain any ideas he may have to assist him in an acceptable way to him. He is considering all the options we gave him as well as considering other options he may want to offer. These approaches were also discussed with local city councilors Jan Devereux and Quinton Zondervan. The applicant's proposal to work with the current tenant was met with positive reception.

Questions were asked about trash management. The applicant discussed how trash was very minimal within a cannabis dispensary and is extremely regulated. Unregulated solid waste (i.e., trash) and recyclables will be stored inside the building in wheeled bins for regularly scheduled collection by a private hauler. The applicant ensured the neighbors that no waste materials of a regulated nature will be stored or contained on the outside/ exterior of the facility.

The applicant shared their contact information to maintain an ongoing dialogue and to address any additional concerns that may arise. The applicant took the feedback given by the community and revised their final plans for their special permit application. The applicant has also offered to conduct routine neighborhood association meetings to present updates on business and address ongoing concerns the community may have.

**See Attachments Below**

- Public notice
- May 9<sup>th</sup> Pre-application community meeting Sign-In Sheet
- Agassiz Neighborhood Association meeting Sign-In Sheet
- 45 letters of support

**1686 MASSACHUSETTS AVE LEGAL NOTICE NOTICE OF**

1686 MASSACHUSETTS AVE

LEGAL NOTICE

NOTICE OF COMMUNITY

OUTREACH MEETING REGARDING ADULT-USE

MARIJUANA ESTABLISHMENT

BUDEGA, INC.

1686 MASSACHUSETTS AVE, CAMBRIDGE,

MASSACHUSETTS 02138

Notice is hereby given that Budega, Inc. will conduct a Community Outreach Meeting on the following matter on May 9th 2019 at UNIV 2-150 Amphitheater located at 1815 Massachusetts Ave, Cambridge MA 02140 from 7-8:30pm. Budega, Inc. intends to apply for a Marijuana Retailer license, at 1686 Massachusetts Ave, Cambridge, MA 02138 (the "Premises") pursuant to M.G.L. Ch. 94G and Chapter 55 of the Acts of 2017, other applicable laws and regulations promulgated thereunder, including those promulgated thereunder by the Massachusetts Cannabis Control Commission.

Information presented at the community outreach hearing will include, but not be limited to:

1. The type(s) of Adult-use Marijuana Establishment to be located at the Premises;
2. Information adequate to demonstrate that the Adult-use Marijuana Establishment location will be maintained securely;
3. Steps to be taken by the Adult-use Marijuana Establishment to prevent diversion to minors;
4. A plan by the Marijuana Establishment to positively impact the community;
5. Information adequate to demonstrate that the location will not constitute a nuisance to the community by noise, odor, dust, glare, fumes, vibration, heat, glare, or other conditions likely to cause nuisance.

Community members will be permitted and are encouraged to ask questions and receive answers from representatives of Budega, Inc.

A copy of this notice was sent to the Cambridge Planning Board, the Cambridge Public Health Department and is on file with the Cambridge City Clerk, at City Hall, located at 795 Massachusetts Avenue, Cambridge, MA 02139. A copy of this Notice was mailed at least seven calendar days prior to the community outreach meeting to abutters of the proposed address of the Marijuana Establishment, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town.

Appeared in: **Cambridge Chronicle** on Thursday, 04/25/2019



[Printer-friendly version](#)



[E-mail to a friend](#)





Annual Meeting  
Tuesday May 14, 2019

Sign-In Sheet

Name	Address	Join our Email Mailing List
Miriam Goldberg	59 Frost St.	
Sareena Hetani	320 D St	
Arish Hetani	320 D St	
Waka Sullivan		
FRED MEYER 9AM	83 HAMMOND ST	(FRED@HARVARDYARD.COM)
Bill Kistley	47 Sacramento St	
Heidi Mitchell	47 Sacramento St	
Derek Kopon	8 Wright St	derek.kopon@gmail.com
Marlene Lester	55 Sacramento St.	
Eric Vincent	17 Frost St	
Chris Buens	995 Holt Ave.	CBUENS@MINUTEMANST.COM
Emily Poffy	5 Beacon St	emily.poffy@mhawk.you you know it
Michael Byrne	79 Kirkland St	
Bob Rosa	44 Sacramento St.	bobrosa@me.com
Ron Finkbein	16 Howland St	
Michael Fitzgerald	50 Sacramento #1	michael@mfitzgerald.com
Lillie Ris	61 Garfield #6	lillie.ris@gmail.com
Ted Lapp	17 Wendell St.	
Stephanie Mitchell	45 Crescent St.	
Jane Li		
George Heun	15 Howland St.	
SUE Kriegsmann	12 Crescent St	
Maria LaPage		

# Cambridge Adult-Use Cannabis Dispensary Support Letter

Monday, April 22, 2019

## Description

Budega is attempting to open an adult-use cannabis dispensary in Cambridge.

## Address

1686 Massachusetts Ave Cambridge, MA 02138

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## Support Letter

To Whom It May Concern,

I am writing to express my support for the proposed Adult-Use Dispensary at 1686 Massachusetts Ave Cambridge, MA 02138. It is important to me that my support is recorded as part of this process.

I believe this use to be the best fit for the neighborhood at this site. The current plan for a secure retail site serving the consumers of consumers poses no undue burden on the neighborhood nor attracts an undesirable clientele. Budega will take progressive measures to improve quality of life for all residents. We believe that this business will add value to the city.

I respectfully support this proposal.

## Cambridge Affiliation

Business Owner

## E-Mail

Tooker@gmail.com

## Phone Number

4073508563

## Full Name

Daniel Tooker

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I respectfully support this proposal.

## Cambridge Affiliation

Employee

## E-Mail

DaniTitcomb@gmail.com

## Phone Number

6173884020

## Full Name

Danielle Titcomb



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I respectfully support this proposal.

## Cambridge Affiliation

Business Owner

## E-Mail

Cstlarok@gmail.com

## Full Name

Andrew regan

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I respectfully support this proposal.

## Cambridge Affiliation

Employee

## E-Mail

Cognizant47@gmail.com

## Phone Number

8578881957

## Full Name

Derek Jensen

# Cambridge Adult-Use Cannabis Dispensary Support Letter

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I respectfully support this proposal.

## Cambridge Affiliation

Resident

Employee

## E-Mail

Hannahgracelevin@gmail.com

## Phone Number

9203710534

## Full Name

Hannah Levin

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I respectfully support this proposal.

## Cambridge Affiliation

Employee

## E-Mail

[hawa.sogoba@gmail.com](mailto:hawa.sogoba@gmail.com)

## Phone Number

7819309284

## Full Name

Hawa Sogoba

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I respectfully support this proposal.

## Cambridge Affiliation

Resident

## E-Mail

lmazza@lesley.edu

## Phone Number

6318047742

## Full Name

Isabella Mazza

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I respectfully support this proposal.

## Cambridge Affiliation

Employee

## E-Mail

jlopez1290@gmail.com

## Phone Number

9783822609

## Full Name

Joanna Lopez

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I respectfully support this proposal.

## Cambridge Affiliation

Employee

## E-Mail

maxmaxhf@gmail.com

## Phone Number

7816356537

## Full Name

Maximilian Harrison Fagnant

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I respectfully support this proposal.

## Cambridge Affiliation

Business Owner

## E-Mail

P\_1simkhada@yahoo.com

## Phone Number

7742369289

## Full Name

Prakash simkhada



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I respectfully support this proposal.

## Cambridge Affiliation

Employee

## E-Mail

Sarahcomerford@gmail.com

## Full Name

Sarah comerford

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I respectfully support this proposal.

## Cambridge Affiliation

Business Owner

## E-Mail

Rajpabla102@gmail.com

## Phone Number

6175196681

## Full Name

Surinder singh

# Cambridge Adult-Use Cannabis Dispensary Support Letter

Saturday, May 18, 2019

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I respectfully support this proposal.

## Cambridge Affiliation

Neighboring Town Resident

## E-Mail

Frenette

## Phone Number

6179871932

## Full Name

J

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I respectfully support this proposal.

## Cambridge Affiliation

Resident

## E-Mail

Wedeen

## Phone Number

6176780234

## Full Name

Henry

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I respectfully support this proposal.

## Cambridge Affiliation

Employee

## E-Mail

Roshankhatri322@gmail.com

## Phone Number

8572149953

## Full Name

Roshan

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I respectfully support this proposal.

## Cambridge Affiliation

Employee

## E-Mail

Adityasuresh@gmail.com

## Phone Number

6174415566

## Full Name

Aditya

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I respectfully support this proposal.

## Cambridge Affiliation

Employee

## E-Mail

omaralbayaty25@gmail.com

## Phone Number

8572371703

## Full Name

Omar Albayaty

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I respectfully support this proposal.

## Cambridge Affiliation

Employee

## E-Mail

jordanspeerr@gmail.com

## Full Name

Jordan Speer



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I respectfully support this proposal.

## Cambridge Affiliation

Employee

## E-Mail

Sullivanshannon43@gmail.com

## Full Name

Shannon Sullivan

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I respectfully support this proposal.

## Cambridge Affiliation

Business Owner

## E-Mail

Pasangbanga@yahoo.com

## Phone Number

6179999587

## Full Name

Pasang bhuti

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I respectfully support this proposal.

## Cambridge Affiliation

Resident

Employee

## E-Mail

Tumber

## Phone Number

4014874650

## Full Name

Kathryn

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## Support Letter

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I am writing to express my support for the proposed Adult-Use Dispensary at 1686 Massachusetts Ave Cambridge, MA 02138. It is important to me that my support is recorded as part of this process.

I believe this use to be the best fit for the neighborhood at this site. The current plan for a secure retail site serving the consumers of consumers poses no undue burden on the neighborhood nor attracts an undesirable clientele. Budega will take progressive measures to improve quality of life for all residents. We believe that this business will add value to the city.

I respectfully support this proposal.

## Cambridge Affiliation

Resident

Employee

## E-Mail

Aynew228@gmail.com

## Full Name

Aynew Belay

# Cambridge Adult-Use Cannabis Dispensary Support Letter

Saturday, May 18, 2019

## Description

Budega is attempting to open an adult-use cannabis dispensary in Cambridge.

## Address

1686 Massachusetts Ave Cambridge, MA 02138

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## Support Letter

To Whom It May Concern,

I am writing to express my support for the proposed Adult-Use Dispensary at 1686 Massachusetts Ave Cambridge, MA 02138. It is important to me that my support is recorded as part of this process.

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I respectfully support this proposal.

## Cambridge Affiliation

Employee

## E-Mail

Brian.bernhard1@gmail.com

## Phone Number

6468420096

## Full Name

Brian

# Cambridge Adult-Use Cannabis Dispensary Support Letter

Saturday, May 18, 2019

## Description

Budega is attempting to open an adult-use cannabis dispensary in Cambridge.

## Address

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I respectfully support this proposal.

## Cambridge Affiliation

Resident

Employee

## E-Mail

Aynew228@gmail.com

## Full Name

Aynew Belay

# Cambridge Adult-Use Cannabis Dispensary Support Letter

Sunday, May 26, 2019

## Description

Budega is attempting to open an adult-use cannabis dispensary in Cambridge.

## Address

1686 Massachusetts Ave Cambridge, MA 02138

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## Support Letter

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I respectfully support this proposal.

## Cambridge Affiliation

Resident

## Phone Number

7324854589

## Full Name

Kendra Singh

# Cambridge Adult-Use Cannabis Dispensary Support Letter

Sunday, May 26, 2019

## Description

Budega is attempting to open an adult-use cannabis dispensary in Cambridge.

## Address

1686 Massachusetts Ave Cambridge, MA 02138

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I respectfully support this proposal.

## Cambridge Affiliation

Resident

## Phone Number

7819332170

## Full Name

Anthony Bevilacqua



# Cambridge Adult-Use Cannabis Dispensary Support Letter

Sunday, May 26, 2019

## Description

Budega is attempting to open an adult-use cannabis dispensary in Cambridge.

## Address

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I respectfully support this proposal.

## Cambridge Affiliation

Neighboring Town Resident

## E-Mail

Charper.cgh@gmail.com

## Phone Number

4438521450

## Full Name

Carolyn Harper

# Cambridge Adult-Use Cannabis Dispensary Support Letter

Sunday, May 26, 2019

## Description

Budega is attempting to open an adult-use cannabis dispensary in Cambridge.

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I respectfully support this proposal.

## Cambridge Affiliation

Neighboring Town Resident

## E-Mail

Elawson137@gmail.com

## Full Name

Emily Lawson

# Cambridge Adult-Use Cannabis Dispensary Support Letter

Sunday, May 26, 2019

## Description

Budega is attempting to open an adult-use cannabis dispensary in Cambridge.

## Address

1686 Massachusetts Ave Cambridge, MA 02138

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I respectfully support this proposal.

## Cambridge Affiliation

Neighboring Town Resident

## E-Mail

Pjolicoeur13@gmail.com

## Full Name

Patrick jolicoeur

# Cambridge Adult-Use Cannabis Dispensary Support Letter

Sunday, May 26, 2019

## Description

Budega is attempting to open an adult-use cannabis dispensary in Cambridge.

## Address

1686 Massachusetts Ave Cambridge, MA 02138

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I respectfully support this proposal.

## Cambridge Affiliation

Neighboring Town Resident

## Full Name

Dan shapiro

# Cambridge Adult-Use Cannabis Dispensary Support Letter

Sunday, May 26, 2019

## Description

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I respectfully support this proposal.

## Cambridge Affiliation

Neighboring Town Resident

## Full Name

Jaime

# Cambridge Adult-Use Cannabis Dispensary Support Letter

Sunday, May 26, 2019

## Description

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I respectfully support this proposal.

## Cambridge Affiliation

Resident

## Full Name

Nate

# Cambridge Adult-Use Cannabis Dispensary Support Letter

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I respectfully support this proposal.

## Cambridge Affiliation

Resident

## E-Mail

Bobby@highlanddevelopment.net

## Phone Number

7818015946

## Full Name

Robert

# Cambridge Adult-Use Cannabis Dispensary Support Letter

Sunday, May 26, 2019

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I respectfully support this proposal.

## Cambridge Affiliation

Neighboring Town Resident

## Full Name

Preyel patel



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I respectfully support this proposal.

## Cambridge Affiliation

Resident

Neighboring Town Resident

## Full Name

Jacob Vesling

# Cambridge Adult-Use Cannabis Dispensary Support Letter

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I respectfully support this proposal.

## Cambridge Affiliation

Neighboring Town Resident

## E-Mail

Tuckerm80@gmail.com

## Phone Number

7747221695

## Full Name

Tucker Mabile

# Cambridge Adult-Use Cannabis Dispensary Support Letter

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I respectfully support this proposal.

## Cambridge Affiliation

Neighboring Town Resident

## E-Mail

Nriz97@aol.com

## Full Name

Nicole Rizzo

# Cambridge Adult-Use Cannabis Dispensary Support Letter

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I respectfully support this proposal.

## Cambridge Affiliation

Visutung

## E-Mail

Katalacci@yahoo.com

## Phone Number

7812641191

## Full Name

Katie talacci

# Cambridge Adult-Use Cannabis Dispensary Support Letter

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I respectfully support this proposal.

## Cambridge Affiliation

Neighboring Town Resident

## E-Mail

Catricia.morris@gmail.com

## Phone Number

6513731818

## Full Name

Catricia Morris

# Cambridge Adult-Use Cannabis Dispensary Support Letter

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## Cambridge Affiliation

Neighboring Town Resident

## Full Name

Madeline Elias

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I respectfully support this proposal.

## Cambridge Affiliation

Resident

## E-Mail

klleber@bhcc.edu

## Full Name

Kayla leber

# Cambridge Adult-Use Cannabis Dispensary Support Letter

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I respectfully support this proposal.

## Cambridge Affiliation

Neighboring Town Resident

## E-Mail

Samanthamoyer1@gmail.com

## Full Name

Sam



# Cambridge Adult-Use Cannabis Dispensary Support Letter

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## Cambridge Affiliation

Resident

## E-Mail

james.megin@gmail.com

## Full Name

James megin

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I respectfully support this proposal.

## Cambridge Affiliation

Resident

## Full Name

Maggie neely

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I respectfully support this proposal.

## Cambridge Affiliation

Neighboring Town Resident

## Full Name

Suzanne lau