

Native Sun Wellness, Inc

Application for Special Permit

from the City of Cambridge Planning Board

for Proposed Medical Marijuana Dispensary at 229-231 Third Street

Table of Contents

I.	Special Permit Application Form.....	Page 1
II.	Ownership certificate.....	Page 2
III.	Dimensional Form.....	Page 3
IV.	Fee Schedule.....	Page 4
V.	Department Certificates of Receipt of plans.....	Page 5
VI.	Narrative responses	Page 10
VII.	Community Engagement Summary and Outline.....	Page 30

EXHIBITS

A.	Traffic Assessment by Howard Stein Hudson.....	Page 36
B.	Context Map.....	Page 44
C & D.	Site plans, existing conditions, renderings & specs, by CANDIS DESIGN	Page 45
E.	Department of Public Health filings.....	Page 68



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: 229-231 Third St. Cambridge, MA 02141

Zoning District: ECHO, and underlying IA-1

Applicant Name: Native Sun Wellness Inc.

Applicant Address: 67 Kemble St., Suite 2.3 Boston, MA 02119

Contact Information: 978-400-3044 info@nativesunwellness.com

Telephone # Email Address Fax #

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

Special permit from the Planning Board to permit a registered Marijuana Dispensary use in the Eastern Cambridge Housing Overlay District (ECHO) with a base zoning of Industrial A-1 pursuant to Sections 10.43 and 11.80 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)
- Certifications of Other Agency Review
- Project Narratives and Community Outreach Summary
- Traffic Assessment, Context Map, Project Plans and Illustrations
- Department of Public Health Filings and Decisions

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

OWNERSHIP CERTIFICATE

Project Address: 229-231 Third Street

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: Native Sun Wellness, Inc.

at the following address: 67 Kemble Street Suite 23

to apply for a special permit for: Registered Medical Marijuana Dispensary (RMD)

on premises located at: 229-231 Third Street

for which the record title stands in the name of: Joyce Kauffman

whose address is: 67 Clarendon Park, Roslindale, MA 02131

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 50410 Page: 470

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

Book: _____ Page: _____

Joyce Kauffman

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of SUFFOLK

The above named Joyce Kaufman personally appeared before me,

on the month, day and year 12-3-18 and made oath that the above statement is true.

Notary: Lisa A. Martinez Modcher

My Commission expires: 12/16/22



CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

DIMENSIONAL FORM

Project Address: 229-231 Third Street

Application Date: 09/25/18

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	2,649 SF per surv	5,000 SF	2,649 SF (No Cha	
Lot Width (ft)	50'	28.39'	28.39' (No Chang	
Total Gross Floor Area (sq ft)	2,355 GSF	3,311.25 GSF allc	2,355 GSF	
Residential Base	-	-	-	
Non-Residential Base	-	-	-	
Inclusionary Housing Bonus	-	-	-	
Total Floor Area Ratio	.89	1.25	.89 (No Change)	
Residential Base	-	-	-	
Non-Residential Base	-	-	-	
Inclusionary Housing Bonus	-	-	-	
Total Dwelling Units	0	-	0	
Base Units	-	-	-	
Inclusionary Bonus Units	-	-	-	
Base Lot Area / Unit (sq ft)	-	-	-	
Total Lot Area / Unit (sq ft)	-	-	-	
Building Height(s) (ft)	22.7'	45' Max	22.7' (No Change)	
Front Yard Setback (ft)	3.1'	0'	3.1' (No Change)	
Side Yard Setback Right (ft)	0.1'	N/A	0.1' (No Change)	
Side Yard Setback Left (ft)	2.8'	* H+L/7 = 10.17'	2.8' (No Change)	
Rear Yard Setback (ft)	22.1'	N/A	22.1' (No Change)	
Open Space (% of Lot Area)	15% (400 SF)	N/A	15% (405 SF)	
Private Open Space	-	N/A	-	
Permeable Open Space	15% (400 SF)	N/A	15% (405 SF)	
Other Open Space (Specify)	-	N/A	-	
Off-Street Parking Spaces	3	0	2	
Long-Term Bicycle Parking	None	'N4' = .24 Bikes0	2	N4= 0.10 spaces per 1,000 GSF
Short-Term Bicycle Parking	None	'N2' = 1.44	4	N2= 0.60 spaces per 1,000 GSF
Loading Bays	None	***'B' = None	None (No Change)	

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

- * Side Setback (Left) is based on the formula H+L/7 because the adjacent parcel to this property line is a residential use.
- ** Per zoning, (1) loading bay is required after 10,000 GSF, therefore, this project is under the minimum threshold and does not require a loading bay.

FEE SCHEDULE

Project Address: 229-231 Third Street, Cambridge **Application Date:**

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

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

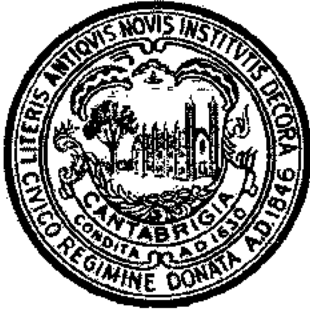
Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 2355 × \$0.10 = \$235.50

Flood Plain Special Permit Enter \$1,000.00 if applicable:

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE **Enter Larger of the Above Amounts: \$235.50**



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:

Project Address:

Applicant Name:

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:

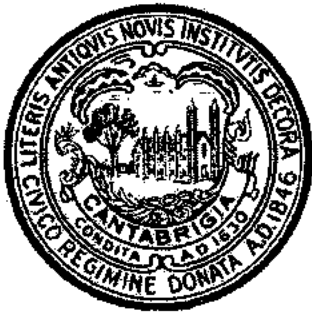
Project Address:

Applicant Name:

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.

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:

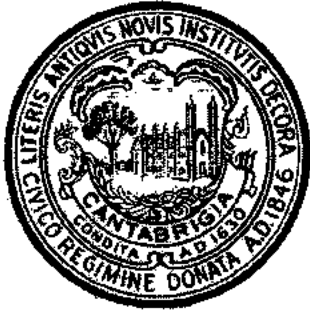
Project Address:

Applicant Name:

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.

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:

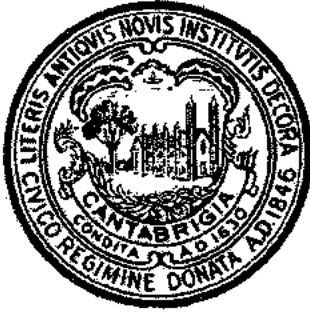
Project Address:

Applicant Name:

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.

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:

Project Address:

Applicant Name:

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.

Signature of City Department/Office Representative

Date

Native Sun Wellness, Inc.

RMD Project Narrative – 229-231 Third Street, Cambridge

I. INTRODUCTION

Native Sun Wellness, Inc., the Applicant, 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. We are committed to creating and operating a Registered Marijuana Dispensary that meets and/or exceeds all state and local regulations and that is consistent with the character and needs of the East Cambridge neighborhood.

The proposed Registered Marijuana Dispensary facility consists of a free-standing 2,355 square-foot building that previously served as professional offices for a small law firm specializing in family law. This site is located within the Industrial A-1 (IA-1) zoning district and this use is allowed, pursuant to Section 11.802.4 of the Zoning Ordinance, by special permit. The building is serviced by limited off-street parking located in the rear of the structure. There is additional metered parking located within two city blocks of this location, and both the Lechmere MBTA Green Line station and Kendall Square Red Line station are within a few minutes walking distance. There are four MBTA bus lines that connect in Lechmere and there are four Blue Bike Stations within a several minute walk. All employees will be encouraged to use non-automobile modes of transit.

The building located at 229-231 Third Street is a wood frame structure typical of the day and age. This structure will undergo minimal exterior reconstruction and will remain in the character of a converted Victorian home used for commercial purposes. The interior of the structure will undergo extensive remodeling to repurpose as a Registered Marijuana Dispensary (RMD). The remodeling will include the construction of a secure storage vault room within which will be installed a GSA approved 13 cubic-foot, drill-resistant, steel-plated safe with keypad access that is anchored to the floor. The first floor will house all patient-interactive operations while the second floor will be dedicated to back of house functions.

Once the build-out is completed, this site will be outfitted with state-of-the-art patient access and security functions. All security measures will comply with 105 CMR 725.110. The building will be outfitted with surveillance cameras, silent and audible alarms, motion detectors, and real-time remote monitors. The steel entry doors will be equipped with an electronic control access system and will be controlled by keycard locks that create an audit trail. The exterior of the building will be monitored by surveillance cameras enabled to pan, tilt, and zoom, and ability to see during both day and night (without additional lighting). The Cambridge Police Department will have access to all surveillance footage in real time. The perimeter of the facility will be amply lit with warning and surveillance signs. All exterior areas of the property,

including the rear parking area, will be under video (with audio) surveillance twenty-four hours a day, with live monitoring – seven days a week, and every day of the year.

The retail dispensing area will include: (1) a secured vestibule where patients will demonstrate that they are current registrants in the Department of Public Health (DPH) Medical Marijuana Program in order to gain access to the facility; (2) a reception/waiting area; (3) a dispensing area; (4) a sales and transaction area; (5) a packaged products fulfillment area that is separate and secure from the dispensing area where patient orders will be filled. Products will be packaged in childproof tamper-resistant containers and labeled with important health and safety information; and (6) a secure vestibule to allow for secure exit from the facility. The build out will also include the construction of an office/administrative area on the second floor. Native Sun Wellness has secured a Provisional Certificate of Registration from MDPH for a cultivation site located in Fitchburg, MA. The Third Street facility will not conduct any activities related to marijuana cultivation or product manufacturing.

II. PROJECT DESCRIPTION

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

1. Patient Facing Dispensary Operations

Dispensary operations consist of an initial ID check of all potential patients at the sheltered entryway at the exterior of the building and patients will only have access to the first floor of the NSW facility. A patient must first make an appointment with a Massachusetts licensed physician who has registered with the Department of Public Health Medical Use of Marijuana Program. The patient's physician must determine, in his/her professional opinion, that the patient has a debilitating medical condition for which medical marijuana is a viable treatment option. The physician will certify and register the patient in the DPH interoperable database. The patient must then complete the registration process and be issued a medical marijuana ID card by the DPH. There will be no diagnosis or issuance of physician certifications or DPH ID cards at the NSW 229-231 Third Street facility.

If the patient presents a valid DPH-issued ID upon arrival to the facility, the patient will be admitted to the secure vestibule where his/her credentials are verified through the DPH database. Once verified, patients will be admitted to a secure reception/waiting area before being called into the dispensing area. The reception/waiting area is staffed by a dispensary employee. When a qualified patient visits this dispensary for the first time they will be given a brief orientation to the facility. Patient records will be originated from a questionnaire that may include summary biographical data, as well as a scanned copy of the patient's physician-

issued certification, DPH-issued ID card, and state- issued ID card. Each subsequent visit to the RMD will generate an entry in the patient's record indicating their access to the RMD, purchase and sales data such as type, quantity, batch and pricing information. To fill a patient order, the system creates a new sales ticket and enters information that links a specific client record to specific product inventory. Upon completion of the order, the system updates the transaction record, the product inventory record, and the client record accordingly. The Applicant's patient record keeping system keeps information confidential and is consistent with HIPAA requirements where appropriate.

Patients will be admitted to the dispensing area as space allows. The Applicant's patient experience provides for one-on-one interaction between a dispensary agent and a patient throughout the dispensing process. A dispensary agent will escort the patient to an individual display pedestal where all products are displayed. The patient will be able to choose from among a variety of forms of medicine such as cannabis flowers and marijuana infused products.

The dispensary agent will confirm with the DPH database that the patient is eligible to receive medicine, and record the patient's order on a handheld device. Once a patient has placed an order with a dispensary agent, he/she will move to the fulfillment/point-of-sale area where payments will be processed and the medicine will be sealed in an opaque childproof exit bag. The patient will exit through the secure vestibule. Patients are required to exit the facility as soon as their order has been filled. They are not allowed to take their medicine on the premises or loiter around the exterior of the dispensary.

A security desk is located beside the entrance on the inside of the Dispensary. During business hours, the security desk will be staffed by a qualified security agent. The agent will attend to all patients entering the facility by authenticating their credentials and allowing them access to the Dispensary.

2. Non-Patient Facing Dispensary Operations

Security Systems Summary

This building will be outfitted with state-of-the-art patient access and security functions. All security measures will exceed compliance with 105 CMR 725.110. The building will be outfitted with 20 (twenty) plus high definition IR surveillance cameras that are connected to a secure video VLAN. All camera recordings will be stored for a minimum of ninety days. Silent and audible alarms will be added as another security layer via Access Control and Intrusion. Real-time remote monitors for Access Control and CCTV will be available 24 hours a day. Steel entry doors will be equipped with an electronic control access system and will be controlled by electric and electrical mechanical locks that create an audit trail. The exterior of the building will be monitored by surveillance cameras with the ability to edge record. The perimeter of the

facility will be amply lit with warning and surveillance signs. All exterior areas of the property and the appropriate adjacent area will be under video surveillance twenty-four hours a day, with live monitoring – seven days a week, and every day of the year.

A. Law Enforcement and Public Safety Official Communication

NSW has met with Deputy Superintendent Stephen Ahearn to discuss the development and implementation of its security systems. NSW will seek to maintain direct communication and an open door policy with regards to all state and local law enforcement, public safety and public health agencies; including, but not limited to the DPH. This policy begins by notifying such agencies of the Applicant's presence and intended operations. It continues by informing them of operations and educating them on various aspects of what the company does. This can include informing them about the products it handles, the purpose and locations of key functions in the facility, incident preparedness policies and procedures, emergency exits and assemblage locations, utility service shut off points, and emergency/post emergency contact information.

B. On-Site Security Personnel

Dispensary security operations will be overseen by dedicated security agents who will be present on-site at all times during business operations. The duties of these agents are multifaceted and include monitoring and surveillance of the facility entrance and exit, perimeter inspections, and working with dispensary staff to prevent adverse incidents from occurring. The agents will be supported by a comprehensive electronic security system comprised of cameras, motion detectors, and duress alarms, as well as comprehensive emergency procedures and employee training. NSW will ensure that its security agents direct all patients away from the Rogers Street Park and other neighboring public areas and will identify and report any patients that violate the community norms agreement.

C. 24/7/365 Surveillance Cameras

A secured network of surveillance cameras will be strategically placed around the perimeter of the building and in every area inside the building where clients will be and where regulated products are handled. This includes all entrance and exit vestibules, the secure waiting area, the dispensary floor, the sales and fulfillment areas, the inventory safe area, all back-office entrances, exits and corridors, and the entire delivery packaging/loading/unloading area. The building will be outfitted with 20 (twenty) plus high definition IR surveillance cameras that are

connected to a secure video VLAN. All camera recordings will be stored for a minimum of ninety days. Surveillance cameras are enabled to pan, tilt, and zoom, and ability to see during both day and night (without additional lighting). Real-time remote monitors for Access Control and CCTV will be available 24 hours a day.

D. Access Control System

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

E. Alarm Systems

The facility will be equipped with two independent alarm systems on all perimeter entry points and perimeter windows. Two independent systems (access control/intrusion) will monitor the system 24 hours a day. The system provides redundant backup in the event that the primary system fails to function properly.

F. Inventory Tracking and Control System

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

G. Employee Training

Staff will be hired on a 3-month probationary status. They will participate in rigorous training, and be evaluated for suitability in a restricted-access medical 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, & medical cannabis. 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 medical cannabis patients. Legal training will include at least one two-hour session with an attorney.

Medical training will include disabled rights and sensitivity, how to identify and interact with a patient having a medical emergency, the proper uses and benefits and warnings of medical cannabis.

Sales staff will be trained in patient care without pushing retail sales. The focus will be on assisting patients in making appropriate decisions about how best to choose the type of medicine that is right for them. Staff will be provided with ongoing training in product information as well as general service philosophy.

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.

Operations

A. Hours of Operation

The Applicant anticipates operating between the hours of 8:00 AM – 8:00 PM.

B. Careers

The Applicant anticipates hiring in excess of 20 employees for full- and part-time positions. Employees will receive a salary, benefits, and substantial training. The Applicant will seek to hire employees locally from the Cambridge community.

C. Trash Management

Any trash containing marijuana or marijuana products is required to be stored securely on site within the dispensary vault. The products will be transported back to the Fitchburg 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.

D. Deliveries

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 the other will be accompanied by a dispensary staff member into the facility and within the vault.

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

The majority of product deliveries will be conducted via small sprinter van. The layout of the rear parking lot enables drivers to back up directly to the staff entry, eliminating the need to transport product in the open.

H. Payment Processing and Cash Handling

NSW maintains a business banking relationship with a well-known institution in Massachusetts and 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.

Traffic and Parking

There is limited parking at the rear of the site to accommodate patient usage. The Applicant has taken great care to develop operational procedures to ensure that patient visits within the RMD are short in duration and will not result in lines or other congestion to enter or exit the facility. Operational procedures will be adjusted as needed to ensure optimal function of the facility. When possible, consultations will be scheduled during off-peak hours.

Please see the enclosed traffic impact statement prepared by Howard Stein Hudson, attached hereto as Exhibit A. The Applicant respectfully submits that its proposed use of the Property will not disturb the existing right of way, pedestrian access, and will not cause a serious hazard to vehicle or pedestrian traffic. Traffic generated and patterns of access and egress will not cause congestion, hazard, or a substantial change to the neighborhood character.

Further, the Applicant is willing to undertake any of the following proactive traffic mitigation efforts:

- Provide 65% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees;
- Provide lockers in the break room for employees that walk or bike to work;
- Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
- Provide customers with information regarding transportation options to access the facility;
- Provide and maintain information on the Applicant's website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on non-automobile modes;
- Participate in transportation-related training offered by the City of Cambridge or a local Transportation Management Association; or
- Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management plan.

Personnel Policies

NSW 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, patient-focused work environment, staffed by a competent team. Adherence to proper safety protocols and adequate oversight of information will be the foundation of all personnel policies. NSW is dedicated to competitive pay structures, opportunities for advancement, and merit-based bonuses, and will provide employees with a highly competitive benefits package. NSW 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 in terms, conditions or privileges of employment, unless based upon a bona fide occupational qualification. NSW anticipates hiring more than 20 employees for both full and part-time positions. NSW will provide preferential hiring to Cambridge residents.

Patient Education

Education is a top priority. The Applicant will provide educational support on a one-to-one basis beginning with the first patient visit. The Applicant's Intake Specialist will take a detailed intake history in a private and comfortable space set aside for intake and educational purposes.

NSW will provide patients with printed as well as online information including scientific research related to the medicinal use of marijuana, how to promote an overall healthy lifestyle, the safest and most effective means of administering marijuana for medicinal use and booklets and materials on a number of conditions, medications, and side effects.

All patients will be required to review and sign a community norms agreement, in which they certify that they understand that the ability to utilize an NSW facility is contingent on respect for the surrounding neighborhood. NSW will provide online access and print booklets to a family of appropriate materials including; Research on Cannabis, History of Cannabis as Medicine, Comparison of Medications - Efficacy and Side-Effects, Chronic Pain and Medical Marijuana, Multiple Sclerosis and Medical Cannabis, Cancer and Medical Marijuana, HIV/AIDS and Medical Marijuana, ASA Newsletters, Talking to Your Doctor, Cannabis Safety, Guide to Using Medical Cannabis, Recipes for Non-Inhalation Delivery Methods, and a How to Access Local Patient Support Groups. The Applicant will also provide information and resource materials about substance abuse and marijuana addiction from national health organizations. Website and booklets will be available in English and Spanish, with more languages to follow.

Distribution of Educational Materials:

First Visit: Patients visiting the facility for the first time will go through an intake process where they receive a primer on regulations surrounding cannabis; how to safely consume, store, and transport their product; and information regarding strains, dosage, and desired effects. All patients will be required to review and sign a community norms agreement, in which they certify that they understand that the ability to utilize an NSW store is contingent on respect for the surrounding neighborhood. Public consumption, diversion, queuing, loitering, and other behaviors are not tolerated and practicing them will eliminate the opportunity for future store visits.

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 patients about the consequences of product diversion.

Auditory Reminders: Customer service representatives will receive ample training about effective patient education tools that can be used during transactions. Patient 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.

Takeaway Material: Product safety guides and general informational material will be placed in each and every bag to ensure patients have access to safety materials when they intend to utilize the product.

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

NSW expects to service an area within the immediate neighborhood of its proposed location at 229-231 Third Street. This service area is contemplated to include the East Cambridge neighborhood and the Kendall Square technology center.

Based on patient saturation rates in other medical marijuana states, the Massachusetts Department of Public Health (DPH) estimates that between 1.5 and 2% of the general population will eventually become medical marijuana patients. Out of a statewide general population of 6,745,000 people, it is expected that there will eventually be between 101,000 and 135,000 medical marijuana patients across the Commonwealth. In other medical marijuana states, it has taken up to five years for the patient population to fully develop. The DPH began registering patients in February 2015, and there are currently just over 37,300 active patients registered with the DPH. This reflects a patient adoption rate that is slightly slower than in other states.

Although the total estimated general population within a 5-mile service area is approximately 250,000, the total estimated patient population that NSW will identify and target is much smaller. Once full saturation of the general population is reached, NSW expects that its patient population will be less than 1,000.

The Applicant anticipates that a large portion of its patient population will either live in the immediate East Cambridge community or belong to the existing Kendall Square workforce.

The Applicant is aware that another RMD has received a special permit for its location at 200 Monsignor O'Brien Highway. The Applicant submits that its business model is dramatically different than the dispensary at 200 Monsignor O'Brien Highway. NSW intends to operate a local business rather than a large box-store retail operation that is designed to appeal to a smaller number of patients desirous of a personal connection to a dispensary.

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

Please see the enclosed traffic impact statement prepared by Howard Stein Hudson, attached hereto as Exhibit A. The Applicant respectfully submits that its proposed use of the Property will not disturb the existing right of way, pedestrian access, and will not cause a serious hazard to vehicle or pedestrian traffic. Traffic generated and patterns of access and egress will not cause congestion, hazard, or a substantial change to the neighborhood character.

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

Please see the enclosed context map attached hereto as Exhibit B.

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

Please see the enclosed site plan prepared by Candis Design, attached hereto as Exhibit C.

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

Please see the enclosed building renderings and signage prepared by Candis Design, attached hereto as Exhibit D.

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

Please see the enclosed documentation submitted to the Department of Public Health, attached hereto as Exhibit E.

III. ZONING RELIEF REQUESTED

The Applicant, Native Sun Wellness, requests the following relief under the Cambridge Zoning Ordinance:

1. Generally Applicable Criteria for Approval of a Special Permit

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:

a. It appears that requirements of this Ordinance cannot or will not be met.

With the requested Special Permit, the Project will meet all requirements of the Ordinance.

b. Traffic generated and or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character.

Traffic generated by the proposed dispensary and patterns of access or egress will not cause congestion, hazard, or substantial change in the established neighborhood character. Kendall Square is a vibrant, bustling technology center that has undergone substantial revitalization and development during the past several years. This area has historically been the center of Cambridge's technical, innovative and life sciences services area. The proposed dispensary site is located on the cusp of Kendall Square and the more densely settled residential area of the East Cambridge neighborhood. The proposed dispensary will be consistent with both the established and the emerging character of the neighborhood. The operations and patient flow are expected to be similar to the historical experience associated with a neighborhood pediatrician's office. The retail space will occupy approximately 1,300 sf on the first floor of the structure, with a portion of that dedicated to back-of-house operations such as product fulfillment and storage areas. The facility will be equipped, after build-out, with a reception and admittance area to prevent registered patients from loitering outside the facility. Loitering is prohibited by state regulation and this edict will be strictly enforced. Upon entry, patients pass through a secure mantrap into a waiting area that allows patients to be inside the facility during the intake and educational process prior to be admitted into the sales area where transactions take place. Literature will be available and disseminated about restrictions on public consumption, dosage, abuse and resources for help.

During each patient's first visit, he/she will be required to execute a community norms agreement that stipulates certain conditions of being a patient in good standing with NSW.

Any violation of the community norms agreement, such as public consumption, will lead to an immediate ban from our dispensary and will be reported to DPH.

The Applicant submits that this site provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation. Because this site is located within walking distance from both the Kendall Square and Lechmere MBTA stations, and buses on routes 87, 88, 80 and 69, and within close proximity to several Hubway bike sharing stations, the Applicant expects that the vast majority of patients will use non-automobile modes of transport. In addition, the Applicant intends to specifically target its marketing efforts towards patients who are expected to be pedestrians because they are either local residents or members of the local workforce.

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

1. Provide 65% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with pro-rated incentive for any part-time employees;
2. Provide lockers in the break room for employees that walk or bike to work;
3. Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
4. Provide patients with information regarding transportation options to access the facility;
5. Provide and maintain information on the Applicant's website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on non-automobile modes;
6. Participate in transportation related training offered by the City of Cambridge or a local Transportation Management Association; or
7. Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management plan.

For additional transportation impacts, see the Transportation Memorandum by Howard Stein Hudson Associates, included herewith.

c. 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 proposed use is retail only, with an emphasis on patient care. The Applicant has received a Provisional Certificate of Registration from the MDPH to operate a cultivation

and processing facility in Fitchburg, MA. There will be no packaging, cultivation or processing activities of any type occurring at the proposed RMD. As such, there are no applicable adjacent uses that will be developed or adversely affect the nature of the proposed use.

Native Sun Wellness has carefully considered its proposed use in relation to the nearby proposed Rogers Street Park and the Foundry building. The Commonwealth of Massachusetts has established strict regulations regarding the management and operations of RMDs to ensure that they do not result in nuisance, security risk or other hazards to the neighborhood. The Applicant will be required to demonstrate the soundness of this proposal to the DPH prior to the opening of the facility, and moreover, through its operation. In addition to that regulatory framework, the Applicant has developed additional safeguards.

The Applicant will employ additional operational protocol that has been designed to minimize the impact of the facility on the abutting properties:

- The Applicant has met with the Cambridge Police Department to discuss its security protocol and intends to keep an open line of communication through facility development. The Applicant will employ live on-site security during all opening hours to ensure the safety of the perimeter and maintain access control to the facility. The on-site security will monitor patients as they exit the facility and will identify those patients, if any, that attempt to consume their medicine in public. 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 perimeter alarms, failure notification systems, panic alarms connected to local law enforcement, 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.
- Facility signage will be discrete and utilized for the purpose of wayfinding only. The Applicant will not install neon signage or illuminated exterior signage beyond the period of 30 minutes before sundown until closing; signs or other printed matter advertising marijuana products; display marijuana products that are visible to a person from the exterior of the RMD; or utilize a logo or symbols that has images of marijuana and/or colloquial references to marijuana.
- 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.

d. 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

No nuisance or hazard will be created that will affect the health, safety, or welfare of the occupant of the proposed use or the Citizens of the City. The Applicant proposes to dispense medical marijuana to patients suffering from chronic or debilitating conditions, a measure which nearly eighty percent (77%) of the Citizens of Cambridge voted to support in 2012 during the ballot initiative, which allowed Medical Marijuana dispensaries in the Commonwealth.

In addition, the Applicant has designed and will implement operational protocol to minimize nuisance or hazard:

- **Community Norms Agreement:** Patients visiting the facility for the first time will go through an intake process where they receive a primer on regulations surrounding cannabis; how to safely consume, store, and transport their product; and information regarding strains, dosage, and desired effects. All patients will be required to review and sign a community norms agreement, in which they certify that they understand that the ability to utilize an NSW store is contingent on respect for the surrounding neighborhood. Public consumption, diversion, queuing, loitering, and other behaviors are not tolerated and practicing them will eliminate the opportunity for future store visits.
- **Packaging:** All products will arrive at the facility prepackaged from the Applicant's proposed Fitchburg cultivation facility. There will not be any odor on site.
- **Security:** The Applicant believes a proactive approach to security is of great benefit to the surrounding community. The Applicant is willing to assist by providing security upgrades and enhancements to the Foundry building and the proposed Rogers Street Park, including live monitoring by on-site security personnel during business hours, to maintain the continuity of security systems in this neighborhood.

e. For other reasons, the proposed use would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and;

The proposed dispensary will not impair the integrity of the District or the adjoining district or otherwise derogate from the intent and purpose of this Ordinance because it is located within the designated zoning area IA-1 and its use will not be apparent to the public way. Additionally, the design plan allows for registered patients to quickly and safely enter the

facility and remain in a waiting/consulting/educational area until they are assisted by a dispensary agent. Finally, the overall security plan provides a proven approach to safe and efficient entry and egress and establishes significant deterrent measures prevent any noticeable nuisances associated with this emerging industry from occurring.

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

The building construction and proposed use is consistent with the Urban Design Objectives set forth in Section 19.30. Native Sun Wellness has invested considerable time and resources to design a facility that will complement and improve the aesthetics of the surrounding neighborhood. The design will shield from the public view the entirety of the sales area and regulated material, while also maintaining the exterior façade with minor design modifications. The front bay windows will be used for the display of public art. The proposed lighting and security measures will be sensitively placed to provide a safe yet unobtrusive means of surveillance for the appropriate and most sensitive portions of the building and building site. In addition, the design and use of the proposed facility will be consistent with and maintain the form and character desirable for the East Cambridge neighborhood.

Further, the Applicant has sought to ensure that the entryway to the building is located as so to ensure safe pedestrian movement across streets, encouraging walking as a preferred transit mode. The building entry is in close proximity to a cross walk, and the property is nearby to numerous bus and MBTA rail stops. The Applicant proposes the installation of bicycle racks to ensure that cyclists are able to access the site safely and conveniently.

2. 11.804 Special Permit Criteria.

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

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

Native Sun Wellness' proposed RMD facility has received a Provisional Certificate of Registration for a dispensing facility at 229-231 Third Street from MDPH. The site is more than 1800 feet from any other RMD, as required by Section 11.802.8 of the Ordinance. The Applicant recognizes that another RMD has received a special permit for 200 Monsignor O'Brien Highway. However, the Applicant submits that the 229-231 Third Street site is intended to serve the immediate neighborhood and nearby workforce, as opposed to the broader radius intended to be served by the 200 Monsignor O'Brien Highway RMD.

Based on patient saturation rates in other medical marijuana states, the Massachusetts Department of Public Health (DPH) estimates that between 1.5 and 2% of the general population will eventually become medical marijuana patients. Out of a statewide general population of 6,745,000 people, it is expected that there will eventually be between 101,000 and 135,000 medical marijuana patients across the Commonwealth. In other medical marijuana states, it has taken up to five years for the patient population to fully develop. The DPH began registering patients in February 2015, and there are currently just over 37,300 active patients registered with the DPH. This reflects a patient adoption rate that is slightly slower than in other states.

Although the total estimated general population within a 5-mile service area is approximately 250,000, the total estimated patient population that NSW will identify and target is much smaller. Once full saturation of the general population is reached, NSW expects that its patient population will be less than 1,000.

The Applicant anticipates that a large portion of its patient population will either live in the immediate East Cambridge community or belong to the existing Kendall Square workforce.

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

The site is located within 500 feet of the Anthony Costa playground, the proposed Rogers Street Park and the Foundry building. Although none of these facilities meet the specific language contained in 11.804 that is contemplated to create a buffer between RMDs and any school, daycare center, preschool or afterschool facility or any facility in which children commonly congregate, the Applicant has met with members of the community and has listened carefully to their concerns.

NSW submits that the proposed RMD at 229-231 Third Street is sufficiently removed from the Costa playground and is sufficiently buffered by the existing street scape, buildings, parking lots, and neighboring uses. The proposed RMD is also physically remote from the proposed Rogers Street Park because it is on the opposite side of Third Street which is an

active and busy street. Further, there are no logical or factual connections between the uses of the neighboring parks and Foundry building and the proposed RMD. Patients will enter and exit in an orderly fashion, loitering and public consumption are strictly prohibited and will be strictly enforced by on-site security guards. There are sufficient safeguards in place to buffer the proposed facility from these neighboring uses to preclude any adverse impacts.

The Applicant has presented this proposal to the East Cambridge Planning Team and to members of the community to develop an action plan to prevent any potential adverse impacts from occurring. The Applicant has shared the Crime Prevention aspects of its security plan and will add additional security to buffer any nearby use.

The Applicant has included a summary of the neighborhood discussions in the Community Engagement summary.

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

The proposed RMD at 229-231 Third Street is conveniently located within a several minute walk from the Kendall Square MBTA Red Line station, the Lechmere MBTA Green line station, 4 MBTA bus lines that connect in Lechmere and several Hubway Bike Stations. Although the applicant expects most patients will use non-automobile modes of transport, there are several municipal parking lots within walking distance and nearby Cambridge Street provides on-street metered parking. The facility will meet or exceed ADA standards.

NSW will employ a state-of-the-art security system. All security measures will be in compliance with 105 CMR 725.110. The building will be outfitted with surveillance cameras, silent and audible alarms, motion detectors, and real-time remote monitoring by a third party. Steel entry doors will be equipped with an electronic control access system and will be controlled by keycard locks that that create an audit trail. The exterior of the building will be monitored by surveillance cameras fixed enabled to pan, tilt, and zoom. The perimeter of the facility will be amply lit with warning and surveillance signs. The exterior areas of the property will be under video (with audio) surveillance 24/7/365 (twenty-four hours a day, seven days a week, and every day of the year).

The network of surveillance cameras will be strategically placed around the perimeter of the building and in every area inside the building where patients will be and where marijuana products will be handled. This includes all entrance and exit vestibules, the secure waiting area, the dispensary floor, the sales and fulfillment areas, the inventory safe area, all back office entrances, exits, and corridors, and the entire delivery

packaging/loading/unloading areas. The cameras are vandal-resistant and equipped to operate in both day and night modes. Areas where medical cannabis is handled will be monitored by video surveillance cameras that are arrayed in fixed positions at a height that will provide a clear unobstructed view of all activity as well as clear and certain identification of persons and activities at all times. 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 90 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. However, the cameras are designed to operate in the infrared spectrum requiring no light at all. The lighting and surveillance systems will be designed to minimize any impact on our neighbors.

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

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

Please see the Transportation Analysis prepared by Howard Stein Hudson included with the application.

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

Unregulated solid waste (i.e., trash) and recyclables will be stored inside the building in wheeled in bins for regularly scheduled collection by a private hauler.

All regulated materials will be transported by NSW back to its facility in Fitchburg for proper disposal or destruction. No waste materials of a regulated nature will be stored or contained on the outside/ exterior of the facility.

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

NSW has invested considerable time and resources to design a facility that will complement and improve the aesthetics of the surrounding neighborhood. The design will shield from the public view the entirety of the sales area and regulated materials, while also maintaining the exterior façade in the character of the existing neighborhood. 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.

IV. CONCLUSION

For all the reasons set forth in the application and supporting materials included herewith we respectfully request you approve the requested Special Permit relief.

Summary Outline of Community Engagement

1. 10/10/18; Presentation to east Cambridge Planning Team.
2. 10/11-30/18; NSW canvassed East Cambridge neighborhood on multiple occasions.
3. 11/1/16; Meeting with multiple department staff at CDD, including Swaathi Joseph, Gary Chan, Adam Shulman, Stephanie Groll, Jeff Roberts and Joseph Barr.
4. 11/21/18; Meeting with Deputy Superintendent Stephen Ahearn. CPD.
5. 11/26/18; Meeting with Adam Shulman, Stephanie Groll, Traffic, Parking and Transportation. Jeff Roberts, CDD also present.
6. 11/26/18; Meeting with Gary Chan, Parks and recreation.
7. 12/10/18; meeting with Councilor Craig Kelley; supportive.
 - a. Meetings were requested with Councilors Toomey and Ciarlone, but each encountered scheduling conflicts and rescheduled twice
8. 12/10/18; Zac Ment emailed our Community Engagement Meeting notice for 12/20/18 to the CDD to post to the Community Calendar and website. 10/11/16; Notice was given by first class mail to the list of abutters and neighborhood groups provided by the CDD for the Community Outreach and Education Meeting.
9. 12/11/18; The Community Outreach and Education Meeting notices were conspicuously posted at 229-231 Third Street.
10. 12/20/18; NSW conducted Community Engagement Meeting at Lewis Room in the Central Square Public Library. Attended by Councilor Toomey and approximately 25 neighbors. All attendees provided handouts, and contact information, showed the architectural drawings and engaged in discussion.
11. 1/2-1/18/19; Zachary Ment reached out to Sam Lipson and other staff of the Cambridge Health Department concerning educational materials to be distributed to patients. Mr. Lipson responded that they are still working to finalize materials and suggested best practices and both parties agreed to continue to communicate and stay up to date on each other's progress. Zac Ment and lead architect Ryan Noone corresponded with Suzannah Bigolin to clarify how the public art was to be displayed and the specification of the clear glass bay windows where NSW intends to display it. Ms. Bidolin's recommendations were added to this proposal.
12. 01/29/19; NSW will be conducting another Community Engagement Meeting at the Cambridge Police Department in Kendall Square.

Native Sun Wellness – Community Engagement Summary

Native Sun Wellness (NSW) has been engaged in a variety of outreach activities in the East Cambridge community surrounding its proposal to site an RMD at 229-231 Third Street, Cambridge. The following is a summary of these outreach efforts.

Native Sun Wellness began our community engagement efforts by first introducing our principals and presenting our business model, management and operations plan and security protocols to the East Cambridge Planning Team during its regularly scheduled meeting of October 10, 2018. The meeting was well attended by neighbors, members of the immediate community and several CDD staff. NSW staff described its plans for the site, reviewed the existing location and proximity to the neighboring uses in the immediate area, and talked about the impacts that the NSW use would have on the immediate area. NSW explained our proposed operational model, provided background on the Medical Marijuana Program administered by the Department of Public Health, and gave a detailed descriptions regarding interior and exterior security plans and expected patient flow. The community expressed concerns regarding the proximity of this proposed RMD to the proposed Rogers Street Park and Anthony Costa playground, and questioned how we would be able to conduct our business without causing adverse effect upon the neighboring uses.

During the next several weeks, we canvassed the immediate neighborhood and personally discussed our plans with the abutting businesses and residents on the adjacent streets. We were able to communicate directly in face-to-face conversations with several neighbors, including immediate abutters Betsey and Omar Hamouda, who initially expressed concern but have become supportive. Similarly, the ownership group of another abutter, the Kendall House of Pizza, expressed their support for the project. In our conversations, we shared data from other communities that host Massachusetts dispensaries which indicates that crime does not increase, but rather decreases due to the added security systems, that children do not have greater access to cannabis because of diversion efforts and that the location of a dispensary in a neighborhood does not cause a devaluation of property. Many of the neighbors we spoke to expressed their support for the project, but were unwilling to sign our petition and almost universally cited concerns related to social disenfranchisement.

On November 1, 2018, members of the executive management team of NSW met with multiple department staff at CDD to discuss this proposal. This meeting was attended by Swaathi Joseph, CDD, Jeff Roberts, CDD, Stephanie Groll, TP&T, Gary Chan, P&R, Adam Shulman, TP&T, and Joseph Barr, TP&T. Our architect discussed the proposed interior and exterior modifications to the structure that are necessary to comply with the State CMRs, we presented

our traffic study prepared by Howard Stein Hudson and our security consultant explained the protocols and procedures of the proposed RMD and our plans to protect against adverse effect upon the Rogers Street Park, Anthony Costa Playground and the Foundry building. NSW presented several options including creating additional physical landscape buffers at the Third Street entrance to the Rogers Street Park, funding a city position dedicated to clean-up and maintenance of the park and employing external security agents to monitor patient movements and direct them away from the park upon their exiting the dispensary.

On November 21, 2018 members of the NSW executive management team, along with our security consultant and architect, met with Cambridge Police Deputy Superintendent Stephen Ahearn. NSW discussed its security plans and proposals, including the option to install surveillance video cameras within the Rogers Street Park to be used by CPD to monitor and identify any NSW patients that enter the park for the purpose of public consumption of their medicine in violation of our Community Norms Agreement that all patients will be required to sign. Deputy Superintendent Ahearn explained that surveillance cameras are not a welcome option for public space in Cambridge, and also reiterated that although the Community Norms Agreement is a good mechanism for compliance, the police department would not use already limited police resources to prevent public consumption of marijuana. Deputy Superintendent Ahearn concurred with the security plans for the dispensary and indicated that in his experience, he did not expect an uptick in criminal activity due if the proposed RMD at 229-231 Third Street becomes operational. He also suggested we contact members of the City Council and the East Cambridge Business Association.

On November 26, 2018, members of the NSW executive management met with Adam Shulman, Stephanie Groll of TP&T. This meeting was also attended by Jeff Roberts, CDD. NSW discussed its proposal to lease parking from the Kendall House of Pizza for patient use, and we were informed that the zoning district where the proposed parking is located does not allow that use. We discussed our plan for Transportation Demand Management, including our agreement to satisfy conditions imposed on other RMDs sited throughout the city of Cambridge. Moreover, we discussed the potential for leasing overflow parking at the Galleria Mall, installing additional long and short term bicycle parking, posting transportation options on our website and identifying an employee as a traffic coordinator.

Also on November 26, 2018, the executive management team met with Gary Chan, P&R, to discuss the proposed Rogers Street Park development. Again, NSW offered the potential to fund a city position dedicated to the park to serve dual roles of park maintenance and monitoring to disrupt any attempts to publicly consume cannabis in that location. Mr. Chan suggested contacting DPW about a city position and informed NSW that the project is fully

funded and will be going out to bid in early 2019. Accordingly, NSW has contacted Robert Linke and Ellen Campenger, both of DPW, to explore if/how NSW can contribute to efforts in support of the Rogers Street Park.

NSW staff has met with Councilor Craig Kelley to discuss the proposal of an RMD at 229-231 Third Street. Councilor Kelley did not express concerns regarding the proximity to Rogers Street Park and discussed his plan for designated areas of public consumption of cannabis that would eradicate the nuisance presented to both impoverished patients living in public housing with no location to consume their medicine and the concerns of neighbors using the park that do not want to be impacted by the odor of cannabis. In addition, NSW has communicated with Sam Lipson, CDPH, to solicit his feedback in structuring our educational literature to be disseminated to our patients and to expand general public education efforts to the broader Cambridge community.

On December 20, 2018, at the Lewis Room in the Central square Public Library, NSW held a Community Engagement Meeting as required by the ordinance and CMRs. Abutters within 300 feet were notified by certified mail, leaflets were distributed throughout the neighborhood and a public notice was posted at 229-231 Third Street. Shortly after we provided notice of the public meeting, several neighbors, including Councilor Toomey, objected to the scheduled location at the Lewis Room in the Central Square Public Library. NSW responded to Councilor Toomey and the neighbors that this location was selected only because of its availability and was not designed to deter attendance. Moreover, NSW has committed to additional Community Engagement Meeting to be held in late January, 2019, in East Cambridge. The meeting was attended by approximately 25 neighbors, including Councilor Toomey, almost all of whom expressed concern about the project. Councilor Toomey stated that he does not support this location because of traffic concerns and the proximity to the Rogers Street Park. Many of the neighbors in attendance also expressed concern about increased traffic on Third Street, especially during the afternoon business hours, and explained that under present conditions they have difficulty parking and navigating to and from their own driveways. The neighbors also inquired why NSW would select this site as opposed to other locations in Cambridge. NSW responded that due to the medical marijuana zoning overlay district, 1800 foot buffer between RMD requirement, and landlords that are skeptical of this use, that space in Cambridge is very limited. In summary, the neighbors do not oppose medical marijuana, in general, but believe that a more suitable location may exist somewhere else for this use.

NSW has reached out to the East Cambridge Business Association to both discuss this proposal and seek opportunities to partner with area businesses and residents to improve access

to medicinal marijuana, hire local residents, support and increase community preservation and development of public parks and participate in philanthropic activities.

Finally, NSW will hold a Community Outreach Meeting on JANUARY 29, 2019 in the COMMUNITY ROOM on the 1st FLOOR at the CAMBRIDGE POLICE DEPARTMENT, 125 6th STREET, CAMBRIDGE, MA 02141 between 7:00pm – 8:00pm. The Information to be presented and discussed will include but not be limited to: The type(s) of Marijuana Establishment to be located at the proposed address; Plans and information for maintaining a secure facility; Plans and protocols to prevent diversion to minors; Plans to positively impact the community in which the establishment intends to be located; Plans and protocols to ensure the establishment will not constitute a nuisance to the community. The purpose of this meeting is to hear the concerns and listen to the community, especially those who could not attend our last meeting.

Addendum to Community Outreach Summary

On December 20, 2018, the Applicant, Native Sun Wellness, hosted a Community Engagement Meeting in the Lewis Room at the Central Square Branch of the Cambridge Public Library. Approximately 25 residents of East Cambridge attended, including Councilor Toomey, and expressed concerns about siting a Registered Marijuana Dispensary at 229-231 Third Street. The residents in attendance stated that the following concerns:

1. The residents reported that existing traffic conditions on Third Street are highly congested, especially during peak hours. Residents believe that this use would significantly increase congestion and cause severe adverse impact to the neighborhood.
2. The residents reported that patients exiting the RMD may publicly consume marijuana in or around the Third Street neighborhood, including Rogers Street Park, thereby creating a significant nuisance.
3. Residents expressed concerns related to the close proximity of the RMD to the Rogers Street Park and the Foundry Building and the potential negative impacts that may interfere with families and children enjoying the public space.

The Applicant has considered these concerns and has examined potential solutions. The Applicant proposes that the Planning Board consider imposing a special conditions to the Special Permit for 229-231 Third Street which requires that each patient obtain a scheduled appointment for any visit to the dispensary during the first 12 months of operation. The Applicant will schedule patient visits by telephone or on-line and will deny access to patients that arrive without an appointment. Patients will be admitted to the dispensary only upon verification that they are a DPH registered patient, and further, that they have a scheduled appointment. The Applicant proposes to schedule appointments in 15 minute increments, which will ensure that there will be no more than nominal traffic impact and will mitigate any adverse effect on any neighboring use. Moreover, all patients will be encouraged to make use of public transit, there will be on-site parking at the rear of the dispensary for 1 automobile and there will be several short-term bicycle parking spots available for patient use.

In this controlled environment, the Applicant will have the opportunity to educate its patients regarding the prohibition against public consumption and diversion to minors, the consequences of violating the NSW community norms agreement and the expectation that all patients will respect the nearby public space in the Rogers Street Park and the right of residents to quiet enjoyment of their neighborhood.

Exhibit A

Traffic Assessment by Howard Stein Hudson



TO:	City of Cambridge Planning Board	DATE:	December 19, 2018
FROM:	Brian J. Beisel, PTP Andrew Fabiszewski	HSH PROJECT NO.:	2018179.00
SUBJECT: Transportation Analysis – 229-231 Third Street, Cambridge, Massachusetts			

Howard Stein Hudson (HSH) has prepared this transportation analysis for the proposed Registered Marijuana Dispensary (RMD) at 229-231 Third Street (the Project) in Cambridge, Massachusetts. The transportation assessment was prepared pursuant to section 20.704 of the Zoning Ordinance and addresses:

- Expected frequency of client and employee trips to the site;
- Expected modes of transportation used by clients and employees; and
- Frequency and scale of deliveries to and from the site.

RMDs are not well-documented in terms of trip generation patterns and are relatively new to the Commonwealth of Massachusetts, so the trip generation estimates were evaluated based on information provided by Native Sun Wellness (the Proponent) and compared to the latest Institute of Transportation Engineers (ITE) manual, *Trip Generation, 10th Edition*.

Project Description

The Project site is currently occupied by an approximately 2,157 square foot (sf) building that previously served as a law office. The proposed Project involves the renovation of the existing building. The Proponent is committed to promoting non-vehicular modes of travel to the site to reduce single occupancy vehicle trips.

The Project site is conveniently located within a 10-minute walk of Kendall/MIT Station and Lechmere Station. Kendall/MIT Station provides connection to several bus routes and the MBTA Red Line. Lechmere Station provides connections to several bus routes and serves as the current terminus of the MBTA Green Line. Several shuttles also operate in the area including the EZ Ride Shuttle, operated by the Charles River Transportation Management Association. The transit connections within a short walk of the Project are outlined in **Table 1**.



Table 1. Transit Connections

Transit Service	Route Description	Peak Hour Headway (min)
Red Line	Alewife – Braintree/Ashmont	4-5
Green Line	Lechmere – Boston College/Cleveland Circle/Riverside/Heath Street	6-7
Route 64	Oak Square – Kendall/MIT	13-22
Route 68	Harvard – Kendal/MIT	40
Route 80	Arlington Center - Lechmere	20-30
Route 85	Spring Hill – Kendall/MIT	25-35
Route 87	Clarendon Hill or Arlington Center – Lechmere via Somerville Ave	20
Route 88	Clarendon Hill – Lechmere via Highland Avenue	5-10
Route CT2	Sullivan – Ruggles	19-23
EZ Ride Shuttle	North Station – Main St/Vassar St	10

Source: MBTA.com and CharlesRiverTMA.org

There are three Bluebikes Stations within a 5-minute walk of the Project, with the closest station being at the intersection of Third Street and Binney Street. Altogether these three stations have capacity for 41 bikes. The Proponent intends to promote the availability of Bluebikes Stations to clients as well as provide a subsidy to employees to encourage non-vehicular travel options.

There are not currently bicycle racks on the sidewalk in front of the site, and limited space to accommodate racks. The Proponent will provide long-term bicycle storage at the back of the site for employee bicycles and intends to work with the City of Cambridge to identify viable locations for short-term bicycle parking racks. Sidewalks on both sides of Third Street near the site are in generally good condition.

Due to the size of the Project, the Proponent is allowed to waive the parking spaces required by zoning. However, the Proponent is in the process of negotiating for parking spaces at multiple nearby locations. If parking spaces are secured, signage will be provided on-site and information will be posted online directing clients to the parking spaces.

The Proponent will encourage non-vehicular modes of transportation to the Project and is prepared to offer alternatives to dedicated on-site parking that are detailed in the transportation demand management (TDM) section and could also include contributions to the City for a Bluebikes station or other area transportation improvements.



Trip Generation and Operations

Facility Operations

Based on information provided by Native Sun Wellness, the planned weekly hours of operation will be 8:00 a.m. to 8:00 p.m. every day of the week. The service area will be largely dependent on competition in the area as other RMD's open. Additionally, the RMD will not be running any home deliveries out of the site.

Service to the building will occur at the site driveway off of Bent Street to minimize any impact on the surrounding streets. This back entrance will be restricted-access, providing access to employees and deliveries only.

Mode Share

HSH reviewed mode share data from the most recent available U.S. Census American Community Survey (ACS 2016) to determine how people in the area might travel to the dispensary. The mode shares for the four census tracts around the site are summarized in **Table 3**.

Table 2. Mode Share

Census Tract	Vehicle	Transit	Walk	Bike
3521.02	42%	21%	30%	7%
3522	26%	40%	25%	9%
3523	25%	36%	36%	4%
3524	31%	38%	20%	11%
Average	30%	33%	30%	7%

As shown in Table 1, the vehicle mode share for the combined census tracts is 30%, the transit mode share is 33%, the walk mode share is 30%, and the bicycle mode share is 7%. These mode shares will be applied to the client and staff person trips to establish trip generation for each mode. In order to determine the number of vehicles trips, the ACS data was also used to determine the Average Vehicle Occupancy (AVO) and a weighted average of 1.13 was used for the AVO.



Client Trips

Native Sun Wellness projects that they will service approximately 92 clients per day. This would correspond to about 184-person trips per day (92 entering and 92 exiting). Client visits are expected to occur throughout the day with the peak time likely occurring from 5:30-6:30 p.m. Peak client activity during these time periods is anticipated to be about 11 clients per hour – or up to 22-person trips per hour (11 entering and 11 exiting).

At 30% vehicle share, it is estimated that there will be approximately 64 client vehicle trips (32 entering and 32 exiting) per day. Approximately 10 client vehicle trips (5 entering and 5 exiting) are anticipated during the p.m. peak hour. Native Sun Wellness will also be providing a subsidy to needs-based clients for them to use Lyft to get to and from the site from major transit stations.

The remaining 70% for transit/walk/bike will have approximately 112 person trips (56 entering and 56 exiting) from these modes per day. Approximately 22 person trips (11 entering, 11 exiting) from these modes will occur during the p.m. peak hour.

Staff and Delivery Trips

Native Sun Wellness will have approximately 16-24 full-time staff and it is estimated that there would be approximately 8-12 employees on site at any given time. It is estimated that there would be approximately 16 unique employees working on-site throughout the day. Therefore, employees are expected to generate about 32 person trips (16 entering and 16 exiting) on a typical day.

Service and delivery activity for the proposed RMD is expected to be minimal. Overall Native Sun Wellness projects approximately 3 deliveries per week relating to products, money, and trash. These deliveries are unlikely to occur during the peak hours and will occur in the site driveway, which will minimize the impact to surrounding streets.

Combined Project Trip Generation

When combining client, staff, and service/delivery trips, the Project is expected to generate about 222 person trips per day (111 entering and 111 exiting). During the busiest hours, the site may generate approximately 30 person trips per hour (11 entering and 19 exiting). The daily and p.m. peak hour person trips are broken down by anticipated mode in **Table 3**.



Table 3. Trip Generation

Direction	Vehicle	Transit	Walk	Bike
<i>Daily Trips¹</i>				
Enter	29	37	33	8
Exit	29	37	33	8
Total	28	74	66	16
<i>p.m. Peak Hour Trips¹</i>				
Enter	3	4	3	1
Exit	5	6	6	1
Total	8	10	9	2

1. Based on information provided by Native Sun Wellness.

ITE Trip Generation Rates

The latest *ITE Trip Generation Manual, 10th Edition*, includes Land Use Code (LUC) 882 – Marijuana Dispensary. ITE defines the land use as a “standalone facility where cannabis is sold to clients or consumers in a legal manner.” It should be noted that since this is a new land use to ITE, the current available data is limited and only represents 4 dispensaries in Oregon and Colorado. The ITE trip generation by mode is detailed in **Table 4**.

Table 4. Trip Generation, ITE 10th Edition

Direction	Vehicle	Transit	Walk	Bike
<i>Daily Trips¹</i>				
Enter	81	102	92	22
Exit	81	102	92	22
Total	162	204	184	44
<i>p.m. Peak Hour Trips¹</i>				
Enter	7	9	8	2
Exit	7	9	8	2
Total	14	18	16	4

1. Based on 2,157 sf of LUC 882 (Marijuana Dispensary).

The ITE trip generation is being included for comparison purposes, but our recommendation is to use the information provided by Native Sun Wellness as it provides expected trip generation for this



specific site. This is due to the small sample size, geography of the RMDs that make up the basis for the ITE trip rate, and the square footage of the facility.

Parking Demand

During the peak demand periods, it is anticipated that approximately 7 clients per hour will arrive at the Site via private vehicle. According to industry statistics, the average service time within the facility is expected to be about 12 minutes and could vary up to 20 minutes for newer clients.

Therefore, assuming the longer service time, client parking demand is projected to be about 3 to 4 spaces depending on arrival patterns. Employees will be encouraged to take public transit, bike to work, or carpool if possible. The Project is in negotiations to acquire parking spaces to serve the parking demand generated by the Project.

Transportation Demand Management

The Proponent is committed to implementing transportation demand management (TDM) measures to ensure that the Project does not adversely impact the surrounding roadway network. These TDM measures will include:

- Encourage employees to carpool to reduce single occupancy vehicle trips to the Site;
- Provide 65% transit subsidy to employees to reduce reliance on vehicles;
- Provide BlueBikes memberships to employees;
- Install bicycle racks above the zoning requirement to encourage employees and patrons to bike to the Site;
- Have an available air pump and bicycle repair tools for employees and customers to use when needed;
- Designate a Transportation Coordinator to ensure non-auto travel options and services are displayed in visible locations and online for employees and clients;
- Establish a transportation monitoring program one year after issuance of the Project's occupancy to better understand demand associated with this land use;
- Joining or providing an employee subsidy for the Charles River TMA shuttle service;
- Provide a Lyft subsidy to mobility limited patrons that are unable to walk from the nearby transit stations to encourage transit use.



Summary

The trips based on local data or ITE result in the Project generating less than 1 vehicle trip every 4 minutes on the adjacent roadway network during the p.m. peak hour. This increase in traffic is very minimal and will be imperceptible. The Proponent is committed to promoting non-vehicular modes of travel to the site and could make contributions to the City for a Bluebikes station or other transportation improvements if dedicated parking is not secured. Great availability of public transportation and bicycle facilities as well as the TDM measures outlined will also work to reduce the number of vehicle trips that would come to the Project.

Exhibit B.

Properties included within the 1000 ft radius

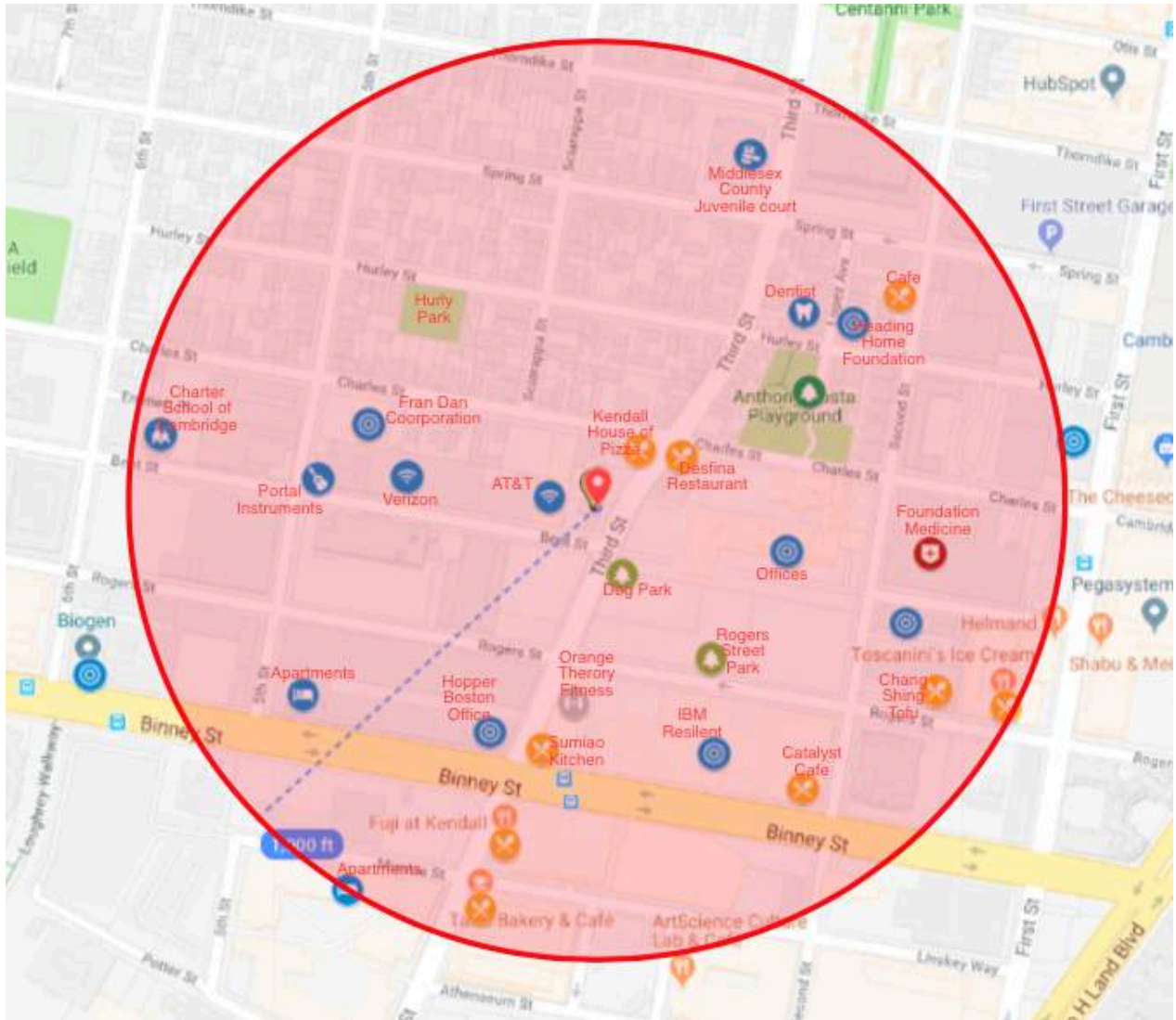


Exhibit C and D

Site Plan, Floor Plans, Elevations, Existing Conditions, Renderings
and Bike Parking Specs - By CANDIS DESIGN

231 3RD STREET

CAMBRIDGE MA, 02142

NATIVE SUN WELLNESS

JANUARY 17, 2019



CANDIS



APPROX. 1/8 MILE RADIUS





PROJECT SITE - TAKEN FROM THIRD STREET LOOKING TOWARDS BENT STREET



PROJECT SITE - TAKEN FROM THIRD STREET LOOKING AT FRONT DOOR OF PROPOSED 'NATIVE SUN WELLNESS' LOCATION



INTERSECTION OF THIRD STREET & BENT STREET



PROJECT 'RIGHT OF WAY' - TAKEN FROM BENT STREET



PHOTO OF EXISTING WOODEN FENCE & BASE OF RAMP



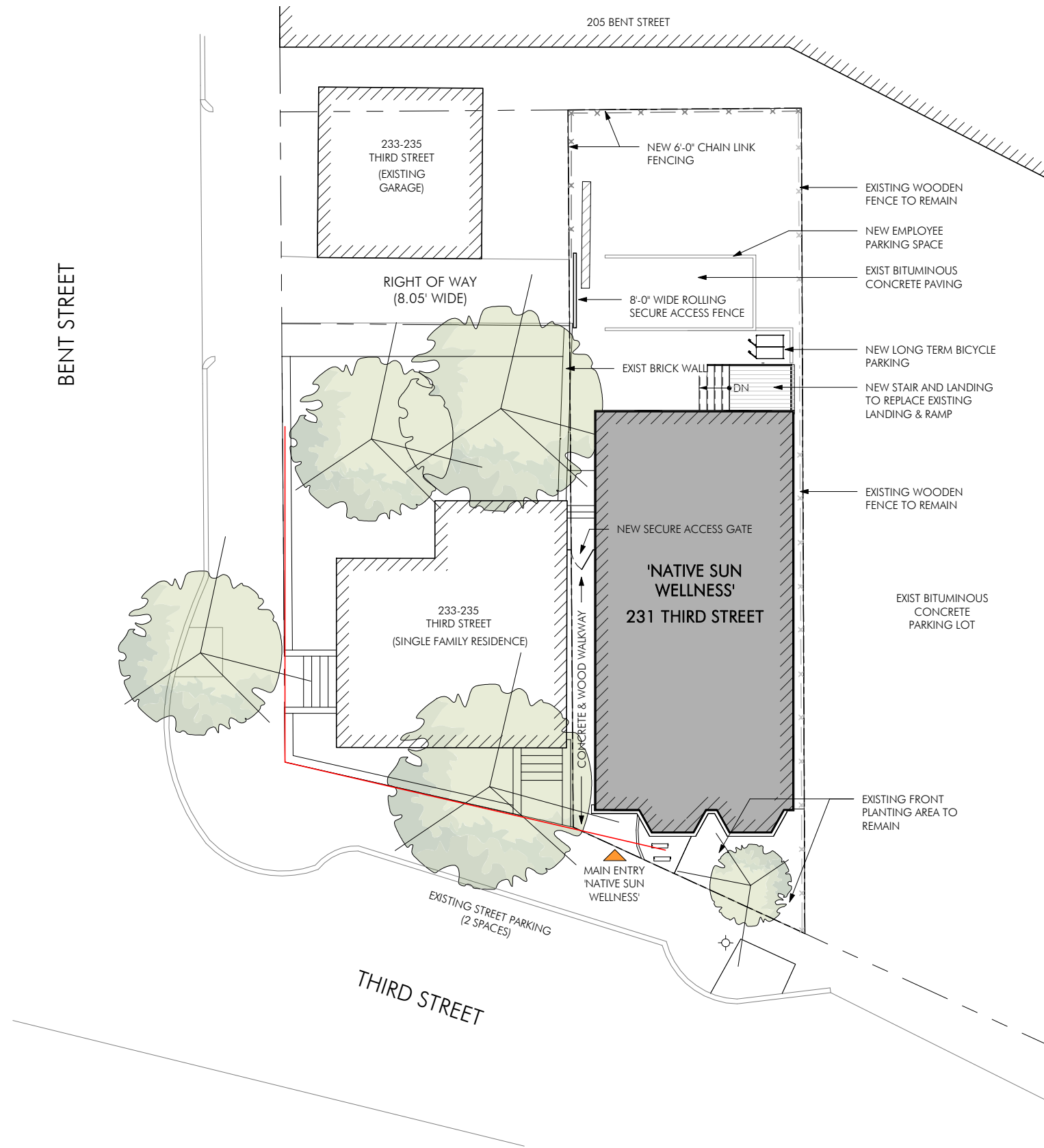
PHOTO OF EXISTING WOOD RAMP, LANDING, & PROPOSED EMPLOYEE ENTRANCE

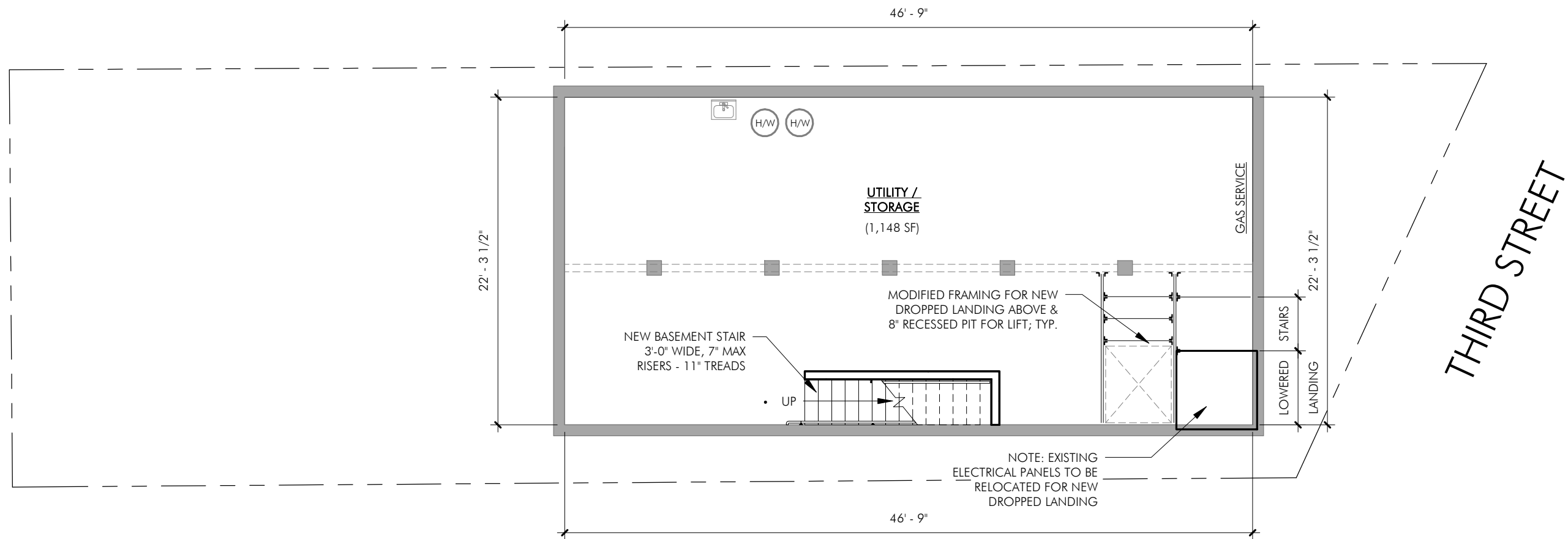


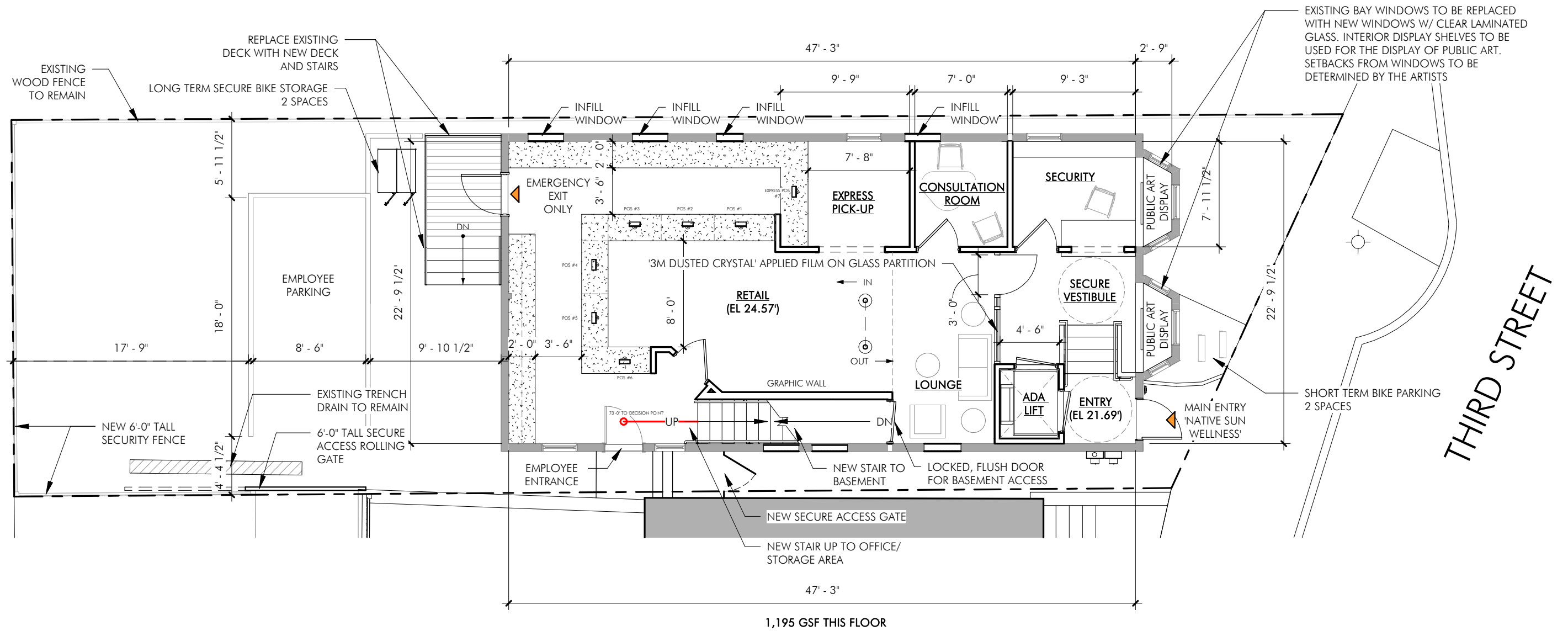
EXISTING WOOD & CONCRETE WALK ALONGSIDE BUILDING (LOOKING TOWARDS REAR)

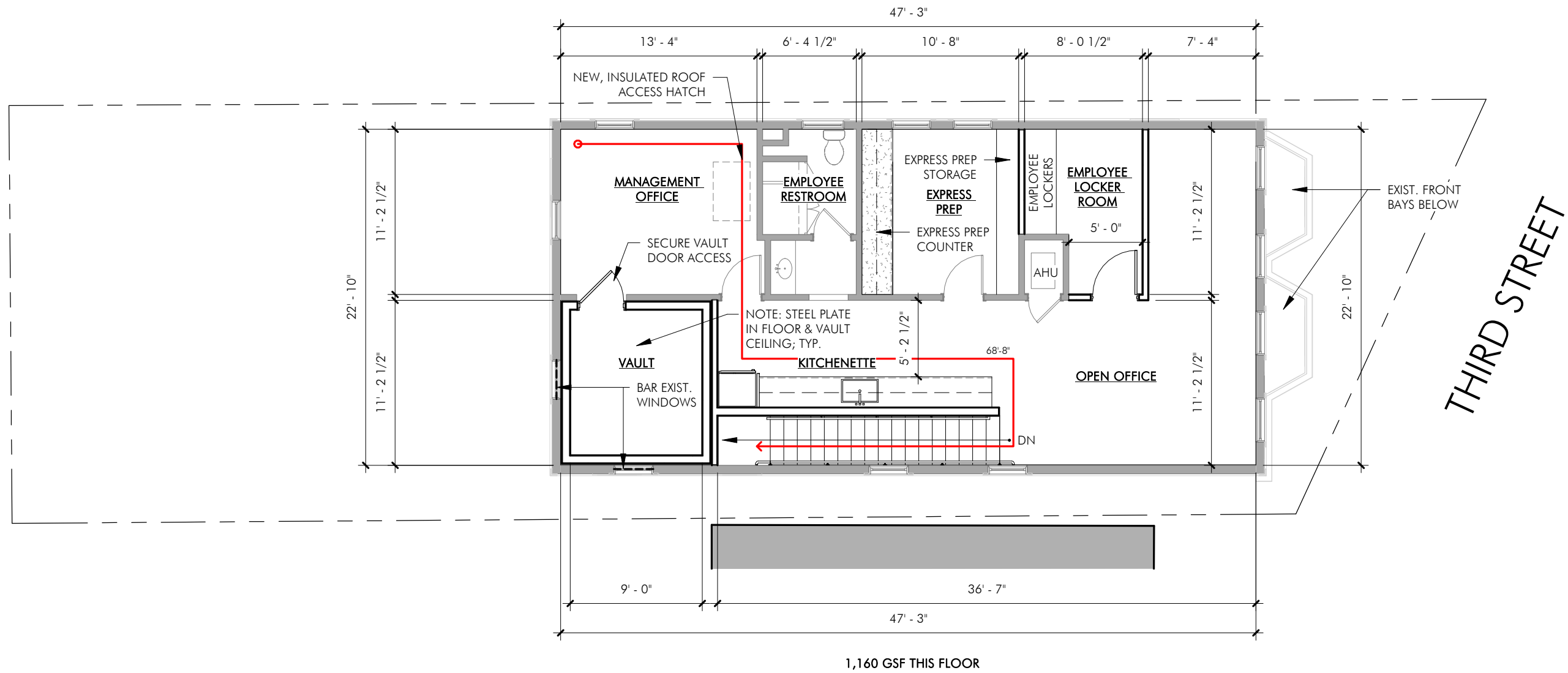


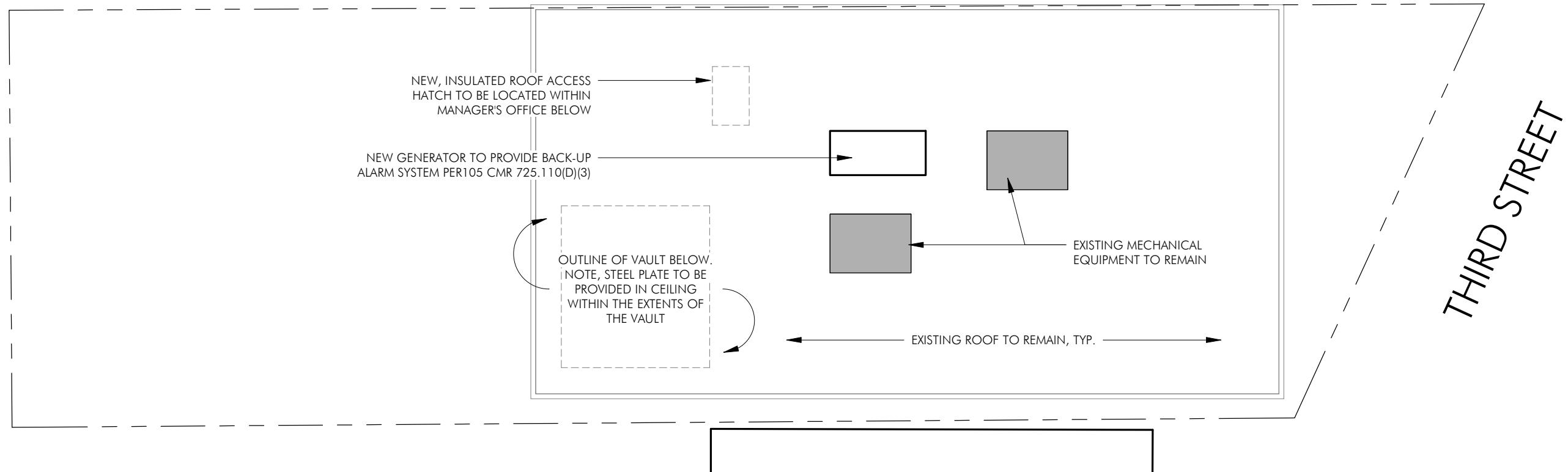
VIEW FROM EXISTING PARKING AREA LOOKING OUT TOWARDS 8' 'RIGHT OF WAY'

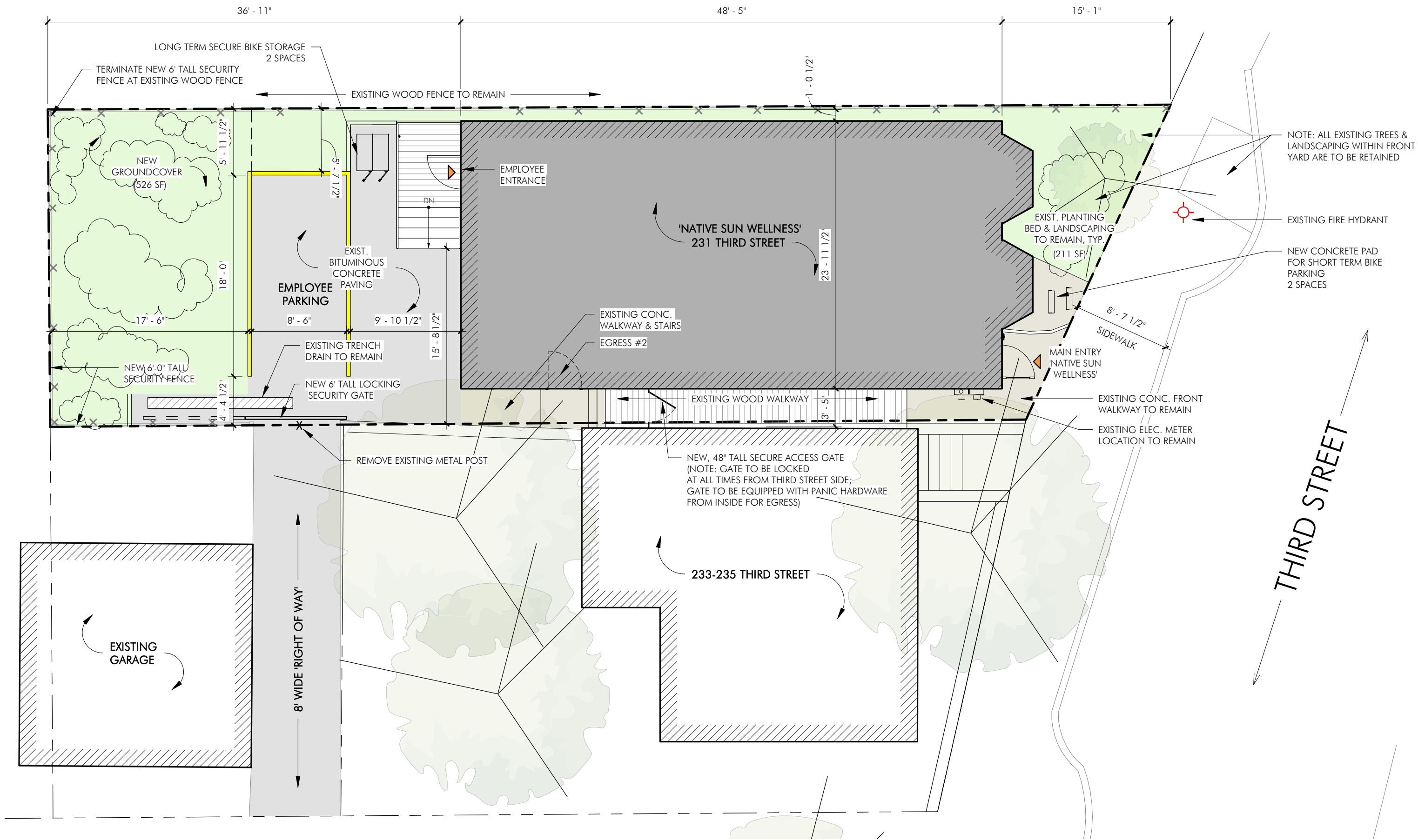






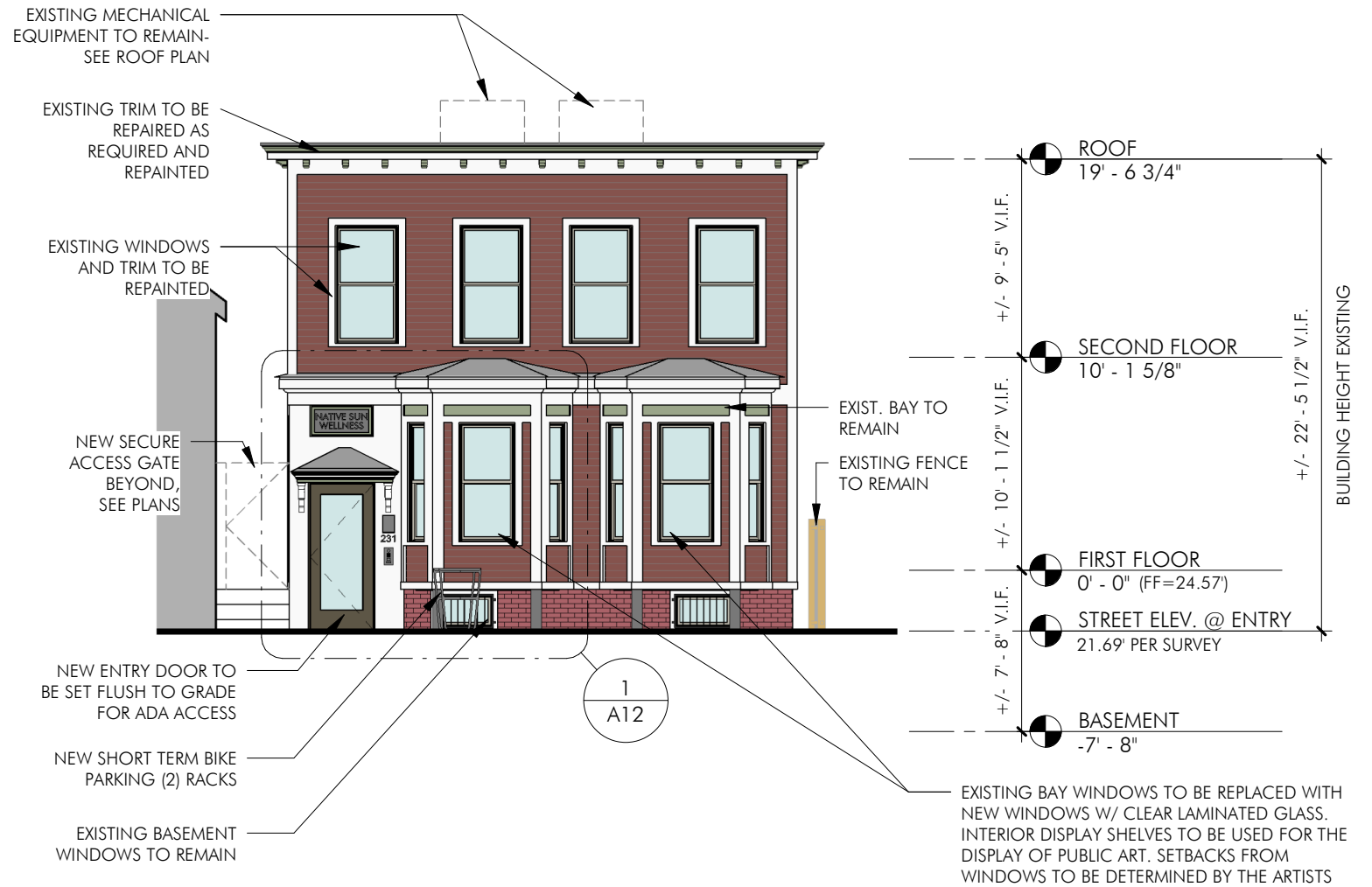






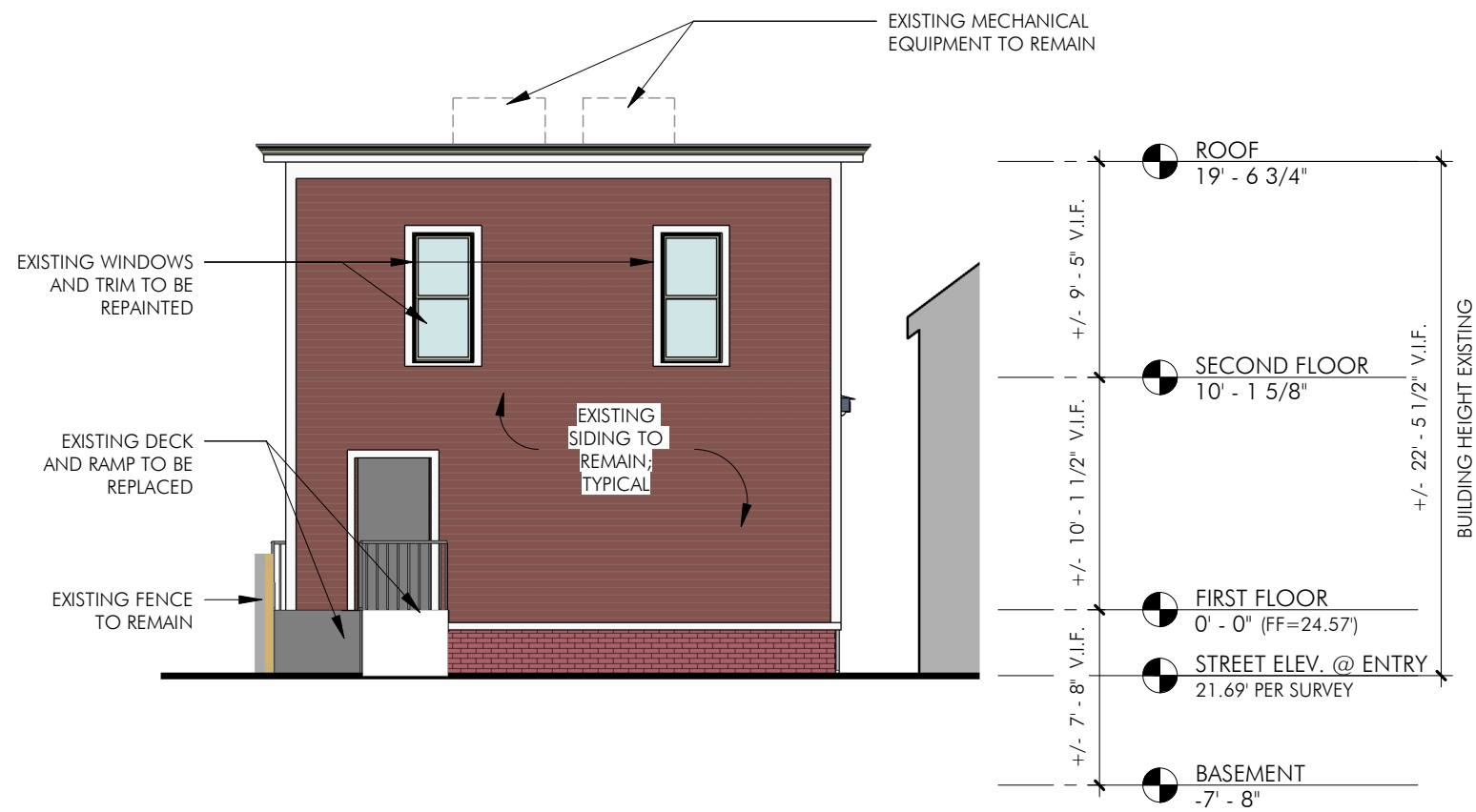


1 FRONT (EAST) EXISTING ELEVATION
1/8" = 1'-0"

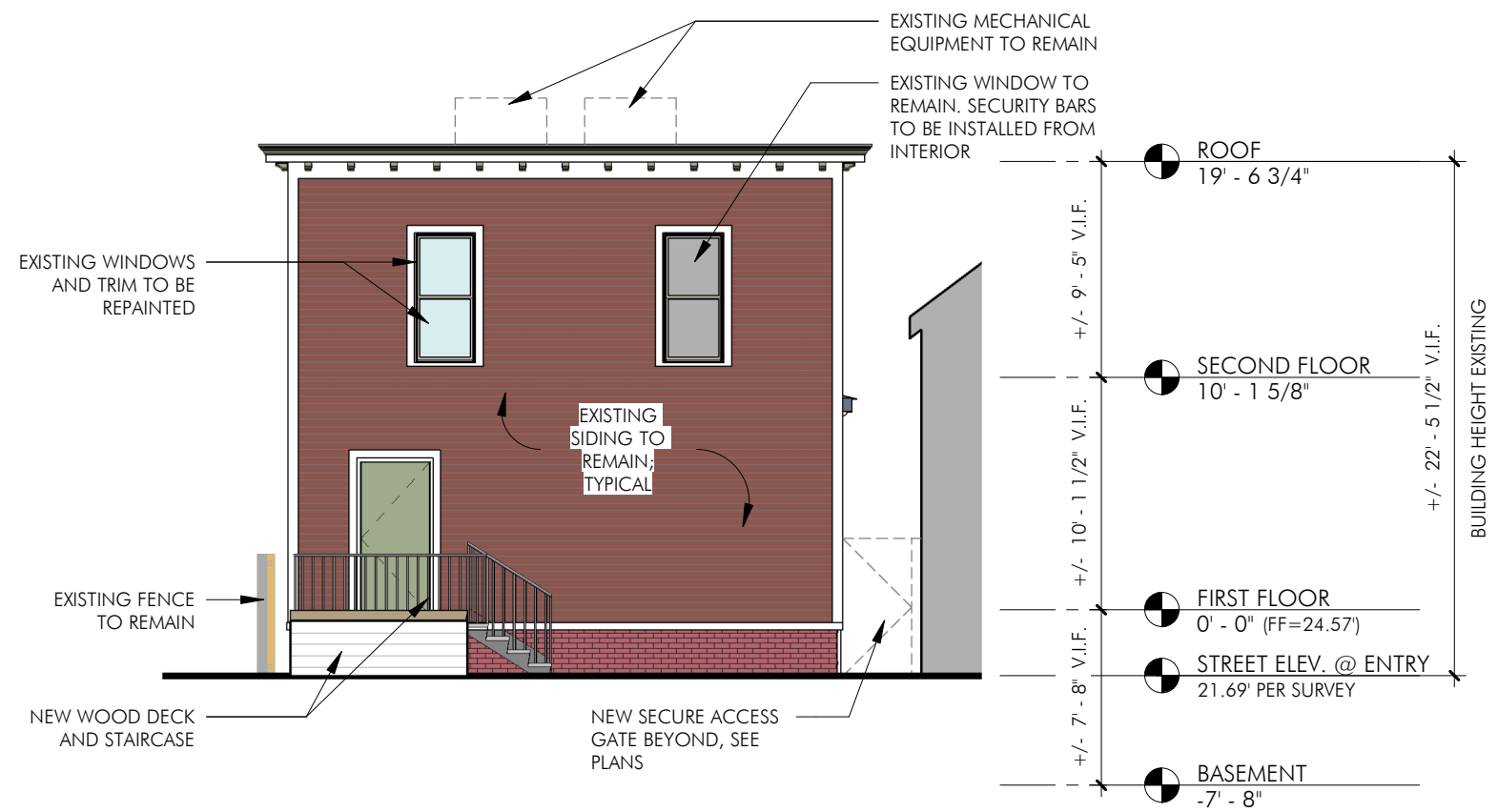


2 FRONT (EAST) PROPOSED ELEVATION
1/8" = 1'-0"

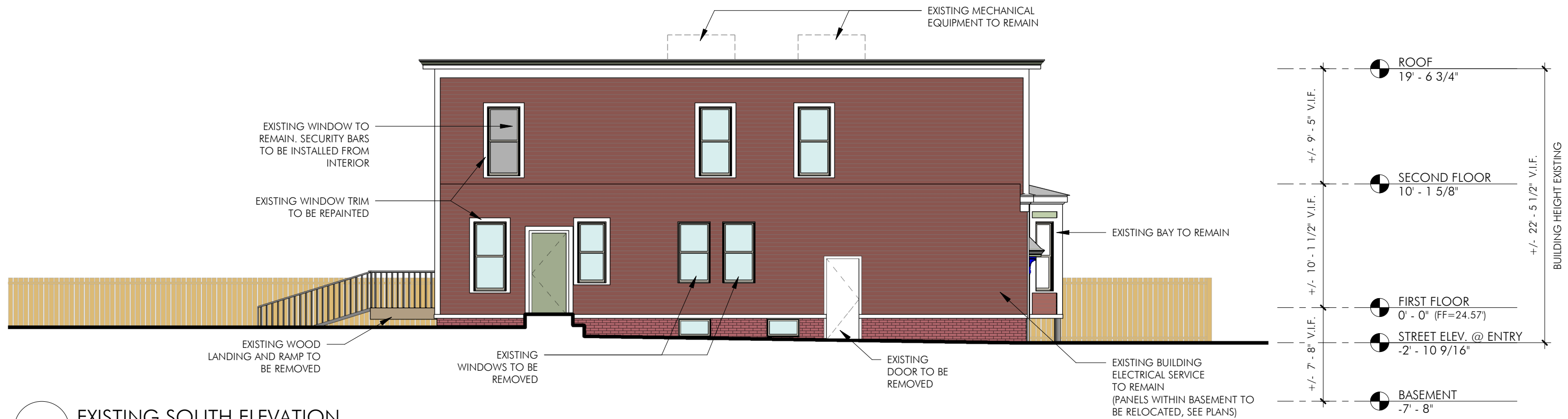




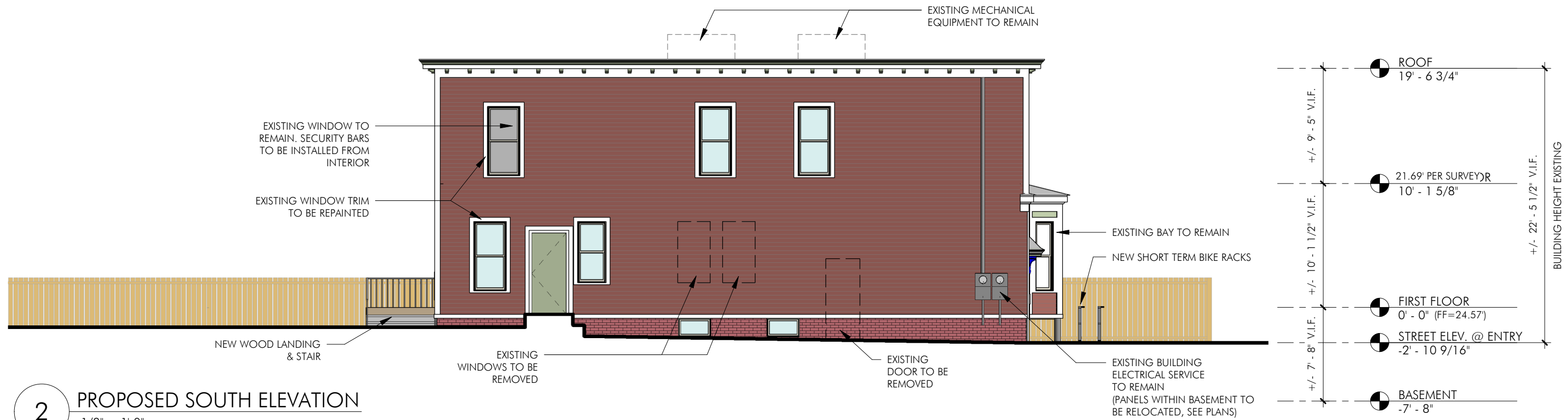
1 REAR (WEST) EXISTING ELEVATION
1/8" = 1'-0"



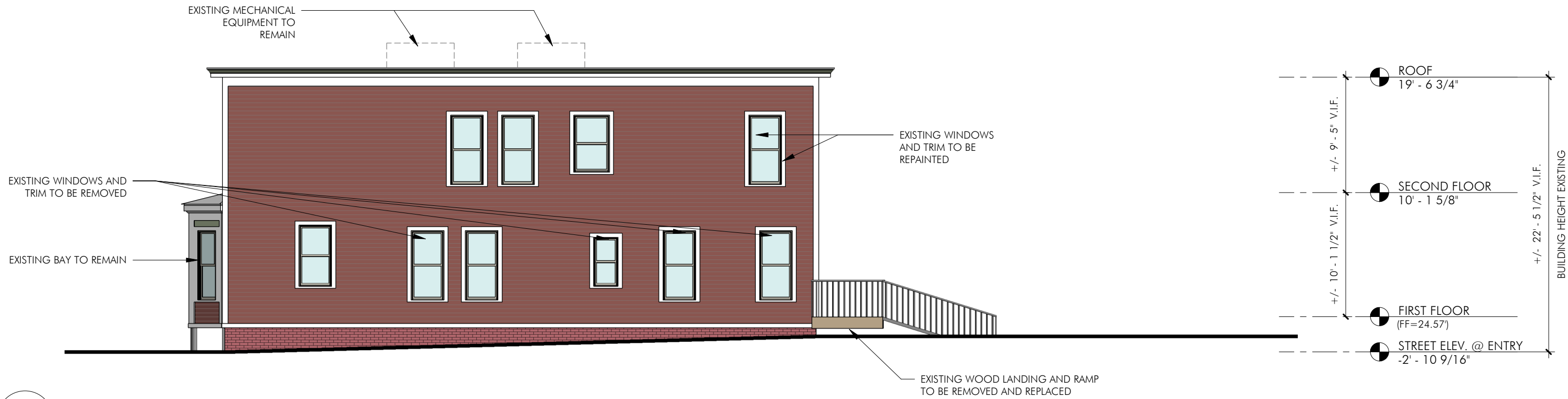
2 REAR (WEST) PROPOSED ELEVATION
1/8" = 1'-0"



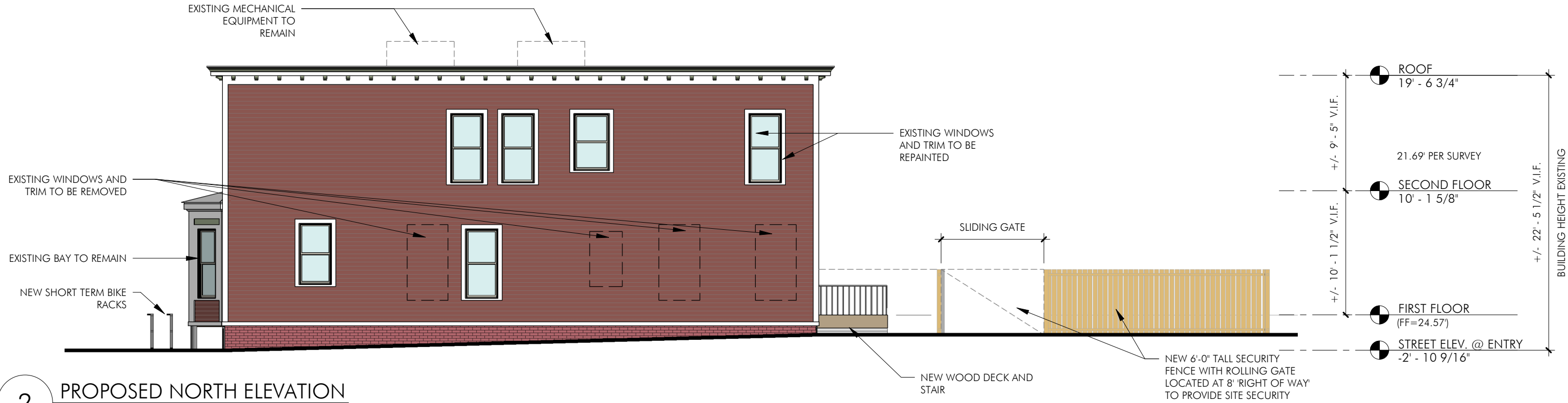
1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



REQUIRED SIGNAGE AT ENTRY TO READ AS FOLLOWS: "A REGISTRATION CARD ISSUED BY THE MASSACHUSETTS DEPARTMENT OF PUBLIC HEALTH IS REQUIRED FOR ENTRY INTO THIS FACILITY"

VIDEO ENABLED ENTRY INTERCOM FOR ENTRY SECURITY AND CONTROL

EXISTING BAY WINDOWS TO BE REPLACED WITH NEW WINDOWS W/ CLEAR LAMINATED GLASS. INTERIOR DISPLAY SHELVES TO BE USED FOR THE DISPLAY OF PUBLIC ART. SETBACKS FROM WINDOWS TO BE DETERMINED BY THE ARTISTS

WINDOW DECAL SIGN



CANDIS

PROPOSED ENTRY VIEW

231 3RD STREET
CAMBRIDGE MA, 02142

JANUARY 17, 2019

A17



MULTIPLICITY™

Product Data Sheet



Multiplicity is an international collection of outdoor public furniture elements that gives new meaning to the term "global design." Created and developed in partnership with celebrated design innovators Yves Behar and fuseproject, Multiplicity is part of Landscape Forms' Global 45 initiative that pioneers the integration of mass production and custom materials for a global market. The flexible, dynamic system addresses multiple scales, applications and creative expressions and includes six elements: a backed and backless bench, table, bike rack, LED path light and litter. Structural parts are manufactured by Landscape Forms, seating and table surfaces are produced from locally sourced hardwoods in markets outside North America. Flat-pack shipping and local assembly for domestic (optional) and international locations support carbon-reducing sustainability. Multiplicity is a citizen of the world, equally at home in Buenos Aires, Barcelona and Boston.

Bench

- Benches available backed or backless.
- The bench supports come in prefinished anodized cast aluminum or powdercoat finish, and support wood seating surfaces.
- Mitred benches available backed/backless in right, left, parallel and wedge units.
- Standard angle for mitred benches is 22.5°.
- Most benches are available with freestanding, surface mount, or embedded supports.
- Supports offer a "hidden" mounting system.
- Available in all standard exterior woods, except Redwood.
- Two backless benches are paired with the table to create a picnic style arrangement.
- The straight backed bench is available with or without arms.
- The backed bench also has an offset backrest option to allow the optional tablet to overhang the end of the seating surface to create a workspace.
- Offset backrest bench must be surface mounted or embedded.

Drawings do not include all product options. Visit landscapeforms.com for more details.

BACKED	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	straight	24"	95"	33"	176 lb
	straight end arms	24"	95"	33"	186 lb
	straight end and center arms	24"	95"	33"	191 lb
	straight left offset backrest	24"	107"	33"	176 lb
	straight left offset backrest left tablet arm	24"	107"	33"	186 lb
	straight right offset backrest right tablet arm	24"	107"	33"	186 lb
	left mitre backrest	24"	95"	33"	172 lb
	wedge	24"	95"	33"	168 lb
	straight left parallel ends	24"	95"	33"	165 lb

BACKLESS	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	straight	23"	95"	18"	149 lb
	left mitre end	23"	95"	18"	144 lb
	wedge	23"	95"	18"	140 lb
	left parallel ends	23"	95"	18"	139 lb


MULTIPLICITY™

Product Data Sheet





Table

- The table is available in dining height only.
- Available with freestanding, surface mount, or embedded supports.
- The table supports come in prefinished anodized cast aluminum or powdercoat finish, and support wood table surface.
- The supports offer a "hidden" mounting system.
- The cast aluminum frame is bolted to wood slats in multiple locations to provide a sturdy, secure connection.
- Available in all standard exterior woods, except Redwood.
- The table can be paired with two backless benches to create a picnic style arrangement.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	table	35"	95"	29"	119 lb

Litter Receptacle

- Litter available in single or double units.
- The litter is available as a freestanding/surface mount (with base) or embedded.
- Freestanding unit ships assembled. Unit can be set in place. The base is filled with Meldstone at the manufacturing facility for added weight and stability.
- Single bin has approximately an 18 gallon capacity and is roto-molded with built in handles, a bag hanger, and optional lock.
- Double units are back to back, with a total capacity of 36 gallons.
- Plate options for the top of the bin include a standard waste opening, round recycling, and slotted recycling.
- The litter supports come in prefinished anodized cast aluminum or powdercoat finish.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	single litter	13"	15"	47"	58 lb
	double litter	26"	15"	47"	85 lb

Bike Rack

- Capacity: 2 bikes
- Bike rack comes in prefinished anodized cast aluminum or powdercoat finish, with wood accent.
- Bike rack is available in surface mount or embedded.
- Available in all standard exterior woods, except Redwood.
- Bike racks must be placed 36" apart, and 36" from wall; see installation guide.
- Meets APBP guidelines.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	bike rack	6"	24"	36"	34 lb

MULTIPLICITY™

Product Data Sheet



Path Light

- Please refer to product data sheet on the more details page for technical information and specifications.

Finishes

- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- Aluminum is a relatively soft, durable, lightweight, ductile and malleable metal with appearance ranging from silvery to dull gray, depending on the surface roughness.

To Specify

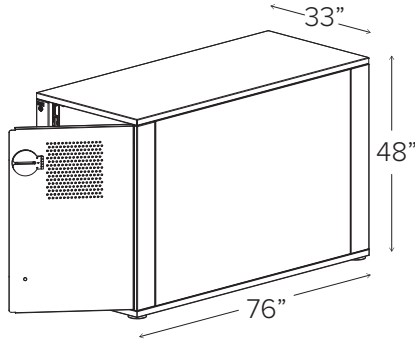
Visit <http://pricebook.landscapeforms.com>

Designed by **Yves Behar and fuseproject**

Visit our landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2015 Landscape Forms, Inc. Printed in U.S.A.

DERO BIKE LOCKER™ 33

Submittal Sheet



CAPACITY 1 Bike

MATERIALS
 Base: 1.5" x 14g square tube
 Corners: 14g plate
 Sides: 18g plate
 Doors: 16g plate
 Top: 18g plate

FINISHES

Galvanized
 An after fabrication hot dipped galvanized finish is our standard option.

Powder Coat
 Our powder coat finish assures a high level of adhesion and durability by following these steps:
 1. Sandblast
 2. Epoxy primer electrostatically applied
 3. Final thick TGIC polyester powder coat

LOAD DATA 40 psf snow, 90 mph wind exposure B, high seismic

SETBACKS Allow a 60" clearance from door face.

STANDARD OPTIONS

- Gear hook
- Leveling feet
- Ventilating window on doors
- Graffiti resistant
- UV Resistant
- Numbered plates available for extra charge



DERO
 A PLAYCORE Company

www.dero.com | 1-888-337-6729

Exhibit E

Department of Public Health Filings

& Provisional Certificate of Registration



CHARLES D. BAKER
Governor

KARYN E. POLITO
Lieutenant Governor

The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Public Health
Bureau of Health Care Safety and Quality
Medical Use of Marijuana Program
99 Chauncy Street, 11th Floor, Boston, MA 02111

MARYLOU SUDDERS
Secretary

MONICA BHAREL, MD, MPH
Commissioner

Tel: 617-660-5370
www.mass.gov/medicalmarijuana

September 14, 2017

Mr. Mark Schuparra
Native Sun Wellness, Inc.
67 Kemble Street, Suite 2.3
Boston, MA 02119

Re: Invitation to submit *Management and Operations Profile*

Dear Mr. Schuparra,

Native Sun Wellness, Inc. is invited to submit a *Management and Operations Profile* (Application 1 of 1) to the Department of Public Health ("Department").

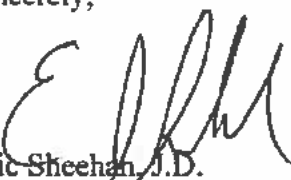
On or before November 1, 2017, the Department must receive the *Management and Operations Profile*, along with all required attachments, as outlined in the *Management and Operations Profile* instructions.

The *Management and Operations Profile* must be submitted by U.S. mail or hand-delivered to:

Department of Public Health
Medical Use of Marijuana Program
RMD Applications
99 Chauncy Street, 11th Floor
Boston, MA 02111

Please follow all directions posted on the Medical Use of Marijuana Program website when completing the application forms. Please remember to type all responses in the application forms. You may direct any questions regarding the application process to RMDapplication@state.ma.us or 617-660-5370.

Sincerely,


Eric Sheehan, J.D.
Bureau Director
Bureau of Health Care Safety and Quality
Massachusetts Department of Public Health



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

Date: August 18, 2017

To Whom It May Concern :

I hereby certify that

NATIVE SUN WELLNESS, INC.

appears by the records of this office to have been incorporated under the General Laws of this
Commonwealth on August 16, 2017 (Chapter 180).

I also certify that so far as appears of record here, said corporation still has legal existence.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

Secretary of the Commonwealth

Certificate Number: 17080335740

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by:



The Commonwealth of Massachusetts
 Executive Office of Health and Human Services
 Department of Public Health
 Bureau of Health Care Safety and Quality
Medical Use of Marijuana Program
 99 Chauncy Street, 11th Floor, Boston, MA 02111

RECEIVED

CHARLES D. BAKER
 Governor

KARYN E. POLITO
 Lieutenant Governor

AUG 22 2017

MARYLOU BUDDERS
 Secretary

MONICA SHAREL, MD, MPH
 Commissioner

Tel: 617-440-5370
www.mass.gov/medicalmarijuana

MA Dept. of Public Health
 99 Chauncy Street
 Boston, MA 02111

APPLICATION OF INTENT
 Request for a Certificate of Registration to
 Operate a Registered Marijuana Dispensary

INSTRUCTIONS

This application form is to be completed by any non-profit corporation that wishes to apply for a Certificate of Registration to operate a Registered Marijuana Dispensary ("RMD") in Massachusetts.

If seeking a Certificate of Registration for more than one RMD, the applicant non-profit corporation ("Corporation") must submit a separate *Application of Intent*, all required attachments, and an application fee for each proposed RMD. Please identify each application of multiple applications by designating it as Application 1, 2 or 3 in the header of each application page. Please note that no executive, member, or any entity owned or controlled by such an executive or member, may directly or indirectly control more than three RMDs.

However, even if submitting an *Application of Intent* for more than one RMD, an applicant need only submit one *Character and Competency form* for each required individual.

Unless indicated otherwise, all responses must be typed into the application forms. Handwritten responses will not be accepted. Please note that character limits include spaces.

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

TREASURER'S CHECK No. 334930

53-7037
2113

HINGHAM MASSACHUSETTS HINGHAM, MASSACHUSETTS August 19, 2017

FOR THE TELLER OF COMMONWEALTH OF MASSACHUSETTS

***\$1,500.00

\$1,500 DOLLARS AND 00 CENTS

RE: ARC DESIGN GROUP INC

Branch 11 Teller 1104

John J. [Signature]
 AUTHORIZED SIGNATURE

Application 1 of 1 Applicant Non-Profit Corporation Native Sun Wellness, Inc.

REVIEW

Applications are reviewed in the order they are received.

After a completed application packet and fee is received by the Department of Public Health ("Department"), the Department will review the information and will contact the applicant if clarifications/updates to the submitted application materials are needed. The Department will notify the applicant whether they have met the standards necessary to be invited to submit a *Management and Operations Profile*.

If invited by the Department to submit a *Management and Operations Profile*, the applicant must submit the *Management and Operations Profile* within 45 days from the date of the invitation letter, or the applicant must submit a new *Application of Intent* and fee.

PROVISIONAL CERTIFICATE OF REGISTRATION

Applicants have one year from the date of the submission of the *Management and Operations Profile* to receive a Provisional Certificate of Registration. If an applicant does not receive a Provisional of Certificate of Registration after one year, the applicant must submit a new *Application of Intent* and fee.

REGULATIONS

For complete information regarding registration of an RMD, please refer to 105 CMR 725.100.

It is the applicant's responsibility to ensure that all responses are consistent with the requirements of 105 CMR 725.000, et seq., and any requirements specified by the Department, as applicable.

PUBLIC RECORDS

Please note that all application responses, including all attachments, will be subject to release pursuant to a public records request, as redacted pursuant to the requirements at M.G.L. c. 4, § 7(26).

QUESTIONS

If additional information is needed regarding the RMD application process, please contact the Medical Use of Marijuana Program at 617-660-5370 or RMDapplication@state.ma.us.

Information on this page has been reviewed by the applicant, and where provided by the applicant, is accurate and complete, as indicated by the initials of the authorized signatory here: TC

Application 1 of 1 Applicant Non-Profit Corporation Native Sun Wellness, Inc.

CHECKLIST

The forms and documents listed below must accompany each application, and be submitted as outlined above:

- A fully and properly completed *Application of Intent*, signed by an authorized signatory of the corporation
- A copy of the Corporation's *Certificate of Legal Existence* from the Massachusetts Secretary of State
- Financial account summary(ies) (as outlined in Section D)
- A bank or cashier's check made payable to the *Commonwealth of Massachusetts* for \$1,500.
- A completed *Remittance Form* (use template provided)
- A completed and signed *Character and Competency* form (use template provided) for each of the following actors:
 - Chief Executive Officer; Chief Operating Officer; Chief Financial Officer; individual/entity responsible for marijuana for medical use cultivation operations; individual/entity responsible for the RMD security plan and security operations; each member of the Board of Directors; each Member of the Corporation, if any; and each person and entity known to date that is committed to contributing 5% or more of initial capital to operate the proposed RMD. For entities contributing initial capital to operate the proposed RMD, the *Character and Competency* Form must be completed and signed by the entity's Chief Executive Officer/Executive Director and President/Chair of the Board of Directors.

Information on this page has been reviewed by the applicant, and where provided by the applicant, is accurate and complete, as indicated by the initials of the authorized signatory here: TC

Application 1 of 1 Applicant Non-Profit Corporation Native Sun Wellness, Inc.

SECTION A. APPLICANT INFORMATION

1. Native Sun Wellness, Inc.
Legal name of Corporation
2. Timothy Caraboolad
Name of Corporation's Chief Executive Officer
3. 67 Kemble Street, Suite 2.3
Boston, MA 02119
Address of Corporation (Street, City/Town, Zip Code)
4. Mark Schuparra
Applicant point of contact (name of person the Department should contact regarding this application)
5. 617-710-7752
Applicant point of contact's telephone number
6. schuparra7@gmail.com
Applicant point of contact's e-mail address
7. Number of applications: How many *Applications of Intent* do you intend to submit? 1

SECTION B. INCORPORATION

8. Attach a *Certificate of Legal Existence* from the Massachusetts Secretary of State, documenting that the applicant non-profit entity is incorporated as a non-profit in Massachusetts.

SECTION C. CHARACTER AND COMPETENCY

9. Attach a *Character and Competency* form (use template provided) for each of the following actors:
 - The Chief Executive Officer; Chief Operating Officer; Chief Financial Officer; individual/entity responsible for marijuana for medical use cultivation operations; individual/entity responsible for the RMD security plan and security operations; each member of the Board of Directors; each Member of the Corporation, if any; and each person and entity known to date that is committed to contributing 5% or more of initial capital to operate the proposed RMD. For entities contributing initial capital to operate the proposed RMD, the *Character and Competency* Form must be completed and signed by the entity's Chief Executive Officer/Executive Director and President/Chair of the Board of Directors.

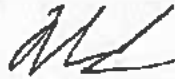
Information on this page has been reviewed by the applicant, and where provided by the applicant, is accurate and complete, as indicated by the initials of the authorized signatory here: TC

SECTION D. INITIAL CAPITAL REQUIREMENT

Describe the sources, types, and amounts of required initial capital in the table below, showing that the Corporation has at least \$500,000 in its control and available for this *Application of Intent* and at least \$400,000 in its control and available for each additional *Application of Intent*, if any, as evidenced by bank statements, lines of credit, or financial institution statements. Add more tables if needed.

If the required funds are being held in an account in the name of an individual or entity other than the Corporation, the individual or authorized signatory of the entity must provide their signature in the "Signature of Account Holder" column. Their signature below indicates that they are committing the amount of their funds identified in the table to the applicant.

In addition to completing this table, submit a **one-page** financial account summary for each account listed below documenting the available funds, dated no earlier than 30 days prior to the date the *Application of Intent* was submitted to the Department.

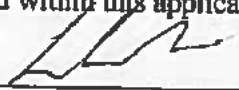
Name on Account	Financial Institution	Type of Account	Amount	Signature of Account Holder
Timothy H. Caraboolad	Boston Private Bank & Trust Company	Stock/Cash Brokerage account	\$ 500,000.00	
		TOTAL:	\$ 500,000.00	

Information on this page has been reviewed by the applicant, and where provided by the applicant, is accurate and complete, as indicated by the initials of the authorized signatory here: TC

Application 1 of 1 Applicant Non-Profit Corporation Native Sun Wellness Inc

ATTESTATIONS

Signed under the pains and penalties of perjury, I, the authorized signatory for the applicant non-profit corporation, agree and attest that all information included in this application is complete and accurate and that I have an ongoing obligation to submit updated information to the Department if the information presented within this application has changed.



08/09/2017

Signature of Authorized Signatory

Date Signed

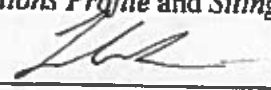
Timothy Caraboolad

Print Name of Authorized Signatory

Chief Executive Officer

Title of Authorized Signatory

I hereby attest that if the non-profit corporation is allowed to proceed to submit a *Management and Operations Profile*, the applicant non-profit corporation is prepared to pay a non-refundable application fee of \$30,000 and the cost of all required background checks, and comply with all *Management and Operations Profile* and *Siting Profile* requirements.



08/09/2017

Signature of Authorized Signatory

Date Signed

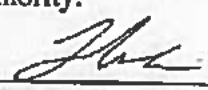
Timothy Caraboolad

Print Name of Authorized Signatory

Chief Executive Officer

Title of Authorized Signatory

I hereby attest that I understand that registered marijuana dispensaries are required to conduct background investigations of proposed Dispensary Agents, that such background investigations are subject to the Department's inspection and review, and that the applicant non-profit corporation will not engage the services of a Dispensary Agent that has ever been convicted of a felony drug offense in Massachusetts, or a like violation of the laws of another state, the United States, or a military, territorial, or Indian tribal authority.



08/09/2017

Signature of Authorized Signatory

Date Signed

Timothy Caraboolad

Print Name of Authorized Signatory

Chief Executive Officer

Title of Authorized Signatory

Information on this page has been reviewed by the applicant, and where provided by the applicant, is accurate and complete, as indicated by the initials of the authorized signatory here: TC

BOSTON PRIVATE

WEALTH • TRUST • PRIVATE BANKING

Ten Post Office Square
Boston, MA 02109

Account Summary

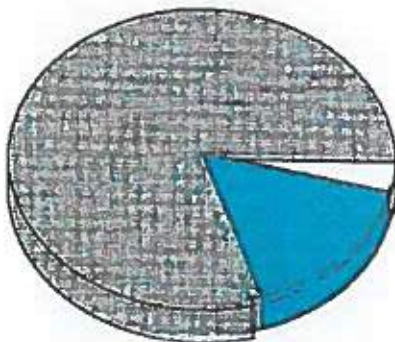
Your Portfolio Statement

July 1, 2017 - July 31, 2017

Market Value Breakdown (Excluding Accrued Income)

	This Period	1/1/17 to 7/31/17
Beginning Market Value	\$1,018,456.22	\$937,580.87
Cash Additions	\$0.00	\$0.00
Cash Withdrawals	-\$344.64	-\$1,556.78
Dividends Received	\$1,781.24	\$10,323.98
Interest Received	\$0.00	\$0.00
Purchase/Sold Interest	\$0.00	\$0.00
Capital Gains Distributions	\$0.00	\$0.00
Non Cash Asset Transactions	\$0.00	\$261.33
Change in Asset Prices	\$18,140.22	\$91,423.64
Ending Market Value	\$1,038,033.04	\$1,038,033.04
Realized Gains/Losses (Included in Total Above)	\$0.00	\$52,423.49

Asset Allocation



	Asset Class	Balance
80%	Equity Securities	\$829,055.02
16%	Mutual Funds	\$167,745.40
4%	Cash and Equivalents	\$41,232.62
100%	Total Asset Value	\$1,038,033.04

Timothy H. Caraboodad [REDACTED]

Page 1 of 10

0002988 - 0500304



CHARLES D. BAKER
Governor

KARYN E. POLITO
Lieutenant Governor

The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Public Health
Bureau of Health Care Safety and Quality
Medical Use of Marijuana Program
99 Chauncy Street, 11th Floor, Boston, MA 02111

MARYLOU SUDDERS
Secretary

MONICA BHAREL, MD, MPH
Commissioner

Tel: 617-860-6370
www.mass.gov/medicalmarijuana

Remittance Form
Registered Marijuana Dispensary Application Fee

Please remit this form with your bank/cashier's check payable to "The Commonwealth of Massachusetts" for proper posting of your payment

Date 08/22/2017

Name of Non-Profit Corporation

Native Sun Wellness, Inc.

ADDRESS OF CORPORATION

Address 67 Kemble Street, Suite 2.3

City Boston

State MA

Zip Code 02119

CONTACT PERSON

First Name Mark

Last Name Schuparra

Email Address schuparra7@gmail.com

Phone Number 617-710-7752

Amount Enclosed \$ 1,500

Bank/Cashier's Check Enclosed

Application Fee, Application of Intent

Applicant Non-Profit Corporation _____

SECTION C. CHARACTER & COMPETENCY

This form must be completed and signed by each of the following actors: The Chief Executive Officer; Chief Operating Officer; Chief Financial Officer; individual/entity responsible for marijuana for medical use cultivation operations; individual/entity responsible for the RMD security plan and security operations; each member of the Board of Directors; each Member of the Corporation, if any; and each person and entity known to date that is committed to contributing 5% or more of initial capital to operate the proposed RMD.

For entities contributing initial capital to operate the proposed RMD, this form must be completed and signed by the entity's Chief Executive Officer/Executive Director and President/Chair of the Board of Directors.

Answer "Yes" or "No" for each question. If you check "Yes", please explain.

Name of Individual

Timothy Caraboolad

Title of Individual

Member, Director, President, Chief Executive Officer, Capital Contributor

Date of Birth of Individual 05/22/1984

Residential Address of Individual

110 Stuart Street, Apt. 18C
Boston, MA 02116

Applicant Non-Profit Corporation

Native Sun Wellness, Inc.

Applicant Non-Profit Corporation _____

1. Have you ever been convicted of a felony drug offense in Massachusetts, or a like violation of the laws of another state, the United States, or a military, territorial, or Indian tribal authority?

Yes No If yes, please explain:

2. Have you been the subject of any legal or enforcement actions in any state, in the past or pending, related to the cultivation, processing, distribution, or sale of marijuana for medical purposes?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

3. Have you been the subject of any past or pending denial, suspension, or revocation of a license or registration, or the denial of a renewal of a license or registration, for any type of business or profession, by any federal, state, or local government, or any foreign jurisdiction, including denial, suspension, revocation, or refusal to renew certification for Medicaid or Medicare or failure to follow non-profit procedures or rules?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

4. Have you been the subject of any past discipline by, or a pending disciplinary action or unresolved complaint by, the Commonwealth, or a like action or complaint by another state, the United States or a military, territorial, or Indian tribal authority with regard to any professional license or registration?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

5. Have you been the subject of any investigation or discipline for prescribing or distributing controlled substances or legend drugs other than for therapeutic or other proper medical or scientific purposes?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

6. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a correction order issued under the laws or regulations of the Commonwealth or other states, during the time that you were serving as an officer or board member?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

7. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a governmental investigation or enforcement action for lack of compliance with laws of the Commonwealth relating to taxes and child support?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

8. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a criminal investigation or enforcement action under the laws of the Commonwealth, or another state, the United States, or a military, territorial, or Indian tribal authority, including but not limited to action against any health care facility or facility for providing marijuana for medical purposes in which you either owned shares of stock or served as an executive, and which resulted in conviction, or guilty plea, or plea of nolo contendere, or admission of sufficient facts?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

9. Has any entity in which you have served as an executive, officer, corporate member or board member been the defendant or subject in any civil or administrative action under the laws of the Commonwealth, another state, the United States, or a military, territorial, or Indian tribal authority relating to your profession or occupation or fraudulent practices, including but not limited to fraudulent billing practices?

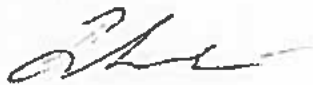
Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

10. Has any entity in which you have served as an executive, officer, corporate member or board member been determined by a court or governmental agency or tribunal to have engaged in any attempt to obtain a registration, license, or approval to operate in any state by fraud, misrepresentation, or the submission of false information?

Yes No If yes, please explain:

Signed under the pains and penalties of perjury. I agree and attest that all information included in this form is complete and accurate.



Signature of the Individual

8/9/17
Date Signed

Applicant Non-Profit Corporation _____

SECTION C. CHARACTER & COMPETENCY

This form must be completed and signed by each of the following actors: The Chief Executive Officer; Chief Operating Officer; Chief Financial Officer; individual/entity responsible for marijuana for medical use cultivation operations; individual/entity responsible for the RMD security plan and security operations; each member of the Board of Directors; each Member of the Corporation, if any; and each person and entity known to date that is committed to contributing 5% or more of initial capital to operate the proposed RMD.

For entities contributing initial capital to operate the proposed RMD, this form must be completed and signed by the entity's Chief Executive Officer/Executive Director and President/Chair of the Board of Directors.

Answer "Yes" or "No" for each question. If you check "Yes", please explain.

Name of Individual

Mark Schuparra

Title of Individual

Member, Director, Clerk, Chief Operating Officer

Date of Birth of Individual

[REDACTED]

Residential Address of Individual

[REDACTED]

Applicant Non-Profit Corporation

Native Sun Wellness, Inc.

Applicant Non-Profit Corporation _____

1. Have you ever been convicted of a felony drug offense in Massachusetts, or a like violation of the laws of another state, the United States, or a military, territorial, or Indian tribal authority?

Yes No If yes, please explain:

2. Have you been the subject of any legal or enforcement actions in any state, in the past or pending, related to the cultivation, processing, distribution, or sale of marijuana for medical purposes?

Yes No If yes, please explain:

3. Have you been the subject of any past or pending denial, suspension, or revocation of a license or registration, or the denial of a renewal of a license or registration, for any type of business or profession, by any federal, state, or local government, or any foreign jurisdiction, including denial, suspension, revocation, or refusal to renew certification for Medicaid or Medicare or failure to follow non-profit procedures or rules?

Yes No If yes, please explain:

4. Have you been the subject of any past discipline by, or a pending disciplinary action or unresolved complaint by, the Commonwealth, or a like action or complaint by another state, the United States or a military, territorial, or Indian tribal authority with regard to any professional license or registration?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

5. Have you been the subject of any investigation or discipline for prescribing or distributing controlled substances or legend drugs other than for therapeutic or other proper medical or scientific purposes?

Yes No If yes, please explain:

6. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a correction order issued under the laws or regulations of the Commonwealth or other states, during the time that you were serving as an officer or board member?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

7. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a governmental investigation or enforcement action for lack of compliance with laws of the Commonwealth relating to taxes and child support?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

8. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a criminal investigation or enforcement action under the laws of the Commonwealth, or another state, the United States, or a military, territorial, or Indian tribal authority, including but not limited to action against any health care facility or facility for providing marijuana for medical purposes in which you either owned shares of stock or served as an executive, and which resulted in conviction, or guilty plea, or plea of nolo contendere, or admission of sufficient facts?

Yes No If yes, please explain:

9. Has any entity in which you have served as an executive, officer, corporate member or board member been the defendant or subject in any civil or administrative action under the laws of the Commonwealth, another state, the United States, or a military, territorial, or Indian tribal authority relating to your profession or occupation or fraudulent practices, including but not limited to fraudulent billing practices?

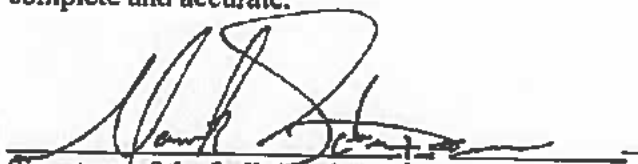
Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

10. Has any entity in which you have served as an executive, officer, corporate member or board member been determined by a court or governmental agency or tribunal to have engaged in any attempt to obtain a registration, license, or approval to operate in any state by fraud, misrepresentation, or the submission of false information?

Yes No If yes, please explain:

Signed under the pains and penalties of perjury. I agree and attest that all information included in this form is complete and accurate.



Signature of the Individual

8/8/17

Date Signed

Applicant Non-Profit Corporation _____

SECTION C. CHARACTER & COMPETENCY

This form must be completed and signed by each of the following actors: The Chief Executive Officer; Chief Operating Officer; Chief Financial Officer; individual/entity responsible for marijuana for medical use cultivation operations; individual/entity responsible for the RMD security plan and security operations; each member of the Board of Directors; each Member of the Corporation, if any; and each person and entity known to date that is committed to contributing 5% or more of initial capital to operate the proposed RMD.

For entities contributing initial capital to operate the proposed RMD, this form must be completed and signed by the entity's Chief Executive Officer/Executive Director and President/Chair of the Board of Directors.

Answer "Yes" or "No" for each question. If you check "Yes", please explain.

Name of Individual

Geoffrey T. Bernstein

Title of Individual

Director, Treasurer, Chief Financial Officer

Date of Birth of Individual

[REDACTED]

Residential Address of Individual

[REDACTED]

Applicant Non-Profit Corporation

Native Sun Wellness, Inc.

Applicant Non-Profit Corporation _____

1. Have you ever been convicted of a felony drug offense in Massachusetts, or a like violation of the laws of another state, the United States, or a military, territorial, or Indian tribal authority?

Yes No If yes, please explain:

2. Have you been the subject of any legal or enforcement actions in any state, in the past or pending, related to the cultivation, processing, distribution, or sale of marijuana for medical purposes?

Yes No If yes, please explain:

3. Have you been the subject of any past or pending denial, suspension, or revocation of a license or registration, or the denial of a renewal of a license or registration, for any type of business or profession, by any federal, state, or local government, or any foreign jurisdiction, including denial, suspension, revocation, or refusal to renew certification for Medicaid or Medicare or failure to follow non-profit procedures or rules?

Yes No If ycs, please explain:

4. Have you been the subject of any past discipline by, or a pending disciplinary action or unresolved complaint by, the Commonwealth, or a like action or complaint by another state, the United States or a military, territorial, or Indian tribal authority with regard to any professional license or registration?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

5. Have you been the subject of any investigation or discipline for prescribing or distributing controlled substances or legend drugs other than for therapeutic or other proper medical or scientific purposes?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

6. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a correction order issued under the laws or regulations of the Commonwealth or other states, during the time that you were serving as an officer or board member?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

7. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a governmental investigation or enforcement action for lack of compliance with laws of the Commonwealth relating to taxes and child support?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

8. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a criminal investigation or enforcement action under the laws of the Commonwealth, or another state, the United States, or a military, territorial, or Indian tribal authority, including but not limited to action against any health care facility or facility for providing marijuana for medical purposes in which you either owned shares of stock or served as an executive, and which resulted in conviction, or guilty plea, or plea of nolo contendere, or admission of sufficient facts?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

9. Has any entity in which you have served as an executive, officer, corporate member or board member been the defendant or subject in any civil or administrative action under the laws of the Commonwealth, another state, the United States, or a military, territorial, or Indian tribal authority relating to your profession or occupation or fraudulent practices, including but not limited to fraudulent billing practices?

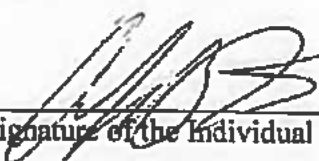
Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

10. Has any entity in which you have served as an executive, officer, corporate member or board member been determined by a court or governmental agency or tribunal to have engaged in any attempt to obtain a registration, license, or approval to operate in any state by fraud, misrepresentation, or the submission of false information?

Yes No If yes, please explain:

Signed under the pains and penalties of perjury, I agree and attest that all information included in this form is complete and accurate.



Signature of the Individual

8/11/17

Date Signed

Applicant Non-Profit Corporation _____

SECTION C. CHARACTER & COMPETENCY

This form must be completed and signed by each of the following actors: The Chief Executive Officer; Chief Operating Officer; Chief Financial Officer; individual/entity responsible for marijuana for medical use cultivation operations; individual/entity responsible for the RMD security plan and security operations; each member of the Board of Directors; each Member of the Corporation, if any; and each person and entity known to date that is committed to contributing 5% or more of initial capital to operate the proposed RMD.

For entities contributing initial capital to operate the proposed RMD, this form must be completed and signed by the entity's Chief Executive Officer/Executive Director and President/Chair of the Board of Directors.

Answer "Yes" or "No" for each question. If you check "Yes", please explain.

Name of Individual

Frederick Gary

Title of Individual

Director of Security

Date of Birth of Individual

[Redacted]

Residential Address of Individual

[Redacted]

Applicant Non-Profit Corporation

Native Sun Wellness Inc

Applicant Non-Profit Corporation _____

1. Have you ever been convicted of a felony drug offense in Massachusetts, or a like violation of the laws of another state, the United States, or a military, territorial, or Indian tribal authority?

Yes No If yes, please explain:

2. Have you been the subject of any legal or enforcement actions in any state, in the past or pending, related to the cultivation, processing, distribution, or sale of marijuana for medical purposes?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

3. Have you been the subject of any past or pending denial, suspension, or revocation of a license or registration, or the denial of a renewal of a license or registration, for any type of business or profession, by any federal, state, or local government, or any foreign jurisdiction, including denial, suspension, revocation, or refusal to renew certification for Medicaid or Medicare or failure to follow non-profit procedures or rules?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

4. Have you been the subject of any past discipline by, or a pending disciplinary action or unresolved complaint by, the Commonwealth, or a like action or complaint by another state, the United States or a military, territorial, or Indian tribal authority with regard to any professional license or registration?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

5. Have you been the subject of any investigation or discipline for prescribing or distributing controlled substances or legend drugs other than for therapeutic or other proper medical or scientific purposes?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

6. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a correction order issued under the laws or regulations of the Commonwealth or other states, during the time that you were serving as an officer or board member?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

7. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a governmental investigation or enforcement action for lack of compliance with laws of the Commonwealth relating to taxes and child support?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

8. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a criminal investigation or enforcement action under the laws of the Commonwealth, or another state, the United States, or a military, territorial, or Indian tribal authority, including but not limited to action against any health care facility or facility for providing marijuana for medical purposes in which you either owned shares of stock or served as an executive, and which resulted in conviction, or guilty plea, or plea of nolo contendere, or admission of sufficient facts?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

9. Has any entity in which you have served as an executive, officer, corporate member or board member been the defendant or subject in any civil or administrative action under the laws of the Commonwealth, another state, the United States, or a military, territorial, or Indian tribal authority relating to your profession or occupation or fraudulent practices, including but not limited to fraudulent billing practices?


Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

10. Has any entity in which you have served as an executive, officer, corporate member or board member been determined by a court or governmental agency or tribunal to have engaged in any attempt to obtain a registration, license, or approval to operate in any state by fraud, misrepresentation, or the submission of false information?

Yes No If yes, please explain:

Signed under the pains and penalties of perjury, I agree and attest that all information included in this form is complete and accurate



Signature of the Individual

4/2/17
Date Signed

Applicant Non-Profit Corporation _____

SECTION C. CHARACTER & COMPETENCY

This form must be completed and signed by each of the following actors: The Chief Executive Officer; Chief Operating Officer; Chief Financial Officer; individual/entity responsible for marijuana for medical use cultivation operations; individual/entity responsible for the RMD security plan and security operations; each member of the Board of Directors; each Member of the Corporation, if any; and each person and entity known to date that is committed to contributing 5% or more of initial capital to operate the proposed RMD.

For entities contributing initial capital to operate the proposed RMD, this form must be completed and signed by the entity's Chief Executive Officer/Executive Director and President/Chair of the Board of Directors.

Answer "Yes" or "No" for each question. If you check "Yes", please explain.

Name of Individual

Timothy Staples

Title of Individual

Director of Cultivation

Date of Birth of Individual

[REDACTED]

Residential Address of Individual

[REDACTED]

Applicant Non-Profit Corporation

Native Sun Wellness Inc

Applicant Non-Profit Corporation _____

1. Have you ever been convicted of a felony drug offense in Massachusetts, or a like violation of the laws of another state, the United States, or a military, territorial, or Indian tribal authority?

Yes No If yes, please explain:

2. Have you been the subject of any legal or enforcement actions in any state, in the past or pending, related to the cultivation, processing, distribution, or sale of marijuana for medical purposes?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

3. Have you been the subject of any past or pending denial, suspension, or revocation of a license or registration, or the denial of a renewal of a license or registration, for any type of business or profession, by any federal, state, or local government, or any foreign jurisdiction, including denial, suspension, revocation, or refusal to renew certification for Medicaid or Medicare or failure to follow non-profit procedures or rules?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

4. Have you been the subject of any past discipline by, or a pending disciplinary action or unresolved complaint by, the Commonwealth, or a like action or complaint by another state, the United States or a military, territorial, or Indian tribal authority with regard to any professional license or registration?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

5. Have you been the subject of any investigation or discipline for prescribing or distributing controlled substances or legend drugs other than for therapeutic or other proper medical or scientific purposes?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

6. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a correction order issued under the laws or regulations of the Commonwealth or other states, during the time that you were serving as an officer or board member?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

7. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a governmental investigation or enforcement action for lack of compliance with laws of the Commonwealth relating to taxes and child support?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

8. Has any entity in which you have served as an executive, officer, corporate member or board member been the subject of a criminal investigation or enforcement action under the laws of the Commonwealth, or another state, the United States, or a military, territorial, or Indian tribal authority, including but not limited to action against any health care facility or facility for providing marijuana for medical purposes in which you either owned shares of stock or served as an executive, and which resulted in conviction, or guilty plea, or plea of nolo contendere, or admission of sufficient facts?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

9. Has any entity in which you have served as an executive, officer, corporate member or board member been the defendant or subject in any civil or administrative action under the laws of the Commonwealth, another state, the United States, or a military, territorial, or Indian tribal authority relating to your profession or occupation or fraudulent practices, including but not limited to fraudulent billing practices?

Yes No If yes, please explain:

Applicant Non-Profit Corporation _____

10. Has any entity in which you have served as an executive, officer, corporate member or board member been determined by a court or governmental agency or tribunal to have engaged in any attempt to obtain a registration, license, or approval to operate in any state by fraud, misrepresentation, or the submission of false information?

Yes No If yes, please explain:

Signed under the pains and penalties of perjury, I agree and attest that all information included in this form is complete and accurate.

Timothy [Signature]
Signature of the Individual

8-5-17
Date Signed



The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Public Health
Bureau of Health Care Safety and Quality
Medical Use of Marijuana Program
99 Chauncy Street, 11th Floor, Boston, MA 02111

CHARLES D. BAKER
Governor

KARYN E. POLITO
Lieutenant Governor

MARYLOU SUDDERS
Secretary

MONICA BHAREL, MD, MPH
Commissioner

Tel: 617-660-5370
www.mass.gov/medicalmarijuana

October 23, 2018

BY U.S. MAIL AND E-MAIL

Mark Schuparra
Native Sun Wellness, Inc.
67 Kemble Street, Suite 2.3
Boston, MA 02119

Re: Provisional Certificate of Registration for a Registered Marijuana Dispensary for a Dispensary in Cambridge and a Cultivation and Processing Site in Fitchburg.

Dear Mr. Schuparra:

Please be advised that Native Sun Wellness, Inc. has been selected to receive a Registered Marijuana Dispensary ("RMD") Provisional Certificate of Registration at its proposed 229-231 Third Street, Cambridge, MA dispensary and 140 Industrial Road, Fitchburg, MA cultivation and processing site and to move forward to the Inspectional Phase. The issuance of this RMD Provisional Certificate of Registration is subject to the following ongoing conditions:

1. All dispensary agents and capital contributors shall be subject to a background check as set forth in the *Guidance for Registered Marijuana Dispensaries Regarding Background Checks* prior to commencing work as a dispensary agent or contributing funds to the RMD.
2. The RMD shall comply with the Humanitarian Medical Use of Marijuana Act, Ch. 369 of the Acts of 2012 (the "Act"), as implemented by the Department of Public Health (the "Department") Regulations, 105 CMR 725.000, et seq. ("Regulations"), during the period of its provisional registration, except as expressly waived in writing by the Department pursuant to 105 CMR 725.700.
3. The RMD shall be subject to inspection and audit to ascertain compliance with any applicable law or regulation, including laws and regulations of the Commonwealth relating to taxes, child support, workers compensation, and professional and commercial insurance coverage.
4. The RMD shall be subject to inspection and audit to ascertain that the RMD is operating at all times in a manner not detrimental to public safety, health, or welfare.

5. The RMD shall be subject to inspection and audit to ascertain that its facilities are compliant with all applicable state and local codes, bylaws, ordinances and regulations.
6. The RMD shall be subject to inspection and audit to ascertain that it has sufficient financial resources to meet the requirements of the Act or 105 CMR 725.000, et seq.
7. The RMD shall cooperate with and provide information to Department inspectors, agents and employees upon request.
8. If operating as a non-profit corporation, the RMD shall, as necessary, amend its bylaws to expressly require compliance with the "*Guidance for Registered Marijuana Dispensaries Regarding Non-Profit Compliance*" by stating that the RMD shall "at all times operate on a non-profit basis for the benefit of registered qualifying patients" and shall "ensure that revenue of the RMD is used solely in furtherance of its nonprofit purpose." If the bylaws do not expressly include such requirement, they shall be amended within thirty days of the date of this letter and the amended bylaws shall be filed with the Department by mail at the above address and by email at RMDcompliance@state.ma.us.
9. The RMD shall keep current all information required by 105 CMR 725.000, et seq., or as otherwise required by the Department pursuant to 725.100(F)(4) and may not make certain changes without prior approval from the Department pursuant to 725.100(F)(1)-(3).
10. The RMD must submit payment of the registration fee required pursuant to 105 CMR 725.100(C)(1) and 801 CMR 4.02.

In the Inspections Phase, the Department will continue to verify, among other things, that the RMD will operate in compliance with the RMD operational requirements, see 105 CMR 725.105 (A)-(Q), and security requirements, see 105 CMR 725.110(A)-(F). Furthermore, the Department may impose other conditions that the Department determines necessary to ensure the RMD will operate in accordance with applicable Massachusetts laws and regulations.

Please be advised pursuant to 105 CMR 725.100(C)(1) the Department may issue a Final Certificate of Registration only after an applicant has successfully completed the Inspections Phase and the Department has issued final approval.

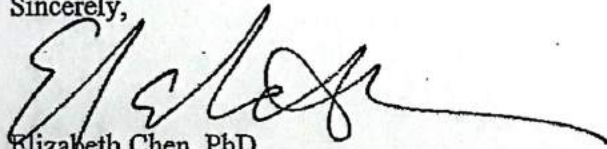
Please mail the enclosed remittance form with a bank/cashier's check in the amount of \$50,000 payable to the Commonwealth of Massachusetts within thirty (30) days of the date of this letter to:

Department of Public Health
Medical Use of Marijuana Program
RMD Registration
99 Chauncy Street, 11th Floor
Boston, MA 02111

After the registration fee is processed, this letter shall serve as Native Sun Wellness, Inc.'s Provisional Certificate of Registration with the aforementioned conditions. The Department will continue to verify all information provided by the RMD, and that the RMD is compliant with applicable Massachusetts law and regulations. It is within the Department's discretion to revoke this Provisional Certificate of Registration at any time.

Should you have any questions, please contact the Department at RMDcompliance@state.ma.us.

Sincerely,



Elizabeth Chen, PhD

Interim Director

Bureau of Health Care Safety and Quality
Massachusetts Department of Public Health