

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: 31 Church Street

Zoning District: Harvard Square Overlay and Business A Zoning District

Applicant Name: Charles River Remedies LLC

Applicant Address: 31 Church Street Cambridge, MA 02138

Contact Information: 617-492-0220 sean@hopelegal.com

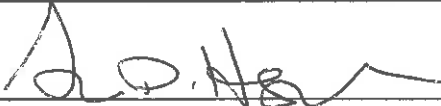
Telephone # Email Address Fax #

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 Pursuant to 10.43 General Special Permit criteria
Special Permit Pursuant to 11.800 Cannabis Use Special Permit

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

Application Narrative, Dimensional Table, Drawings (Building Elevations, Floor plan, Context Photos, Site Plan, and Logistics Plan) and Traffic Impact Memo.

Signature of Applicant: 

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

Date _____ Signature of CDD Staff _____

FEE SCHEDULE

Project Address:

Application Date:

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

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

Fee Calculation

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

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:**

OWNERSHIP CERTIFICATE

Project Address: 31 Church Street

Application Date: May 14 2019

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

I hereby authorize the following Applicant: Charles River Remedies LLC
at the following address: 31 Church Street
to apply for a special permit for: Retail Dispensary
on premises located at: 31 Church Street
for which the record title stands in the name of: JAC CAMBRIDGE NOMINEE TRUST
whose address is: P.O BOX 590-104 NEWTON CENTER, MA 02459

by a deed duly recorded in the:

Registry of Deeds of County:	Book: <u>43676</u>	Page: <u>33</u>
OR Registry District of the Land Court, Certificate No.:	Book:	Page:

Janet A. Cahaly tr. SAC Cambridge Nominee Trust
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

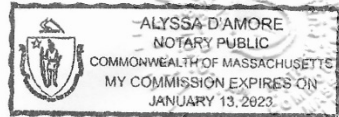
To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Janet Cahaly personally appeared before me,
on the month, day and year 5/15/19 and made oath that the above statement is true.

Notary: [Signature]

My Commission expires: January 13, 2023



DIMENSIONAL FORM

Project Address: 31 Church Street

Application Date: June 2019

	Existing	Allowed or Required (max/min) Harvard Square Overlay/BA	Proposed	Permitted
Lot Area (sq ft)	2,191	None	No change	
Lot Width (ft)	n/a	none	No change	
Total Gross Floor Area (sq ft)	5,655/*1,366sf		No change	
Residential Base	n/a	n/a	No change	
Non-Residential Base	5,655	33,082sf	No change	
Inclusionary Housing Bonus	n/a		No change	
Total Floor Area Ratio	2.58	1.0/1.75	No change	
Residential Base	0	1.75	No change	
Non-Residential Base	2.58	1.0	No change	
Inclusionary Housing Bonus	n/a	n/a	No change	
Total Dwelling Units	n/a	n/a	No change	
Base Units	n/a	n/a	No change	
Inclusionary Bonus Units	n/a	n/a	No change	
Base Lot Area / Unit (sq ft)	n/a	n/a	No change	
Total Lot Area / Unit (sq ft)	n/a	n/a	No change	
Building Height(s) (ft)	> 45'	45'	No change	
Front Yard Setback (ft)	0	0	No change	
Side Yard Setback – Right (ft)	0	0	No change	
Side Yard Setback – Left (ft)	0	0	No change	
Rear Yard Setback (ft)	0	20'	No change	
Open Space (% of Lot Area)	0	0	No change	
Private Open Space	0	0	No change	
Permeable Open Space	0	0	No change	
Other Open Space (Specify)	0	0	No change	
Off-Street Parking Spaces	0	0***	No change	
Bicycle Parking Spaces	0	0**	No change	
Loading Bays	0	0***	No change	

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

**1,366sf sf is the size of the entire leased area. The retail/customer portion is approximately 1,100sf.*

DIMENSIONAL FORM

**Prior use was a grandfathered fast order food use (starbucks) with no bicycle parking but would have been required to have 1 bicycle parking space and the proposed new use does not increase the bicycle parking by 15% therefore is exempt pursuant to 6.103.1(c)

***The Dispensary is located in the Harvard Square Overlay district and is contained in a building that was constructed prior to 1940 therefor is exempt from parking pursuant to 20.54.4 (1)

Project Narrative

June 1, 2019

GENERAL NARRATIVE

The proposed Retail Dispensary will be owned and operated by Charles River Remedies LLC (“Charles Remedies”) at 31 Church Street in Harvard Square Cambridge (the “Site”). The Site is located within the Harvard Square Overlay district adjacent to the intersection of Palmer and Church Street and in the Business A base zoning district. The Dispensary will be located at the ground floor and is sited in a building with two other commercial/retail uses. The Dispensary will utilize the entrance fronting on Church street as well as the existing handicap accessible lift.

Charles Remedies intends to occupy the retail space to operate an Adult-Use Dispensary and will not in its initial phase provide Medical Cannabis due to the high cost and expense of the current medical program. However, it is anticipated that the Dispensary will likely be frequented by Medical Cannabis patients and for that reason Charles Remedies will provide for a private medical consultation area and designated payment kiosk (s) and ensure that there will be staff on site trained to answer any questions.

The retail dispensing area will include a welcoming vestibule and a security check-in station ensuring all customers are at least 21 years old with valid state identification. During high volume times and the initial 6-8 months the security desk will have two employees. One employee will be stationed at the desk checking I.D’s and a second employee floating throughout the line to also check I.D. to help expedite the check in process thereby reducing issues of cueing or obstructing the public way.

The majority of the space will be used as Cannabis Dispensary, and the remainder will be used as storage space and office/administrative space. Although not prohibited by the Cannabis Control Commission regulations smelling or opening of Cannabis products will be permitted in the Dispensary. Charles Remedies will utilize technology to allow for patrons to learn about the various products and offerings through use of strategically placed information terminals as well as written materials for Cannabis education.

Charles Remedies qualifies as an Economic Empowerment Applicant pursuant 935 CMR 500. The Cultural District of Harvard Square will be positively impacted, by Charles Remedies, as part of the distinct public value of the Square. One of the founders and Owners, Leah Samura has over 20 years of non-profit experience, is a Microsoft Certified Trainer and Educator, is an experienced workforce readiness trainer, and currently runs and manages a public technology lab. She is a model for local women in the Cannabis Industry, and has already developed one product that is on local Massachusetts medical Cannabis Dispensary shelves today. Additionally, the Site is located within 1,800 feet of

two approved Medical Cannabis Dispensaries; Healthy Pharma located on Winthrop Street in Harvard Square and Sira Naturals at 1001 Massachusetts Avenue although at the present time only the Sira Naturals location is open and operating. As described in the recently adopted Zoning Amendment, section 11.803.1 creates an exception allowing for Economic Empowerment Applicants to locate a Dispensary within 1,800 feet of another Cannabis Retail Store provided that the designation is made a condition of the special permit that the designation shall be maintained.

Leah Samura is a local woman leader in the emerging cannabis industry, her background in technology and workforce readiness, with some of the regions most challenging populations, often negatively affected by the drug war, has further prepared her to promote socially equitable business practices while serving her community and positively representing organizations with a public benefit mission.

Organizations like Charles River Remedies will meet a long list of the overdue, and to date, unmet goals for a healthy and equitable local cannabis economy, established by the Cannabis Control Commission and 935 CMR 500.00.

Zoning Relief Requested:

The Applicant is requesting the following relief under the Ordinance in connection with the project.

- The proposed Use will require Special Permit relief pursuant to Section 11.800 of the Ordinance.
- Special permit pursuant to Ordinance section 10.43 Generally applicable Special Permit criteria.

Zoning Requirements for Granting Requested Relief

The provisions of the Ordinance set forth below apply to the requested Special Permits for the project. Application of each provision of the Project follows the provision in italics.

A. Generally Applicable Criteria for Approval of a Special Permit

Pursuant to section 10.43 of the 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 Permits, 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 and patterns of access or egress will not cause congestions, hazard or substantial change in the established neighborhood character because the proposed retail location is sited in a Business and Retail oriented district and the facility is sufficient size to accommodate the anticipated customer volume because there are now three dispensaries being proposed in the Square thereby alleviating undue congestion from any one Dispensary. Due to the various forms of transit in Harvard Square the Overlay District provides an exemption for parking for Uses contained in buildings constructed prior to 1940 therefor no off-street vehicle parking is required. As highlighted in the transportation memo there are numerous forms of transit in close proximity to the site including a public surface parking lot adjacent to the Site.

Additionally the Petitioner has retained a traffic engineer, Vanasse & Associates, Inc. who has proposed a list of Transportation Demand Mitigation measures which will further encourage reliance on alternative forms of transportation.

- 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 continued operation of or the development of adjacent uses will not be adversely affected by the nature of the proposed use because the Dispensary use will be compatible with other adjacent retail uses and will add to the vibrancy and diversity of Harvard Square as place where people live, work and play.

Lastly, the Dispensary frontage is limited so that the screening requirements of the Cannabis Control Commission (the "CCC") will not negatively impact the active street scape. Charles Remedies has retained architect Alison Hammer to assist with both the exterior window treatment and interior design. In compliance with CCC regulations no Cannabis related product or material will be visible from public way. The resulting window façade treatment will be an artistic feature displayed inside of the bay widow that will activate the street scape and connecting customers, patrons and pedestrians to one of the Dispensaries missions which is to bring diversity and inclusion into the Massachusetts Cannabis Industry.

- 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 to the health safety or welfare of the occupant of the proposed use or the Citizens of the City because seventy (70) percent of the Citizens of Cambridge voted to support the ballot initiative that allowed Adult-Use Cannabis. Further Charles Remedies is an Empowerment Applicant with the 100% of ownership being minorities from Cambridge and the Boston Metro Area thereby supporting the goal of inclusion and diversity of the industry.

Further the Applicant, in consultation with the Cambridge Police Department, Cambridge Traffic and Parking and the Harvard Square Business Association, will develop and implement a robust logistics plan in anticipation of larger crowds during the initial opening phases. A more detail Operations plan is included herewith.

- 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 because it is located in a commercial Business and Retail district allowing for a myriad of consumer serving business uses. Charles Remedies' security plan provides physical security, operational security and information security ensuring that any attractive nuisances issues associated with this emerging industry will be mitigated. Lastly, it is anticipated in the next two years numerous retail Cannabis locations will open in Boston and surrounding municipalities thereby reducing issue of congestion traffic or other potential nuisances.

B. 11.805 Special Permit Criteria.

11.805 Special Permit Criteria. In granting a special permit for a Cannabis Retail Store or Cannabis Production Facility, in addition to the general criteria for issuance of a special permit as set forth in Section 10.43 of this Zoning Ordinance, the Planning Board shall find that the following criteria are met:

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

The access and egress for customers of the proposed Dispensary shall be through main entrance fronting on Church Street. Given the historic nature of the building(s) in Harvard Square the Applicant is proposing minimal changes to the exterior façade and will ensure that the screening requirement of the CCC shall be adhered to while balancing the aesthetic of the street-scape. The Applicant will utilize the existing Bay

Window for an interior artistic display that will activate the street-scape and further the ground floor retail environment of the Square. The Site also has pre-existing handicap lift that will remain as part of the premises.

(b) On-site loading, refuse and service areas are designed to be secure and shielded from abutting uses.

The loading, refuse and service areas will be contained inside the building and shall be handled via the entrance of the Dispensary after hours and any trash and recycling will be handled by a private refuse removal service.

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

The proposed Dispensary is sited within an existing building containing other ground retail uses and has a prominent bay window on its façade. The Applicant is working with a Cambridge based design firm to ensure the any window treatment and or glazing enhances the culture diversity of Harvard Square while complying with the screening requirements of the Cannabis Control Commission as follows:

With a prominent three-sided bay window on a historic storefront, the façade window treatment at 31 Church Street presents a unique set of challenges and opportunities in light of the Cannabis Control Commission's regulations prohibiting visibility into the retail interior from the street. This requirement seems at odds with City of Cambridge goal of providing pedestrian friendly and active storefronts and streetscapes. To mediate between these seemingly dichotomous charges, the design team will bring design elements from the interior design into the window bay, connecting the interior and exterior thematically. An undulating scaffolding based on the module of brick mortar will bridge the width of the bay, hearkening back to the original form of the building where the bay was absent, with a flat wall and window in its place. The scaffolding will be filled with a mix of materials, still in development, but likely to include red brick, glass brick, and organic materials. The interstitial space between this element and the glass window will provide an opportunity for another layer of three-dimensional interest, whether in the form of branding, digital media, or other objects. A full rendering of the concept will be prepared in advance of the Cambridge Planning Board hearing.

Other security measures include 24 hour surveillance cameras for the exterior and interior. All exterior cameras will be position to limit excessive intrusion onto the public way unless necessary for security protocols.

(d) In retail areas, the location and design of the Cannabis Use will not detract from the sense of activity with opaque, unwelcoming façades at the ground floor. Where interior activities must be screened from public view, such areas should be screened by

transparent, publicly accessible active business uses where possible. Opaque façades should be minimized, and where they are necessary they should include changing public art displays or other measures to provide visual interest to the public.

The dispensaries frontage and street facing facade along Church Street will incorporate a combination of creative artistic display, seasonal screening and use of materials to maintain an active street that complies with Cannabis Control Commission regulations. A final window treatment will be presented to the Harvard Square Advisory Committee and the Planning Board.

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

The proposed Dispensary will not provide Medical grade Cannabis during its initial opening phase but has designated a private medical consultation area for registered medical patients and will provide all Medical Patients who have a valid registration card priority in any waiting line and shall have a designated information and pay station accessible at all times.

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

a. The proposed use of the building is consistent with the Urban Design Objectives as set forth in Section 19.30 of the Ordinance. The Applicant has spent considerable time and resources in designing a ground floor facility that will preserve the historic look of the existing building and enhance the diversity of small scaled retail along church street. The Applicant's proposal does not involve the development of a new building and will not affect the anticipated pattern of development. In addition, the entire sales area and products will be shielded from public view utilizing the interior of the bay window facing Church Street with an artistic display that will activate the street scape. The proposed lighting and advanced security measures will be limited to key access and egress areas but highly effective for its intended purpose. The site has limited frontage and therefor lighting and or security requirement will have minimal impact on the public way similar to the other banks, restaurants and retail shops currently existing on Church Street.

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.

Host Community Agreement:

The Applicant has participated in meeting with City Manager's office to discuss a Community Host Agreement. At time of this application a Community Host Agreement was not available.

Community Outreach Summary:

In preparation for the application to the Planning Board the applicant held the following meetings and discussions:

- A Community Outreach meeting was held on April 29th 2019 at 1000 Massachusetts Avenue at 6pm: In compliance with City Cambridge Outreach Requirements and Cannabis Control Commission a copy of the notice was sent at least 7 calendar days prior to the meeting,
 - o mailed to abutters of the proposed address of the Cannabis Establishment, owners of land directly opposite on any public or private street or way, and to the abutters within 300 feet of the Site line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town (the town or city clerk may be able to assist with the abutters list).
 - o published in a newspaper of general circulation in the city or town (please make sure to check the newspaper's publishing deadlines to make sure you give yourself sufficient time);
 - o filed with the town or city clerk, the planning board, the contracting authority for the municipality. At the time of the meeting there was no local licensing authority by which to send the notice.
 - o Posted on the Cambridge Community Development website at least two weeks prior to the meeting in compliance with the Planning Board Rules of early community engagement

- Approximately 5 members of the community attended and the presentation included detail information about the proposal including the following
 - o Location of the proposed Cannabis Establishment.
 - o What type(s) of Cannabis Establishment will be sited at the location?
 - o Is the proposed Cannabis Establishment allowed under current zoning bylaws/ordinances or is a zoning amendment required to allow it to go there?
 - o Is the proposed Cannabis Establishment allowed by right or does it require local zoning permitting?
 - o What are the Required Permits?
 - o Does the proposed location comply with the 500-foot buffer zone from existing public or private school buildings (K-12)? Do local bylaws or ordinance create a smaller buffer zone?

- If the applicant is moving into an existing building or building a new one, will its premises comply with the security requirements set forth in 935 CMR 500?
- Steps will be taken by the Cannabis Establishment to prevent diversion to minors?
- Information demonstrating how the applicant intends to ensure that the location will not constitute a nuisance to the community as defined by law.
- A plan for how the Cannabis Establishment will positively impact the community.
- City of Cambridge is allowed to tax the Dispensary 3% of the gross sales to benefit the community.
- Questions from the public included
 - What types of products are planned to be sold in the Dispensary.
 - Will there be any cultivation on site
 - How will the Dispensary manage cueing and excessive lines
- Harvard Square Advisory Committee was held on May 7, 2019
 - Questions from the committee members were as follows:
 - What were the store hours
 - How will line and congestion be handled.
 - How will ADA accessibility be satisfied
 - How will the window treatment and façade look like
 - What are the requirements for screening of the front façade.
- Meeting with commercial office tenant on May 7th
- Meeting with ground floor tenant Lizzy's ice cream

DESCRIPTION OF ACTIVITIES

CHARLES RIVER REMEDIES LLC

June 1, 2019

EMPLOYEE STAFFING AND TRAINING PLAN:

Charles Remedies has a three-part Employee Staffing and Training Plan:

- 1. Applicant Sourcing** . Applicants will be sourced through numerous channels, including, but not limited to, postings on job boards, referrals by owners and current employees, and referrals by trusted local community agencies.
- 2. Applicant Screening** . Screening will be conducted through a rigorous interview process in which candidates will be interviewed by management and by owners, as well as an in-depth background check. Candidates will also be subject to a complete background check by the Cannabis Control Commission in order to receive a registered agent license.
- 3. Responsible Vendor Program and other Training** . Upon successful completion of the interview and background check, applicants will be required to participate in a Responsible Vendor Program, as required by 935 CMR 500.105(2)(b), Business and Operations Training, and Diversity Training (as discussed elsewhere in this Application). After initial completion of the Responsible Vendor Program, all employees will receive a minimum of eight hours of training annually. As required, all owners, managers and employees will participate annually in the Responsible Vendor program. The CCC may access training records as necessary and upon request. Upon hiring, all employees will be required to read and demonstrate their understanding of the Employee Handbook, which will be provided to them. Details of the content of this Handbook are found in an appendix to this Application. New Employee Orientation sessions will be held on a regular basis. During these sessions, Charles Remedies will instruct employees in the skills required to properly execute the duties of their positions and for the successful and safe operation of the retail facility. Employees will also be made familiar with 935 CMR 500.00 et. seq., standard operating procedures and protocols for the retail facility, security policies and procedures, and proper employee-customer, and employee-vendor interaction. Before being allowed to operate within the retail facility, employees will be required to demonstrate that they understand what they have been taught, through an interactive review process with management.

SUMMARY OF OPERATING PLANS AND PROCEDURES:

Dispensary Operational Information:

- 1) **Hours of Operation.** The proposed dispensary hours are seven days a week from 10am to 11pm.
- 2) **Crowd and Customer Management Logistics:** In anticipation of large crowds during the opening days and months the following is being proposed:
 - **Additional Staff:** There will be additional security/concierge specifically focused on managing the crowds both internally and on the street along Church Street These additional staff members will serve as concierge and will not replace the required security and check in personnel as required by the CCC regulations.
 - **Appointment Only:** For the initial first six months of operation Charles Remedies will require customers be by appointment only reduce any issues of lines obstructing the public way. During the initial 6- 12 months of operation there will be additional staff to monitor lines as concierge/security to maintain order in the public way.
 - **Pearl Street Overflow:** Additional staff/concierge will be station outside of the entrance along Church Street to monitor lines and prevent obstructing the public way. If lines on the outside start to form thereby causing any congestion of the public way customers waiting in line will be given a number and asked either to wait in the overflow area or requested to shop at other local Central Square stores until there designated appointment time.
 - **Coordinate with Cambridge Police:** In advance of its opening day Charles Remedies will coordinate with the Harvard Square Sargent of the Cambridge Police to arrange for the appropriate detail, discuss any proposed logistics for crowd management and share any industry information the police may find useful.
- 3) **Loading and Delivering Plan:** All loading delivers will be handled utilizing an existing loading zone area on Church Street. There are multiple Loading Zones along Church Street including a loading zone adjacent to the front entrance. The Applicant will attempt schedule delivery times to avoid undue congestion although for security reasons required by the CCC the specific delivery times and dates will vary and will need to be kept confidential.

SECURITY:

Charles Remedies will likely partner with two security firms to provide 24-hour, 365-day on-premises security: Netwatch USA, and Wayne Alarm Systems. Both of these security partners, which operate independently and redundantly, will allow Charles Remedies to comply with all regulations contained in 935 CMR 500.110. The comprehensive security plan provided by the combination of these partners will deter diversion of Cannabis and Cannabis products, deter theft, and prevent unauthorized access to the facility and its Cannabis storage area. Charles Remedies' security plan is designed around a number of individual components, including employee training, keycard access and monitoring, inventory tracking, alarm systems, a network of security cameras, lighting, and strictly-enforced security policies.

Employee training is critical to ensure that all employees understand the sensitive nature of Cannabis and Cannabis products, and to prevent diversion and ensure compliance. All employees will undergo in-person, pre-employment training which will familiarize them with all of Charles Remedies' policies and procedures. Employees will be provided with an employee handbook, which will thoroughly document all policies and procedures. Employees will be expected to comply with all of Charles Remedies' policies and procedures at all times.

Keycard access will be granted to employees and owners only as is deemed essential. Throughout the retail facility, there will be keycard access points. Keycards will be issued to employees and owners, and those cards will be used in conjunction with industry-standard, secure, and tamper-resistant keycard access points.

Inventory Tracking will be performed in accordance with all applicable regulations. A software-based inventory tracking system has the dual purpose of preventing diversion, and allowing management to understand the exact quantities of product in inventory at any point in time. Charles Remedies is currently evaluating inventory tracking systems.

Alarm Systems , to be provided and monitored by a reputable company with a track record in the industry, is a critical component of Charles Remedies' facility security. There will be off site monitoring of alarm systems on a 24-hour, 365-day basis. All external doors and windows of the facility will be equipped with industry-standard alarms, and owners and management will be notified immediately of any suspected breach. An alarm backup for use during power failures will also be in place.

Security cameras will be placed throughout Charles Remedies' facility, both internally and externally. Industry-standard cameras will be put into use and monitored remotely by likely Netwatch USA or a similarly situated vendor on a 24-hour, 356-day basis. Cameras will surround the outside of the facility, facing the street, side alleys, and the front and back entrances of the facility. Inside the facility, security cameras will be positioned towards all retail space, hallways, internal doorways, storage areas, and anywhere else that Netwatch USA provides for in their site security plan. All cameras will have an industry-standard focal range, will be operable in day and night modes, and be of sufficient quality that individual persons can be identified. Any recordings produced will be held for a minimum of 90 days, as to allow for proper law enforcement access if necessary.

Lighting: Charles Remedies' lighting will be designed to illuminate the entire perimeter of the facility, and will be maintained over time in such a way that the chance that a point on the perimeter of the facility being dark for a given period of time is minimized. Due to its location adjacent to several other retail and commercial establishment care will be taken to avoid excessive light spillage. It will ensure that such lighting does not have a detrimental impact on neighbors or on the community. Charles Remedies' **Security Policy** provides a comprehensive and detailed written policy for all employees and owners, and will be introduced to employees at their new employee orientation. As required, Charles Remedies will share security information, plans, and procedures with local law enforcement and fire services. Charles Remedies will appoint one manager or owner as a single point of contact, known as the "Community Liaison," who will serve as the go-between for the Company and any law enforcement or fire services. The Community Liaison will be authorized to update plans, share information, or make requests of law enforcement and fire services.

PREVENTION OF DIVERSION:

Prevention of Diversion is a top priority for Charles Remedies, as the success of the recreational Cannabis industry depends on the continued support of our city, the Commonwealth, and its surrounding states. Charles Remedies is closely tracking how diversion affects similarly situated businesses in other states which have already proceeded through the Cannabis legalization process. As a small business, Charles Remedies is committed to achieving sustained success in our community. Charles Remedies' anti-diversion program is designed to minimize the opportunities for potential diversion, and Charles Remedies will continue to update and monitor our program as the industry becomes more mature and learns how to better prevent diversion in all its forms. All of Charles Remedies' products will be meticulously tracked through an Inventory Control System, employees will be trained to recognize and prevent diversion, and the site security plan will act as a deterrent to diversion. In addition, inventory checks will be performed by employees at regular intervals on a daily basis. Employees will be trained to immediately and effectively report any possible

diversion to management or to relevant authorities within a 24-hour period following any occurrence of such activity. Employees will be compartmentalized by function and will only have access to inventory if it is required at that time, and all access to inventory will be monitored, tracked, and reported to our Inventory Control System. At all times, Charles Remedies will be monitored remotely by trained off-site security personnel, and employees will be aware of that 24-hour, 365-day monitoring. Charles Remedies' policy on diversion is a strict one: employees will be terminated for diversion. All Cannabis products are maintained in a secure room, inside a safe, when not in use on the retail floor. Charles Remedies will engage with third-party security companies to ensure its policies and procedures around diversion are properly written, and that all employees receive training around those policies and procedures. Employees will be required to sign an anti-diversion policy. If any changes in the industry require us to implement stronger anti-diversion protections, Charles Remedies will follow best practices in the industry as they develop. The entire industry, Charles Remedies and other retailers included, must work as hard as possible to combat diversion for the good of the community, public health, and maintaining good working relationships in and between governments.

STORAGE OF CANNABIS:

Charles Remedies will store finished products on-site in a secure, locked storage room / vault, and create policies and procedures in accordance with relevant regulations. Charles Remedies will not package or process any Cannabis products; all products will arrive at the retail facility in final, consumer-ready form, and will be tracked from receipt of goods to sale. Charles Remedies will store all Cannabis products in the secure area of the basement of its retail facility while not in use in the consumer-facing portion of the retail facility. All Cannabis products will be kept in a safe, which will be kept in a locked, windowless room with keycard access. Although the Dispensary has a Basement no Cannabis related products or activities will be stored or used in the basement area. Keycard access will be limited to owners and critical retail staff members who are on duty at that time. The room in which Cannabis products are kept will be maintained in a clean and sanitary manner, which will be checked on a daily basis by employees. The Cannabis storage room will be well-lit, temperature and humidity controlled, in order to maintain the health, safety and longevity of all products. All Cannabis products will be kept in retail packaging and will not be removed from its packaging by staff. All Cannabis products will be maintained securely in compliance with all applicable regulations in 935 CMR 500.105, and in accordance with the security requirements found in 935 CMR 500.110. Any products that are damaged or defective will be destroyed in accordance with applicable regulations, and will be kept in the same secure manner as standard products in the interim period between removal from the retail stream and destruction.

TRANSPORTATION OF CANNABIS:

Charles Remedies is not engaged in the transportation of Cannabis or related products. All products are delivered directly to our secure facility by external vendors. Such vendors are licensed separately by the Cannabis Control Commission, and are required to be fully compliant with all regulations.

INVENTORY PROCEDURES:

Charles Remedies' inventory procedures and practices are designed to provide real-time inventory information in accordance with applicable regulations. A solidly built, robust inventory system is absolutely necessary for many reasons related both to the health of the business, and to public policy concerns. Such a system assures that management has real-time knowledge of its inventory, which helps prevent diversion and ensures a full accounting of all product at any given moment. This system also allows for compliance with regulations and immediate insight into where all product currently stands in the sales cycle. At regular intervals, Charles Remedies will take a full, physical, hand-counted inventory. Such inventory will be compared against its electronic inventory system, and all discrepancies will be investigated. Charles Remedies will carefully track which employees perform, and sign-off on inventory. In terms of an electronic / cloud-based Point of Sale (POS) system, Charles Remedies is considering several options which are widely used in the industry. The current top contender for the POS system is CannaPoint, which is designed around Cannabis retail establishments. This system, although not yet definitively selected, is a strong choice because of its tracking and control functions, ID scan and purchase tracking, as well as its robust compliance and reporting abilities. If Charles Remedies chooses another POS system, it will be of comparable or better quality and functionality than CannaPoint. In order to maintain tight inventory controls, Charles Remedies is committed to training all employees on inventory tracking procedures and practices, and will monitor employee use of the POS system on an ongoing basis.

QUALITY CONTROL AND TESTING PROCEDURES:

Charles Remedies is not engaged in the production of, or quality control of Cannabis or related products. All products are sourced from external vendors. Such vendors are licensed separately by the Cannabis Control Commission, and are required to be fully compliant with all regulations.

PERSONNEL POLICIES:

Charles Remedies' Personnel Policies define expected employee conduct, hiring and screening of employees, and strategies for upward mobility within the organization. As

an Empowerment application Charles Remedies will meet and or exceed when possible the all the diversity hiring goals of the City of Cambridge and the CCC. These policies will be presented in a comprehensive written format to all employees. Before hiring employees, all employees will be screened and results will be documented in compliance with 935 CMR 500.030(2). Such personnel screenings and records will be maintained in accordance with 935 CMR 500.030(3). All personnel records will be kept for: employee references and verification of such references, signed anti-diversion documentation, training, performance evaluations, disciplinary action, notification of employee separation from Charles Remedies, background information as required by regulations, and notice of a completed Responsible Vendor Program. It is expected that all employees will submit to a CORI background check. All employees will be provided with a comprehensive Employee Handbook, and will be required to complete at least eight hours of training annually, and Charles Remedies anticipates training opportunities will be abundant, and consistent over time. The Employee Handbook will be developed according to applicable regulations, and will be in line with best practices in the industry and Human Resources standards. A non-exhaustive list of topics which will be covered in the Employee Handbook is attached as an appendix to this application. Charles Remedies will likely contract with a Human Resources professional to draft, maintain, and update the Employee Handbook.

DESCRIBE HOW THE APPLICANT WILL PREVENT AND EDUCATE YOUTH AND FAMILIES ABOUT THE DANGERS OF EXPOSURE TO, AND THE CONSUMPTION OF, RECREATIONAL CANNABIS. DESCRIBE HOW THE APPLICANT WILL SUSTAIN THESE EFFORTS OVER TIME.

Charles Remedies is committed to educating all people, especially youth and families in the community, about the effects and dangers of the consumption of Cannabis. While some members of the community may be more experienced with Cannabis than others, Charles Remedies will do its best to provide evidence-based information to educate and to make sure that Cannabis consumption is carried out in a safe and legal manner. This responsibility falls on Charles Remedies, but also on the entire Cannabis industry. Charles Remedies will contribute to the maximum extent possible when it comes to providing educational opportunities. Educational opportunities are abundant, and will take many forms. First, for people 21 and older, Charles Remedies' website will contain myriad information about the health effects and dangers of Cannabis. This website will be accessible over desktop and mobile, and will have global reach. Additionally, Charles Remedies has sourced and begun discussions with a local Cannabis educator. This educator will make regular appearances at the retail facility and will offer classes which cover topics for potential, novice, and experienced Cannabis users. The curriculum provided by this educator will always include information about safe usage. It is likely that, due to regulations, these classes will only be available to members of the public who are 21 and older. In order to educate youth and families in a compliant manner,

Charles Remedies will employ a different strategy: partnerships with local community agencies to provide educational programming, and written educational materials that are distributed in the community through various channels. Community agencies who work with youth and families are an important resources in the City, and Charles Remedies' Community Liaison will form partnerships between the Company and those agencies after determining how to maximize positive impact. It may be the case that multiple local companies within the Cannabis industry form a coalition centered around education of youth and families, and Charles Remedies would gladly lend whatever support it can to these efforts. Charles Remedies plans to create written materials for distribution in the community. This written material will have content that is determined by evaluating high-quality educational material already in circulation in other localities, using best practices from the industry, and will be written in collaboration with the Cannabis educator for maximum impact and effectiveness. Content will vary, but will generally be related to: raising awareness of Cannabis use, Cannabis laws, safe consumption practices, public health concerns, risks, best practices for storage of Cannabis, and human developmental issues related to Cannabis use. In order to sustain its efforts over time, Charles Remedies will make sustained financial commitments to local community agencies, and provide financial contributions to them at regular intervals which will be ongoing, such that the community agencies can count on them. The exact timing and magnitude of these financial commitments will be determined as Charles Remedies progresses towards opening its doors, and as the Community Liaison begins to form partnerships with selected agencies. In addition, Charles Remedies will undertake annual evaluations of its educational programming, which will include a roundtable discussion between owners, managers, employees, community agency representatives, and the Cannabis educator. Those annual evaluations will determine how resources are deployed throughout the community to provide educational programming which has maximum positive impact.

DESCRIBE HOW THE APPLICANT WILL INFORM CUSTOMERS ABOUT RESTRICTIONS ON PUBLIC CONSUMPTION AND WORKPLACE USE, THE RISKS OF SECOND-HAND SMOKE, AND DANGERS OF OPERATING A MOTOR VEHICLE WHILE IMPAIRED:

Charles Remedies will have a three-part strategy for informing customers and the public about public health issues that may arise around the consumption of Cannabis. The three parts are: in-store information, online information, and public advertising. Each of these three parts form a cohesive strategy for Charles Remedies to provide value to the community by keeping customers and the public informed about health risks, public consumption, workplace use, dangers of second-hand smoke, and dangers of operating a motor vehicle while under the influence of Cannabis. **In-Store Information** involves a strategy of providing written materials to customers inside the retail facility, as well as educational programming. Charles Remedies is working with an outside consultant who will provide educational programming on a regular and ongoing basis. This programming

will be designed to teach the public about all risks of smoking Cannabis, as well as to educate new users about safe consumption and the legality of workplace or public use. Curriculum for this programming will be advertised in the retail facility and online. In addition to in-person programming, Charles Remedies will always have pamphlets about safe consumption in its waiting area. New customers will be provided with pamphlets in their exit package (the final retail wrapping that leaves the facility with the customer). Charles Remedies will look to city and state public health resources and associations to provide its users with up-to-date information that is correct, and evidence-based.

Online Information involves providing information and resources about Cannabis consumption on Charles Remedies' website and social media channels. There are many high-quality, data-driven websites that provide information about Cannabis consumption, and associated legal issues. Charles Remedies will have a portion of its website dedicated to directing users to those website resources, and will serve as a repository of reliable information. As Charles Remedies begins to market itself through social media channels, it will use those channels to provide links to relevant articles on an ongoing and consistent basis. Charles Remedies' digital strategy includes providing information for people of all levels of experience with Cannabis use, and making sure its customer base is informed about any risks they are taking.

Public Advertising will be part of Charles Remedies' strategy of informing the public about legal concerns, especially operating a vehicle under the influence of Cannabis. Charles Remedies will assess the public advertising strategies of other local dispensaries, and advertise health risks to the general public based on the success of those campaigns. Charles Remedies will evaluate its entire three-part strategy on a regular and ongoing basis, and provide updates to it when necessary, and at the advisement of public health groups or officials.

DESCRIBE HOW THE APPLICANT WILL MARKET ITS PRODUCTS, INCLUDING, BUT NOT LIMITED TO, BROADCAST, PRINT, AND ONLINE ADVERTISING, DIRECT RESPONSE ADVERTISING, SOCIAL MEDIA, AND SIGNAGE:

Marketing is a core component of Charles Remedies' business strategy. Advertising, both online and through traditional methods, is part of Charles Remedies' marketing mix. All marketing will be undertaken in a thoughtful and compliant manner, in accordance with 935 CMR 500.105 et. seq.

This compliant marketing and advertising will allow Charles Remedies to grow its customer base, and to remain a successful and committed part of the Cambridge business community for years to come. First, Online Advertising will come in two primary forms: website and social media. Both forms will comport with the regulation that at least 85% of all viewers of that advertising must be at least 21 years old, as determined by reliable, third-party data. No advertising will be targeted at minors, nor

contain images that are designed to appeal to minors. Given those restrictions, Charles Remedies will maintain a website for online advertising and educational purposes. The website, like alcohol-related websites, will contain a "layover" which will ask users if they are over 21. If they are not, the website will redirect them to a safe website. Otherwise, the user, over 21, will be brought to Charles Remedies' website. Website content has not been finalized, but will contain information about Cannabis use, health effects, and will direct users to come to Charles Remedies in order to make a purchase. Charles Remedies expects that its website will help to augment foot traffic over time. Social Media is an important component of a modern marketing and advertising strategy. While remaining compliant with restrictions on user base (must be reliably estimated that 85% of users are 21 or older), Charles Remedies will use various forms of social media as part of its marketing and advertising strategy. This will include, but not be limited to: Facebook, Instagram, Snapchat, Twitter, YouTube, and similar, well-known and recognized social media platforms. Not all advertising content will be structured around generating foot traffic to the retail facility, some will be to promote reasonable and healthy consumption, and some will be to educate potential consumers. There are numerous regulations around advertising content, and Charles Remedies will be compliant at all times with those content regulations. 935 CMR 500.105 et. seq. contain language around the prohibition of use of certain types of advertising. This list includes a prohibition of the use of "colloquial references," certain signage, pop-up internet ads, placement on apparel, giveaways, and others. Charles Remedies will employ advertising that strictly avoids all of the items prohibited in the regulations. Charles Remedies will also not make any "false or misleading claims" about Cannabis or Cannabis use, as required by regulations. The regulations also require that certain warnings and disclosures are made in marketing and advertising, and Charles Remedies will require that those disclosures are made on all public-facing marketing materials. This includes, but is not limited to, the phrase that consumers should "Please Consume Responsibly", printed conspicuously on advertisements. Advertisements will also have any disclosures as required by regulations, and disclosures of potential side-effects or warnings as required by regulations.



Application #: MRN282779

About the Marijuana Establishment

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

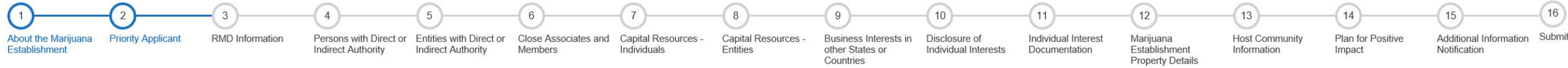
Business Legal Name *	CHARLES RIVER REMEDIES LLC	Federal Tax Identification Number EIN/TIN *	84-2072183
Phone Number *	617-492-0220	Email Address *	charlesriverremedies@gmail.com
Business Address 1 *	31 CHURCH STREET	Business Address 2	
Business City *	CAMBRIDGE	Business State *	MA
		Business Zip Code *	02139
Mailing Address 1 *	907 MASSACHUSETTS AVENUE	Mailing Address 2	
Mailing City *	CAMBRIDGE	Mailing State *	MA
		Mailing Zip Code *	02139

Certified Disadvantaged Business Enterprises (DBEs)

Certified Disadvantaged Business Enterprises (DBEs) *

Select all that apply.

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



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Priority Applicant

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

Priority Applicant *

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

Yes No

Priority Applicant Type *

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

Economic Empowerment Priority ▼

Economic Empowerment Applicant Certification Number

EEA202142

RMD Priority Certification Number

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

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Application #: MRN282779

RMD Information

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

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

Name of RMD

Department of Public Health RMD Registration Number

Operational and Registration Status

The current state of your registration with the Department of Public Health (DPH)

- Obtained Final Certificate of Registration and is open for business in Massachusetts
- Obtained Final Certificate of Registration, but is not open for business in Massachusetts
- Obtained Provisional Certificate of Registration only
- Applied for Certificate of Registration, decision by DPH is pending
- Denied by DPH for Certificate of Registration as an RMD in Massachusetts

Certificate of Registration

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



Drag document(s) or click here

To your knowledge, is the existing RMD certificate of registration in good standing?

- Yes
- No

If no, describe the circumstances below



Application #: MRN282779

Persons with Direct or Indirect Authority

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

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

All fields marked with an * are required.

Person with Direct or Indirect Authority 1

Percentage Of Ownership * Percentage Of Control *

Role * Other Role

First Name * Middle Name Last Name * Suffix Former Last Name (e.g. maiden name)

Alias - 1 Alias - 2 Alias - 3

Phone * Email *

Primary Address 1 * Primary Address 2

City * State * Zip Code *

Gender * User Defined Gender

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

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

Specify Race or Ethnicity

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



Person with Direct or Indirect Authority 2

Percentage Of Ownership *	Percentage Of Control *
<input type="text" value="49"/>	<input type="text" value="49"/>

Role *	Other Role
<input type="text" value="Executive / Officer"/>	<input type="text" value="President, Secretary, Director"/>

First Name *	Middle Name	Last Name *	Suffix	Former Last Name
<input type="text" value="Sean"/>	<input type="text"/>	<input type="text" value="Hope"/>	<input type="text"/>	<input type="text" value="(e.g. maiden name)"/>

Alias - 1	Alias - 2	Alias - 3
<input type="text"/>	<input type="text"/>	<input type="text"/>

Phone *	Email *
<input type="text" value="617-492-0220"/>	<input type="text" value="sdhope77@gmail.com"/>

Primary Address 1 *	Primary Address 2
<input type="text" value="907 Massachusetts Ave Suite 300"/>	<input type="text"/>

City *	State *	Zip Code *
<input type="text" value="Cambridge"/>	<input type="text" value="MA"/>	<input type="text" value="02139"/>

Gender *	User Defined Gender
<input type="text" value="Male"/>	<input type="text"/>

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

Specify Race or Ethnicity

Add a Person

Exit



Application #: MRN282779

Entities with Direct or Indirect Authority

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

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

All fields marked with an * are required.

[Add an Entity](#)

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Application #: MRN282779

Close Associates and Members

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

Close Associate means a person who holds a relevant managerial, operational or financial interest in the business of an applicant or licensee and, by virtue of that interest or power, is able to exercise a significant influence over the management, operations or finances of a Marijuana Establishment licensed under 935 CMR 500.000.

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

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

All fields marked with an * are required.

Close Associates or Member 1

First Name *	Middle Name	Last Name *	Suffix	Former Last Name
Leah		Samura		

Alias 1	Alias 2	Alias 3

Phone *	Email *
617-431-0021	lysamura@gmail.com

Primary Address 1 *	Primary Address 2
111 Wellington Hill Street	

City *	State *	Zip Code *
Mattapan	MA	02126

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

Director of Charles River Remedies LLC.





Close Associates or Member 2

First Name *	Middle Name	Last Name *	Suffix	Former Last Name
Sean		Hope		

Alias 1	Alias 2	Alias 3

Phone *	Email *
617-492-0220	sdhope77@gmail.com

Primary Address 1 *	Primary Address 2
907 Massachusetts Avenue Suite 300	

City *	State *	Zip Code *
Cambridge	MA	02139

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

President, Secretary, and Director of Charles River Remedies LLC.

Add an Individual

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Application #: MRN282779

Capital Resources - Individuals

Provide information about individuals that have or will contribute 10% or more to the initial capital for the Marijuana Establishment.

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

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

All fields marked with an * are required.

Individual Contributing Capital 1

First Name * Middle Name Last Name * Suffix

Email * Phone *

Address 1 * Address 2

City * State * Zip Code *

Types of Capital * *Select all that apply.*
 Monetary/Equity
 Debt
 Land
 Buildings
 Other (Specify)

Other Type of Capital

Total Value of the Capital Provided * Percentage of Initial Capital *

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

Add an Individual

Capital Resources Documentation - Individuals

Please provide documentation that establishes:

- The existence of the funds
- Certification that the funds were legally obtained
- Amount(s) and source(s) of the funds provided to the applicant including, but not limited to, funds from any individual that will be contributing capital resources for the purposes of establishing or operating the identified Marijuana Establishment

Amounts and Sources of Capital Documentation

Documentation detailing the amounts and sources of capital resources available to the applicant from any entity that will be contributing capital resources to the applicant for purposes of establishing or operating the identified Marijuana Establishment for each license applied for.

Empty text area for documentation.



Application #: MRN282779

Capital Resources - Entities

Provide information about entities that have or will contribute 10% or more to the initial capital for the Marijuana Establishment.

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

To add an entity, click the "Add an Entity" button below.

All fields marked with an * are required.


Add an Entity

Capital Resources Documentation - Entity

Please provide documentation that establishes:

- The existence of the funds
- Certification that the funds were legally obtained
- Amount(s) and source(s) of the funds provided to the applicant including, but not limited to, funds from any individual that will be contributing capital resources for the purposes of establishing or operating the identified Marijuana Establishment

Amounts and Sources of Capital Documentation

 Drag document(s) or click here

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Application #: MRN282779

Business Interests in other States or Countries


Provide information about all past or present business interests of the Marijuana Establishment and its owners in other states or countries.
If there are no entities meeting the above criteria, click the "Save & Go To Next Page" button at the bottom of the page.
To add entities click on the "Add an Entity" button below.
All fields marked with an * are required.

[Add an Entity](#)

Business Interest Documentation

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

Supporting Document

Drag document(s) or click here



Application #: MRN282779

Disclosure of Individual Interests

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

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

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

All fields marked with an * are required.

[Add an Individual](#)

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Individual Interest Documentation

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

Supporting Documents

 Drag document(s) or click here

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Application #: MRN282779

Marijuana Establishment Property Details

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

Establishment Address 1 *

Establishment Address 2

Establishment City *

Establishment Zip Code *

Approximate square footage of the establishment *

How many abutters does this property have? *

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

Yes

No

I Don't Know

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

Bond Paper	Document Name: Bond.jpg	
work in progress	Document Category: Documentation of Bond	
	Upload Date: 6/12/19	

Drag document(s) or click here

Property Interest Documentation *
 Documentation of a property interest in the proposed address. Interest may be demonstrated by one of the following:

- Clear legal title to the proposed site;
- An option to purchase the proposed site;
- A legally enforceable agreement to give such title; or
- Binding permission to use the premises.





The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001380770

1. The exact name of the limited liability company is: CHARLES RIVER REMEDIES LLC

2a. Location of its principal office:

No. and Street: 31 CHURCH STREET
 City or Town: CAMBRIDGE State: MA Zip: 02139 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 31 CHURCH STREET
 City or Town: CAMBRIDGE State: MA Zip: 02139 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE COMPANY IS ORGANIZED: (A) TO APPLY FOR A LICENSE WITH THE CANNABIS CONTROL COMMISSION; (B) TO ENGAGE IN ALL ACTIVITIES INCIDENTAL THERETO; AND (C) TO ENGAGE IN ANY OTHER ACTIVITIES IN WHICH A LIMITED LIABILITY COMPANY FORMED UNDER THE LAWS OF THE COMMONWEALTH OF MASSACHUSETTS MAY LAWFULLY ENGAGE.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: SEAN D. HOPE
 No. and Street: 907 MASSACHUSETTS AVENUE
 City or Town: CAMBRIDGE State: MA Zip: 02139 Country: USA

I, SEAN D. HOPE resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

SOC SIGNATORY	SEAN HOPE	907 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 USA
SOC SIGNATORY	LEAH SAMURA	111 WELLINGTON HILL ST MATTAPAN, MA 02126 USA

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	SEAN HOPE	907 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 USA

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 26 Day of April, 2019,

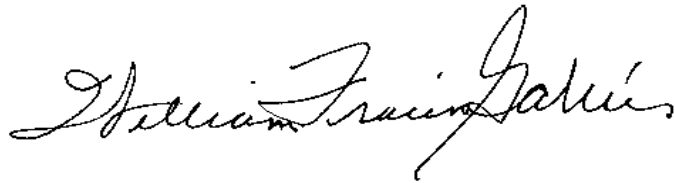
SEAN D. HOPE

(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

April 26, 2019 08:41 AM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

MEMORANDUM

TO: Charles River Remedies LLC
31 Church Street
Cambridge, MA 02139

FROM: Mr. F. Giles Ham, P.E
Managing Partner *and*
Jennifer Conners,
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810-1066

DATE: July 30, 2019

RE: 8276

SUBJECT: Transportation Logistics Plan
Proposed Cannabis Dispensary – 31 Church Street
Cambridge, Massachusetts

Vanasse & Associates, Inc. (VAI) has conducted a Transportation Logistics Plan in order to determine potential impacts associated with the proposed cannabis dispensary to be located at 31 Church Street in Cambridge, Massachusetts (hereafter referred to as “The Project”). The purpose of this memorandum is to identify available public transit options, evaluate parking supply/demand, evaluate loading/delivery areas and the impacts on nearby streets, sidewalks and surrounding neighborhoods, estimate traffic volumes expected to be generated by the proposed facility, and recommend a Transportation Demand Management (TDM) Plan for customers, employees, and delivery/loading activities, in order to minimize project impacts. The general scope of this assessment is outlined in the City of Cambridge Transportation Logistics Plan Guidelines.

PROJECT DESCRIPTION

The proposed project will consist of 1,141 sf cannabis dispensary. The facility will be opened seven days a week from 10:00 AM to 11:00 PM through Monday to Sunday. Figure 1 depicts the site location in relation to the local roadway network.

INTRODUCTION

As part of this study, a comprehensive field inventory of available public transit options, parking supply and demand, loading zone, pedestrian, and bicycle facilities within the study area was undertaken in June 2019, within 500-foot and quarter mile radius around the site. Figure 2 graphically depicts a survey of the inventory.

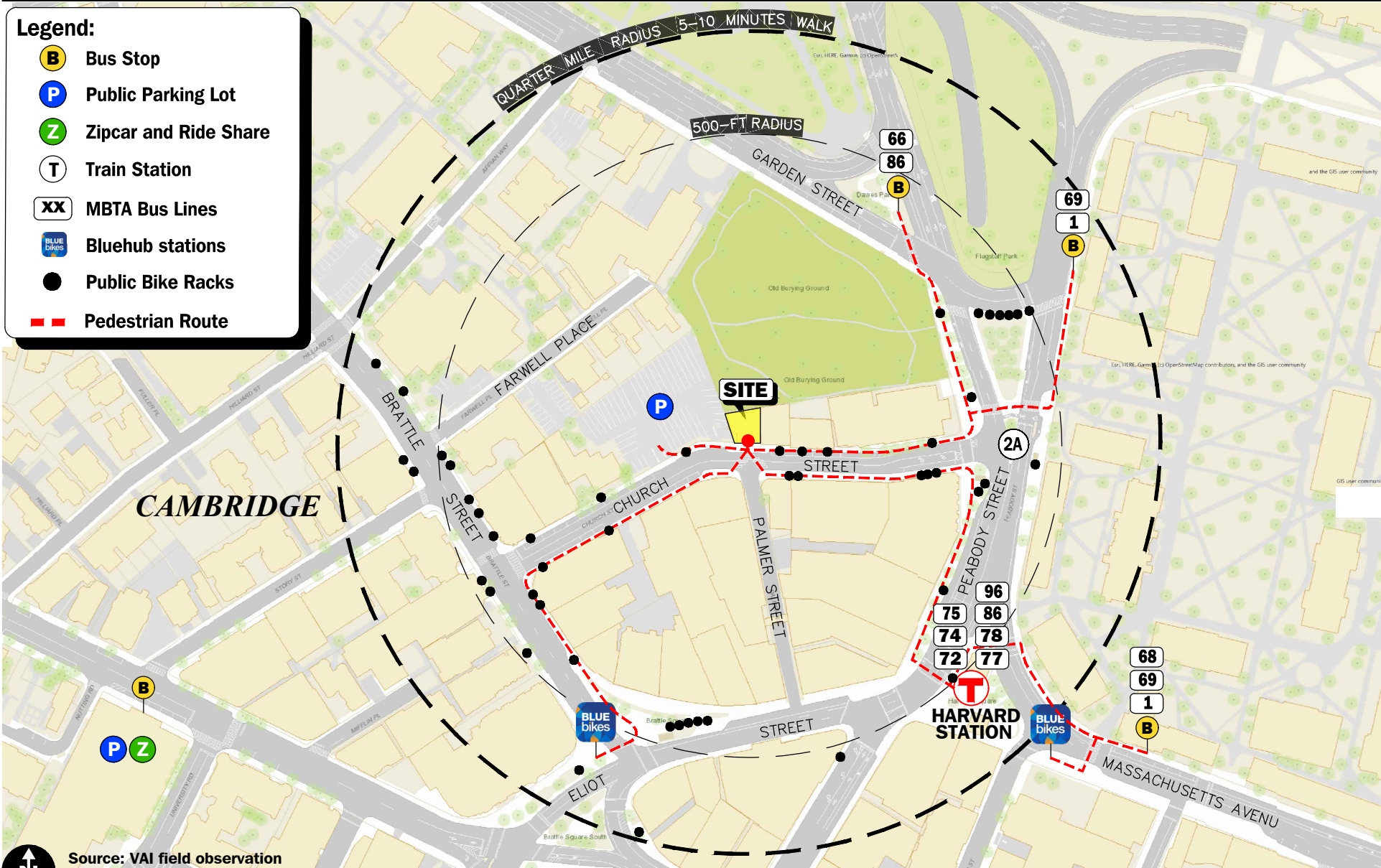




Figure 1
Site Location Map

Legend:

- B Bus Stop
- P Public Parking Lot
- Z Zipcar and Ride Share
- T Train Station
- XX MBTA Bus Lines
- B Bluehub stations
- Public Bike Racks
- Pedestrian Route



Source: VAI field observation
Not Scaled

Figure 2
Public Transit Services
31 Church Street

Pedestrian and Bicycle Facilities

The project site is conveniently located in a pedestrian-friendly area and will be accessed by customer at the store entrance onto Church Street. Within the study area, sidewalks are provided along both sides of all streets with painted crosswalks provided at the intersections. Available public transit and bike facilities/stations are provided within less than a 5 minute walk.

Public Transportation Services

The project site is conveniently located adjacent to the MBTA Harvard Station. As such, a significant portion of employees and customers will utilize transportation to access the site. Public transportation services are provided within the study area by the Massachusetts Bay Transportation Authority (MBTA) for Bus and Subway service. A description of the bus route within site vicinity is depicted on Figure 3. Within the study area, the MBTA operates the following bus and subway services:

Table 1
MBTA BUS SERVICE SUMMARY

Route	Service	Stop Closest to Site	Distance from Site	Distance Walking	Frequency
66	Harvard - Dudley via Allston	Harvard Square at Garden St - Dawes Island	422 ft. north	2 minutes	
86	Sullivan - Reservoir	Harvard Square at Garden St - Dawes Island	422 ft. south	2 minutes	
1	Harvard - Dudley via Massachusetts Avenue	Massachusetts Avenue at Johnston Gate	557 ft. north	3 minutes	
68	Harvard - Kendall/MIT	Massachusetts Avenue at Johnston Gate	557 ft. north	3 minutes	
69	Harvard - Lechmere	Massachusetts Avenue at Johnston Gate	557 ft. north	3 minutes	
71	Watertown Square - Harvard	Harvard Square	0.1 Miles south	4 minutes	<i>Weekday</i>
72	Huron Avenue - Harvard	Harvard Square	0.1 Miles south	4 minutes	9 to 20 minutes
73	Waverley Square - Harvard	Harvard Square	0.1 Miles south	4 minutes	<i>Saturday</i>
74	Belmont Center - Harvard via Concord Avenue	Harvard Square	0.1 Miles south	4 minutes	10 to 20 minutes
75	Belmont Center - Harvard via Fresh Pond Parkway	Harvard Square	0.1 Miles south	4 minutes	
77	Arlington Heights - Harvard	Harvard Square	0.1 Miles south	4 minutes	
78	Arlmont Village - Harvard	Harvard Square	0.1 Miles south	4 minutes	
96	Medford Square - Harvard	Harvard Square	0.1 Miles south	4 minutes	

MBTA SUBWAY SERVICE SUMMARY

Line	Stop Closest to Site	Distance from Site	Distance Walking	Frequency
MBTA Red line Braintree/ Alewife	Harvard Square	0.1 Miles South	4 minutes	9 -12 minutes



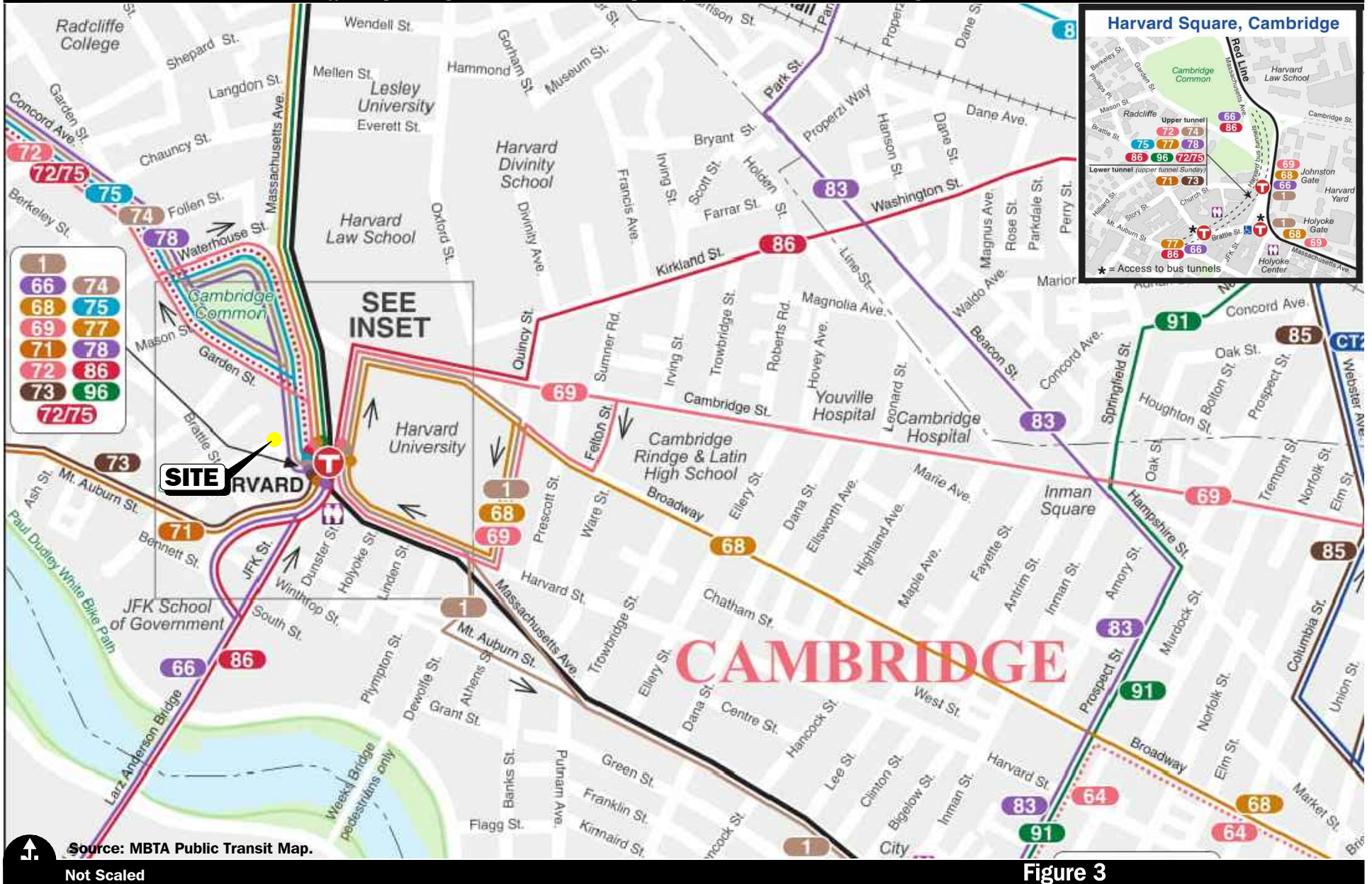


Figure 3
Bus/Train Routes
31 Church Street

Parking and Loading Availability

The project proposes to use existing on and off street public parking and a loading zone adjacent to the front entrance onto Church Street. In order to determine the availability of parking spaces, a parking supply/demand survey was conducted within 500-foot around the site. The survey was conducted in June 2019 and consists of inventory of on-street parking coded by regulation (e.g., metered 2-hour parking, 15-minute parking, resident permit only parking, handicap parking spaces, loading zones, etc.) and existing parking garage in the vicinity of the site. In order to identify parking trends occurring within the study area, parking demand surveys were conducted during typical weekday at 10:00 AM, 12:00 PM, 3:00 PM, 5:00 PM, and 7:00 PM, and a Saturday at noon, 3:00 PM and 7:00 PM. Table 2 and Figure 4 summarize the parking supply and demand observations for the available costumers parking.

Table 2
CAMBRIDGE PARKING SUPPLY AND DEMAND OBSERVATIONS

		<i>On Street Parking</i>							
		<i>Wednesday 06/19/19</i>					<i>Saturday, 06/15/19</i>		
<i>Zone</i>	<i>Supply</i>	<i>10:00 AM</i>	<i>12:00 PM</i>	<i>3:00 PM</i>	<i>5:00 PM</i>	<i>7:00 PM</i>	<i>12:00 PM</i>	<i>3:00 PM</i>	<i>7:00 PM</i>
1	8	1	0	1	1	0	0	1	0
2	5	0	0	1	1	1	0	0	0
3	6	0	0	0	0	0	0	1	0
4	7	0	0	0	0	0	0	0	0
5	6	0	0	1	0	0	1	0	0
7	3	0	0	0	0	1	0	0	0
8	13	0	1	4	1	0	1	2	0
9	10	0	0	0	1	0	0	1	0
10	4	0	0	0	0	0	0	0	0
Sub Total Vacant Spaces	62	1	1	7	4	2	2	5	0
		<i>Parking lot/Garage</i>							
Church Street Lot (Private)	122	24	9	47	49	30	49	48	50
Total	184	25	10	54	53	32	51	53	50

As shown in Table 2, the peak hour demand during a typical weekday occurs at 12:00 PM when 10 spaces were vacant and the peak hour demand during a typical Saturday occur at 7:00 PM when 50 spaces were vacant. Additional public parking is available at several garages outside of the 500 feet zone.

All loading delivers will be handled utilizing an existing loading zone area on Church Street. There are multiple Loading Zones along Church Street including a loading zone adjacent to the front entrance. The Applicant will attempt to schedule delivery times to avoid undue congestion, although for security reasons required, the specific delivery times and dates will vary and will need to be kept confidential. The loading zone is exclusive to the dispensary and is expected to be utilized 20 times per week.

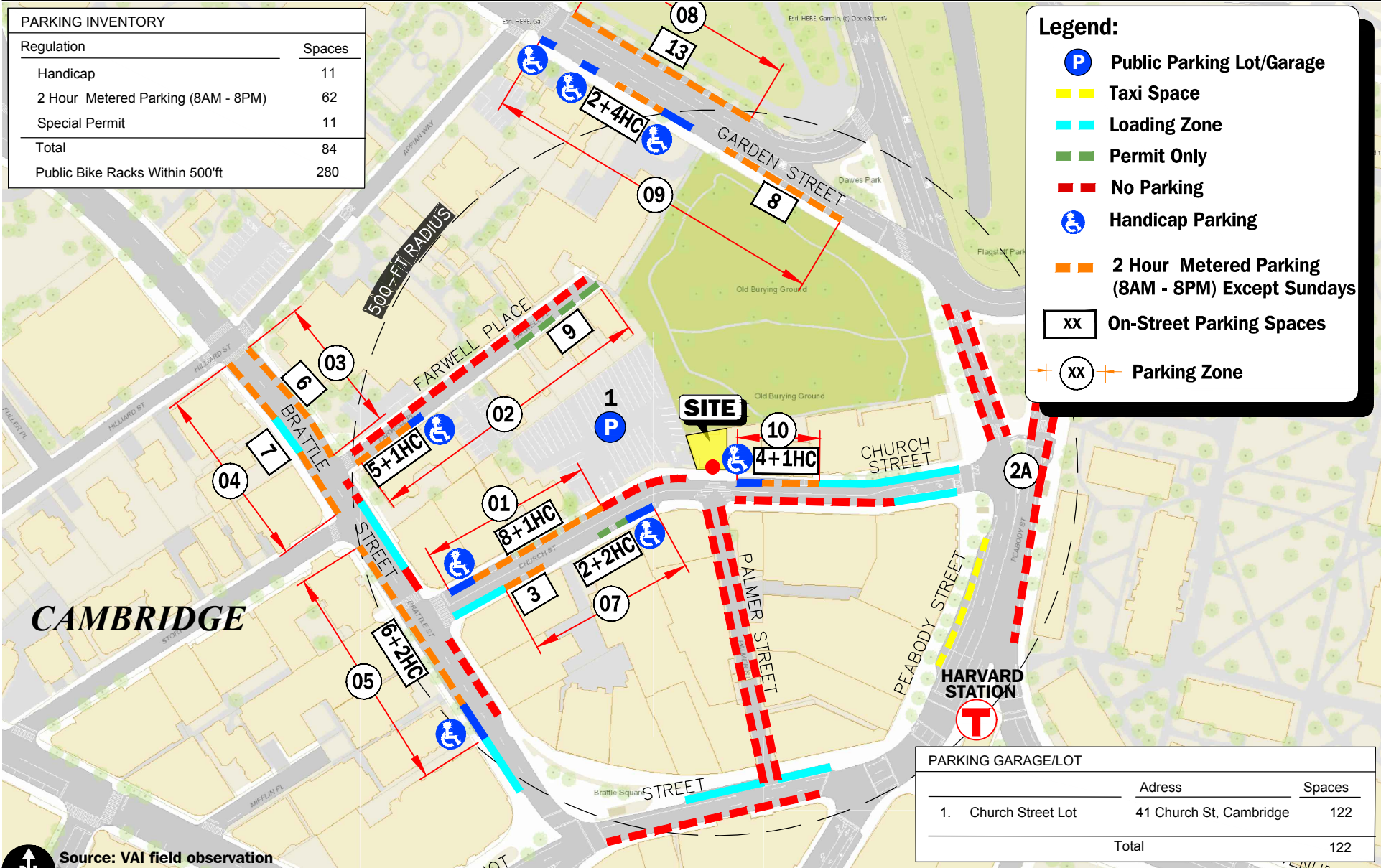


Traffic Engineering Service - Cannabis Dispensary - 31 Church Street - Cambridge, Massachusetts

PARKING INVENTORY	
Regulation	Spaces
Handicap	11
2 Hour Metered Parking (8AM - 8PM)	62
Special Permit	11
Total	84
Public Bike Racks Within 500'ft	280

Legend:

- Public Parking Lot/Garage
- Taxi Space
- Loading Zone
- Permit Only
- No Parking
- Handicap Parking
- 2 Hour Metered Parking (8AM - 8PM) Except Sundays
- On-Street Parking Spaces
- Parking Zone



PARKING GARAGE/LOT		
	Address	Spaces
1.	Church Street Lot 41 Church St, Cambridge	122
Total		122

Figure 4
Parking Alternative
Parking Lot/Garage
On-Street Parking
31 Church Street

Source: VAI field observation
 Not Scaled



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PROJECT-GENERATED TRAFFIC

The only Massachusetts dispensary that is similar to 31 Church Street is located at 160 Washington Street, Brookline, MA. The existing Neta Brookline Cannabis facility will remain to be extremely busy until other urban facilities developed. Peak hour observations of pedestrian traffic was conducted at the Neta facility during typical weekday evening peak hour (4:00 – 6:00 PM) and during typical Saturday midday peak hour (11:00 AM–2:00 PM). Trip Generation rates per register were developed and applied to the proposed facility. Based upon observations in Brookline, the estimate opening condition trip-generation is presented on Table 3 with background calculations contained in the Appendix.

It is important to note that the trip projections for the Project presented are for the initial opening period and as more dispensaries open, the trip-generation will be reduced significantly. With a proposed appointment only schedule initially the trip projections will be limited to the scheduled capacity.

Project-Generated Traffic Volume Summary

As can be seen in Table 3, the cannabis dispensary is predicted to generate approximately 124 vehicle trips (63 vehicles entering and 61 exiting) expected during the weekday evening peak-hour, and 96 vehicle trips (49 vehicles entering and 47 exiting) expected during the Saturday midday peak hour. It should be noted that up to 40 percent of the costumers peak hour trips will be transit, pedestrian and bicycle trips. It is important to note that these estimates are conservatively high and given the area constrained parking supply actual vehicle trip generation should be significantly less.

Table 3
TRIP GENERATION SUMMARY
CANNABIS DISPENSARY

Time Period/Direction	Person Trips							Automobile Trips ^b	Employees Trips	Total Trips
	Proposed Cannabis Dispensary (7 Registers) ^a	Drive Alone Trips (41%)	Ridesharing Trips (13%)	Transit Trips (16%)	Pedestrian Trips (19%)	Bicycle Trips (6%)	Other Trips (5%)			
<i>Weekday Evening Peak Hour:</i>										
Entering	118	48	15	19	23	7	6	60	3	63
<u>Exiting</u>	<u>118</u>	<u>48</u>	<u>15</u>	<u>19</u>	<u>23</u>	<u>7</u>	<u>6</u>	<u>60</u>	<u>1</u>	<u>61</u>
Total	236	96	30	38	46	14	12	120	4	124
<i>Saturday Midday Peak Hour:</i>										
Entering	91	37	12	15	17	5	5	47	2	49
<u>Exiting</u>	<u>91</u>	<u>37</u>	<u>12</u>	<u>15</u>	<u>17</u>	<u>5</u>	<u>5</u>	<u>47</u>	<u>0</u>	<u>47</u>
Total	182	74	24	30	34	10	10	94	2	96

^aBased on customer counts conducted at the Existing Cannabis Dispensary in Brookline June 19. Projection on 16.9 Costumes per register Rate (20 Registers)

^bDrive-alone plus rideshare person trips divided by vehicle occupancy ratio of 1.05 persons per vehicle per local census data



OPENING CONDITIONS OPERATIONS PLAN

Crowd and Customer Management Logistics

In anticipation of large crowds during the opening days and months the following is being proposed:

- **Additional Staff:** There will be additional security/concierge specifically focused on managing the crowds, both internally and on the street along Church Street. These additional staff members will serve as concierge and will not replace the required security and check-in personnel, as required by the CCC regulations.
- **Appointment Only:** For the initial first six months of operation, Charles River Remedies LLC will require customers be by appointment only to reduce any issues of lines obstructing the public way. During the initial 6- 12 months of operation there will be additional staff to monitor lines as concierge/security to maintain order in the public way. Lastly, Charles River Remedies LLC will utilize its Education/Training Area during peak times as an overflow area further reducing congestion nuisance or hazard in the public way.
- **Coordinate with Cambridge Police:** In advance of its opening day, Charles River Remedies LLC will coordinate with the Central Square Sargent of the Cambridge Police to arrange for the appropriate detail, discuss any proposed logistics for crowd management ,and share any industry information the police may find useful.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

Reducing the amount of traffic generation by the project is an important component of the development. The goal of the TDM plan is to reduce the use of Single Occupant Vehicles by encouraging healthy transportation choices. The following measures will be implemented in an effort to reduce the number of vehicle trips generated:

- Provide MBTA T-Pass subsidies to all employees.
- Offer all employees Gold-Level Blue bikes Bikeshare membership.
- Provide lockers for employees that walk or bike to work.
- Have available an air pump and bicycle repair tools for employees and customers to use when needed.
- Designate an employee of the facility as a Transportation Coordinator (TC) to manage the implementation of TDM measures. The TC will:
 - Post in a central and visible location (i.e., lobby for customers, break room for employees) information on available non-automobile services in the area, including, but not limited to:
 - Available pedestrian and bicycle facilities near the Project site.
 - “Getting Around Cambridge” map
 - Locations of bicycle parking.
 - Bluebikes regional public bikeshare system.
 - Carpool-matching programs.

- Provide a real-time transportation display screen in a central location to help people decide which mode to choose for each trip.
- Provide and maintain information on the project's public website, newsletters, social media, etc. on how to access the site by all modes, with emphasis on sustainable modes.
- Participate in any TC training offered by the City.
- Prior to the issuance of a Building Permit, the Applicant should provide a loading and service delivery management plan that includes all delivery activity to TP&T for TP&T's approval.
- Provide a one-time contribution to the City toward transportation, transit and/or bicycle improvements to support non-automobile.

The above strategies will encourage non-auto travel by the employees.

CONCLUSIONS

VAI has completed a Transportation Assessment of the potential impacts on the transportation infrastructure associated with the proposed cannabis dispensary to be located at 31 Church Street in Cambridge, MA. Based on this assessment, we have concluded the following with respect to the Project:

- The initial opening of the proposed facility will result in significant customer activity which will be reduced over time as more dispensaries are open.
- The need for a Traffic Management Plan for the initial opening period should be finalized prior to opening and in consultation with City staff.
- Parking in the area is constrained and will help to reduce auto travel to the site and encourage transit usage.
- Public transportation is available in the immediate project vicinity to accommodate both employees and customers.
- The project proponent has committed to an aggressive TDM plan to reduce automobile travel to the site and promote transit, bicycle and walking.

In consideration of the above, we have concluded that the Project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner.

Cannabis Retail Stores Summary Form

Project Site:		
1	Store Address.	31 Church Street
2	Total floor area of store (including sales, back of house, other).	1,141 sf
3	Retail sales area (including customer waiting areas).	Retail Sales and Waiting Area = 898 SF (Includes counter area and behind counter = 188 SF.)
4	Maximum customer capacity – sales area.	Sales (Mercantile) Area Capacity (60 Gross/person) 14
5	Maximum customer capacity – waiting area.	Waiting Area Capacity (15 SF Gross/person) 8 persons
Employees:		
6	Number of full-time employees (total).	Total employees: 4 Total employees: 2 each day
7	Number of part-time employees (total).	Total employees: 6 Total employees: 4 (each day)
8	Maximum number of employees on-site at one time.	10 employees
	Employee mode shares:	Obtained from Cambridge Website, Transportation Data: 2006 - 2008 Cambridge Journey to Work.
9	% single-occupancy vehicle (SOV) (including ride-hailing):	46.4%
10	% high-occupancy vehicle (HOV):	8.6%
11	% public transit:	25.4%
12	% walk:	12.4%
13	% bike:	3.4%
14	% other:	3.8%
Customers:		
15	Number of customers per day.	1000
16	Maximum number of customers expected at any one time.	40
	Customer mode shares:	Based upon Sira Natural's Survey 2018
17	% single-occupancy vehicle (SOV) (including ride-hailing):	41%
18	% high-occupancy vehicle (HOV):	13%
19	% public transit:	16%
20	% walk:	19%
21	% bike:	6%
22	% other:	5%

Transit Availability:		
23	List the public transportation services within ¼ mile of the site, including type (subway, bus, bike share), walking distance, and frequency.	<p><u>Subway</u></p> <ul style="list-style-type: none"> • MBTA Red line - 0.1 Miles South - 4 minutes – Frequency: 9 -12 minutes <p><u>Bus</u></p> <ul style="list-style-type: none"> • 66 - Harvard - Dudley via Allston 422 ft. north - 2 minutes • 86 - Sullivan – Reservoir - 422 ft. south - 2 minutes • 1 - Harvard - Dudley via Massachusetts Avenue - 557 ft. north - 3 minutes • 68 - Harvard - Kendall/MIT - 557 ft. north - 3 minutes • 69 - Harvard – Lechmere - 557 ft. north - 3 minutes • 71 - Watertown Square – Harvard - 0.1 Miles south - 4 minutes • 72 - Huron Avenue – Harvard - 0.1 Miles south - 4 minutes • 73 - Waverley Square – Harvard - 0.1 Miles south - 4 minutes • 74 - Belmont Center - Harvard via Concord Avenue - 0.1 Miles south - 4 minutes • 75 - Belmont Center - Harvard via Fresh Pond Pkwy - 0.1 Miles south - 4 minutes • 77 - Arlington Heights – Harvard - 0.1 Miles south - 4 minutes • 78 - Arlmont Village – Harvard - 0.1 Miles south- 4 minutes • 96 - Medford Square – Harvard - 0.1 Miles south - 4 minutes <p><u>Bike Share</u></p> <ul style="list-style-type: none"> • Harvard Square at Brattle St / Eliot St- 0.1 Miles south – 4 minutes – 14 Docks • Harvard Square at Mass Ave/ Dunster - 0.1 Miles south – 4 minutes – 16 Docks
24	List the duration and frequency of public transit services for weekdays and weekends.	<p><u>Subway</u></p> <ul style="list-style-type: none"> • Frequency: 9 -12 minutes <p><u>Bus</u></p> <ul style="list-style-type: none"> • Weekday Frequency: 9 to 20 minutes • Saturday Frequency: 10 to 20 minutes
Auto Parking Availability:		
25	List public parking facilities within 500 feet of site (with addresses/locations, distance, and number of spaces) and parking occupancy for minimum one weekday (e.g., minimum 10 am, 12 pm, 3 pm, 5 pm, 7 pm), and minimum one Saturday (e.g., minimum noon, 3 pm and 7 pm).	<p>Church Street Lot (Private) Spaces: 122 On Street Parking = Spaces: 64</p> <p><u>Vacant Spaces</u></p> <p>Weekday 10:00 AM: 25 vacant spaces Weekday 12:00 PM: 10 vacant spaces Weekday 3:00 PM: 54 vacant spaces Weekday 5:00 PM: 53 vacant spaces Weekday 7:00 PM: 32 vacant spaces Saturday 12:00 PM: 51 vacant spaces Saturday 3:00 PM: 53 vacant spaces Saturday 7:00 PM: 50 vacant spaces</p> <p>*It is important to note that several garages are located outside 500 feet zone.</p>
26	Estimated peak parking demand needed for employees.	5
27	Estimated peak parking demand for customers.	28
28	Number of employee parking spaces on-site.	0
29	Number of customer parking spaces on-site.	0
30	Number of employee parking spaces off-site (describe location and distance from site).	0
31	Number of customer parking spaces off-site (describe location and distance from site).	0

Bicycle Parking Availability:		
32	Number of Employee long-term bicycle parking spaces on the Project site.	0
33	Number of Customer short-term bicycle parking spaces on the Project site.	0 (280 Nearby bike storage spaces are available within 500ft radius distance from the site)
34	Number of public bicycle parking spaces within 100 feet of the main entrance of the site.	34 bike storage spaces

Loading and Delivery:		
35	Address of proposed Loading and Delivery Service Location (note whether it is on-street or off-street).	All loading delivers will be handled utilizing an existing loading zone area on Church Street. There are multiple Loading Zones along Church Street including a loading zone adjacent to the front entrance. The Applicant will attempt schedule delivery times to avoid undue congestion although for security reasons required by the CCC the specific delivery times and dates will vary and will need to be kept confidential.
36	List the types of loading and delivery trips that will service the site (e.g., product delivery, cash pick-up, refuse collection) and expected number of trips per week for each type.	Product: 3 times per week Cash: Max twice per day Trash: 3 times per week

Project Trip Generation:								
37	Daily, Morning and Evening Peak Hour Employees and Customer trip generation by mode.		Employees			Customers		
			Daily	Evening	Saturday	Daily	Evening	Saturday
		SOV	10	3	1	410	96	74
		HOV	2	1	1	130	30	24
		Transit	4	2	3	160	38	30
		Walk	2	0	1	190	46	34
		Bike	2	0	0	60	14	10
Other	0	0	0	50	12	10		

APPENDIX

SITE PLAN

EXISTING FACILITY TRAFFIC COUNTS

US CENSUS

TRIP GENERATION CALCULATIONS

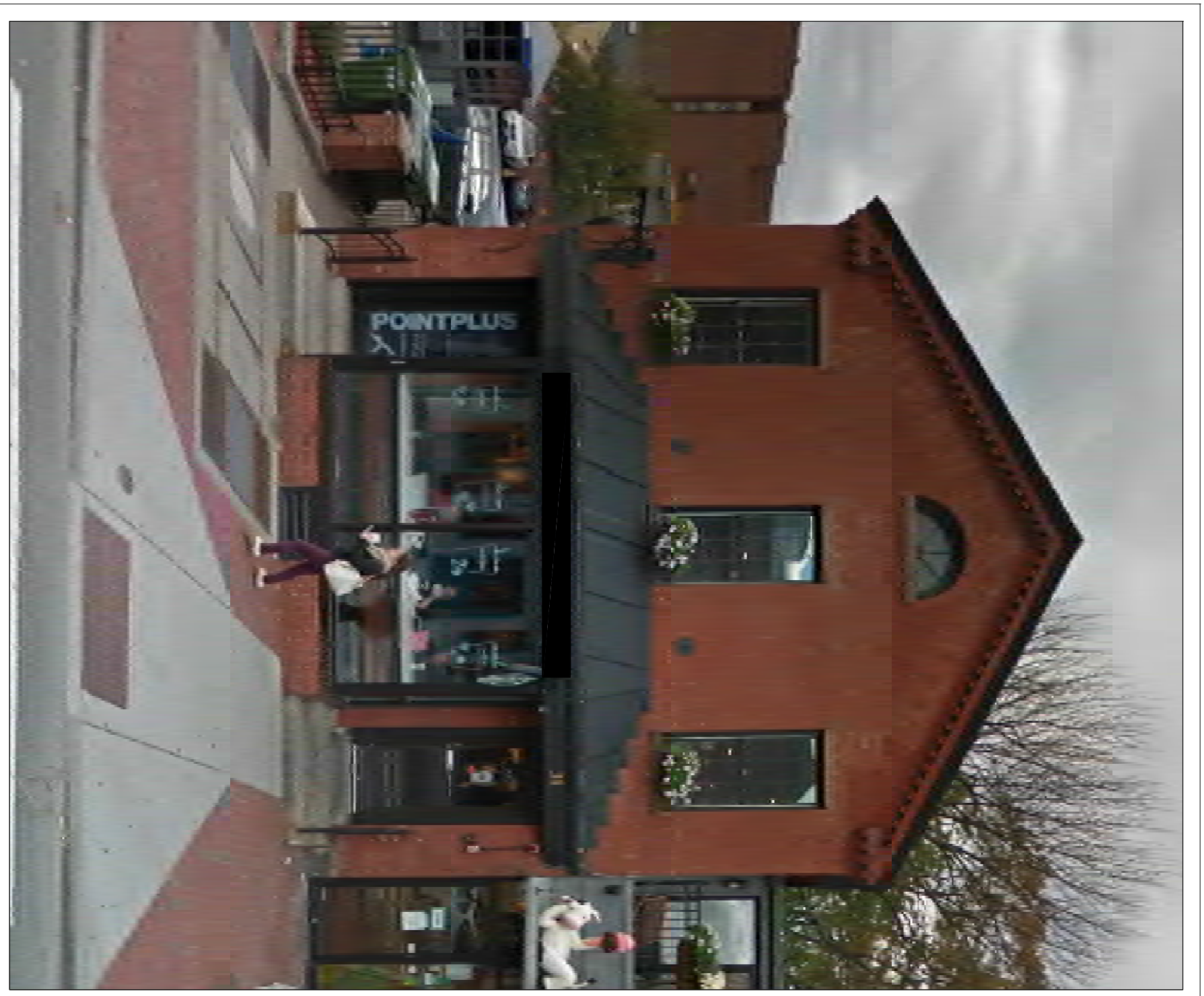
SITE PLAN

PROJECT TITLE: CHARLES RIVER REMEDIES - DISPENSARY

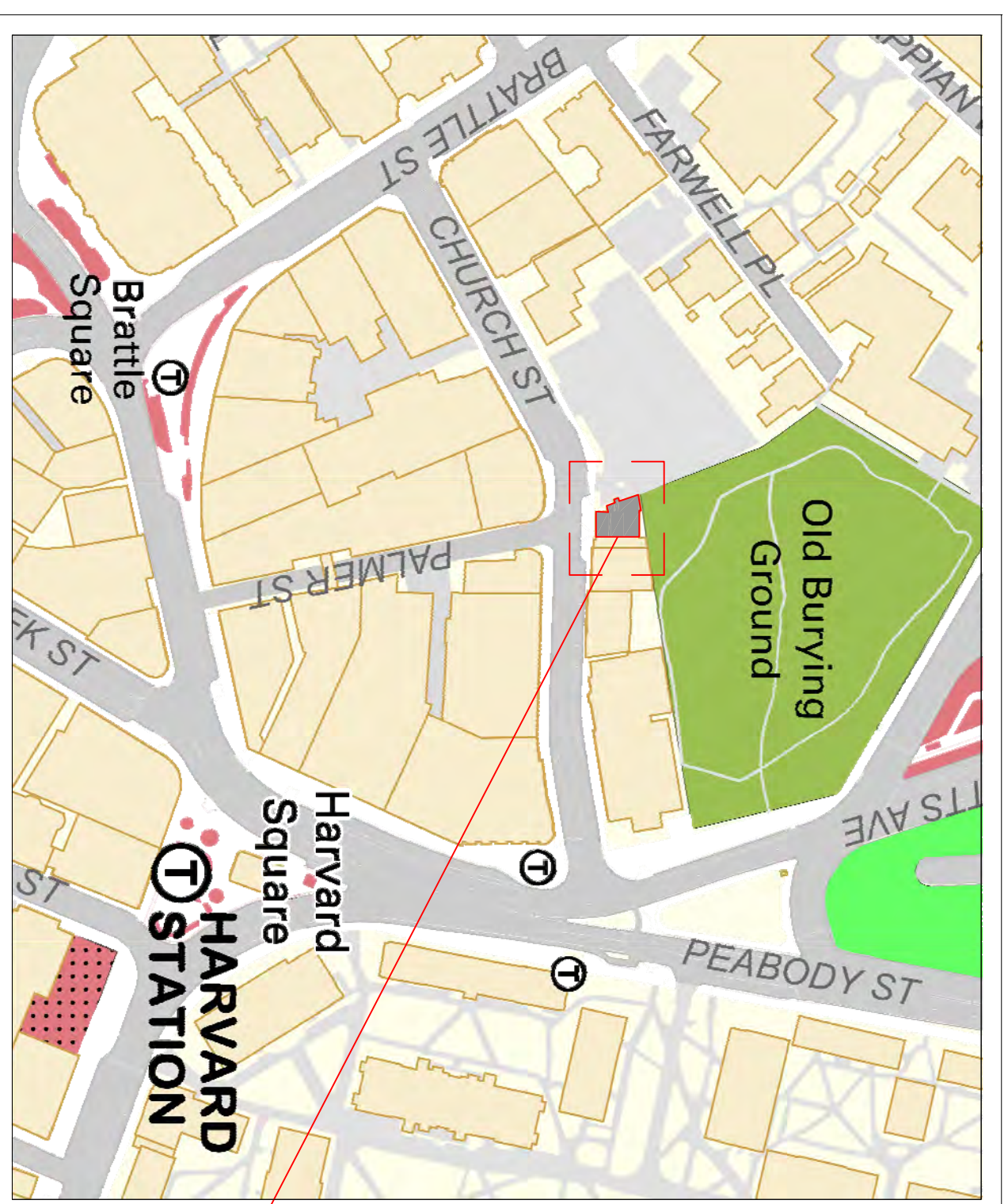
PROJECT ADDRESS: 31 Church Street, Cambridge, Ma 02138

SUBMISSION TO CITY OF CAMBRIDGE

DATE: 6.14.2019



STREET VIEW - EXISTING



GIS MAP

31 CHURCH STREET

LIST OF DRAWINGS:

Drawing No.	Drawing Title	Issue Date:
A0.00	COVER SHEET	6.14.2019
A0.01	LOCUS MAP - 300' RADIUS	6.14.2019
A0.02	LOCUS MAP - 1800' RADIUS	6.14.2019
A0.03	SITE CONDITIONS/LOGISTICS	6.14.2019
A0.04	LOGISTICS	6.14.2019
A0.05	PROPOSED DISPENSARY PLAN	6.14.2019

1	6-14-2019	ISSUED FOR INFORMATION	0
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ARCHITECT'S SEAL:



AR

320 NEWTON
NEWTON
MA 02459
TEL: 617.448.5872

DAVID W. HANKS
REGISTERED ARCHITECT
NO. 100929
BOSTON
MASS.

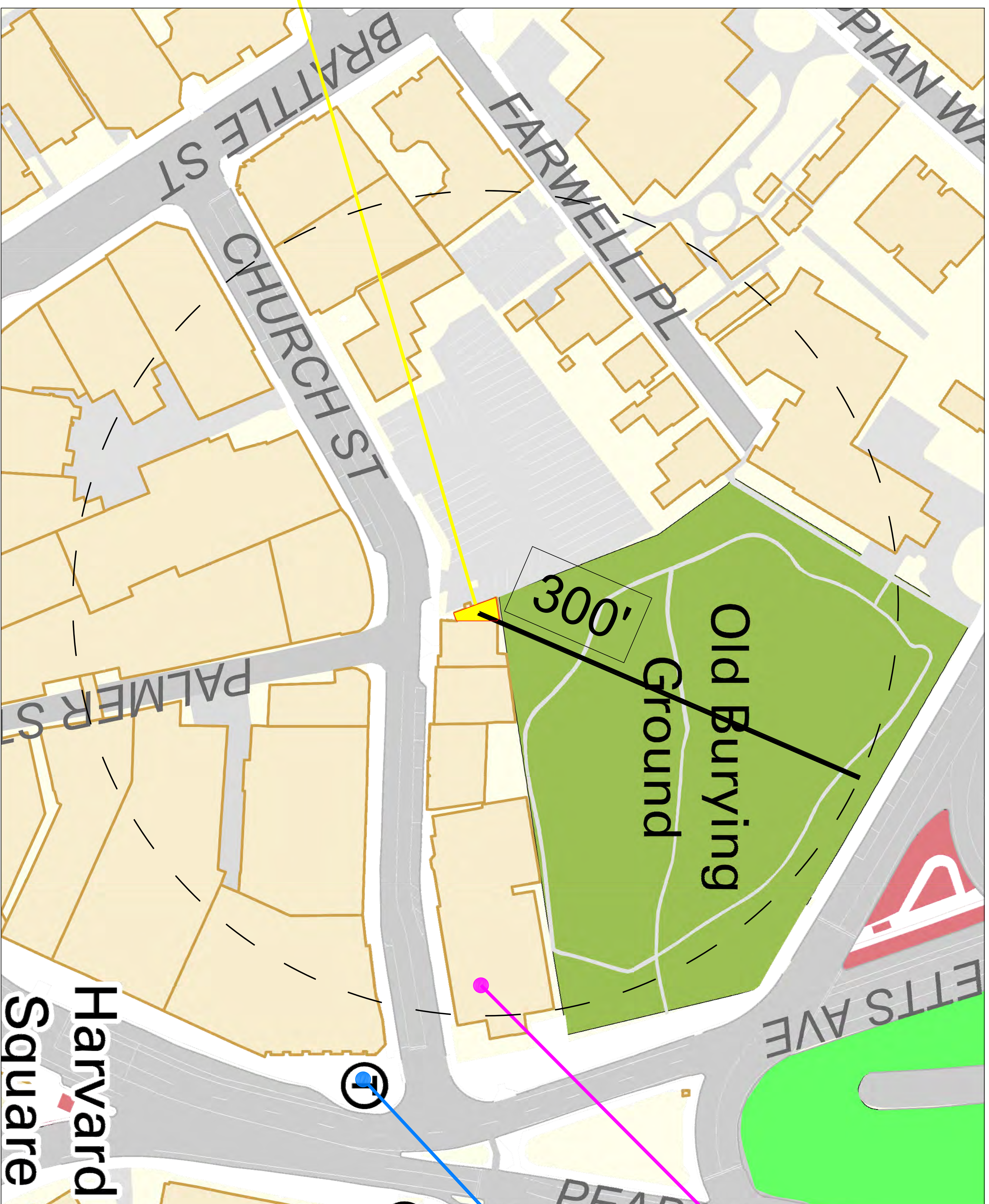
CLIENT INFORMATION
**CHARLES RIVER
REMEDIES LLC.**

PROJECT LOCATION
31 Church Street,
Cambridge, MA 02138





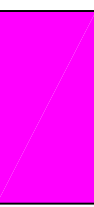

DRAWING TITLE
COVER SHEET

SCALE	N/A	DATE	06-14-2019
PROJECT NO.	05082019	REVISION NO.	0
DRAWN BY	DB	DRAWING NO.	A0.00
VERIFIED BY			

LOCUS MAP

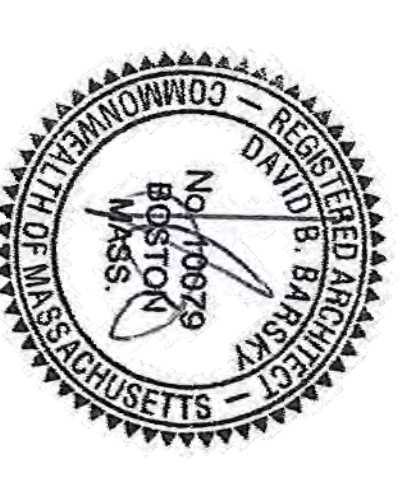


LEGEND

	31 CHURCH STREET
	APPROVED RMD
	SCHOOLS K-12
	PUBLIC TRANSPORTATION
	PLACES OF WORSHIP
	PARKS AND PLAYGROUNDS

FIRST PARISH CHURCH

HARVARD SQ. 'T' STATION



DAVID BASKAY ARCHITECT
 320 NENADA
 NEWTON
 MA 02460
 TEL: 617.448.5872
 E-MAIL: DAVID.BASKAY@DAVIDBASKAYARCHITECT.COM

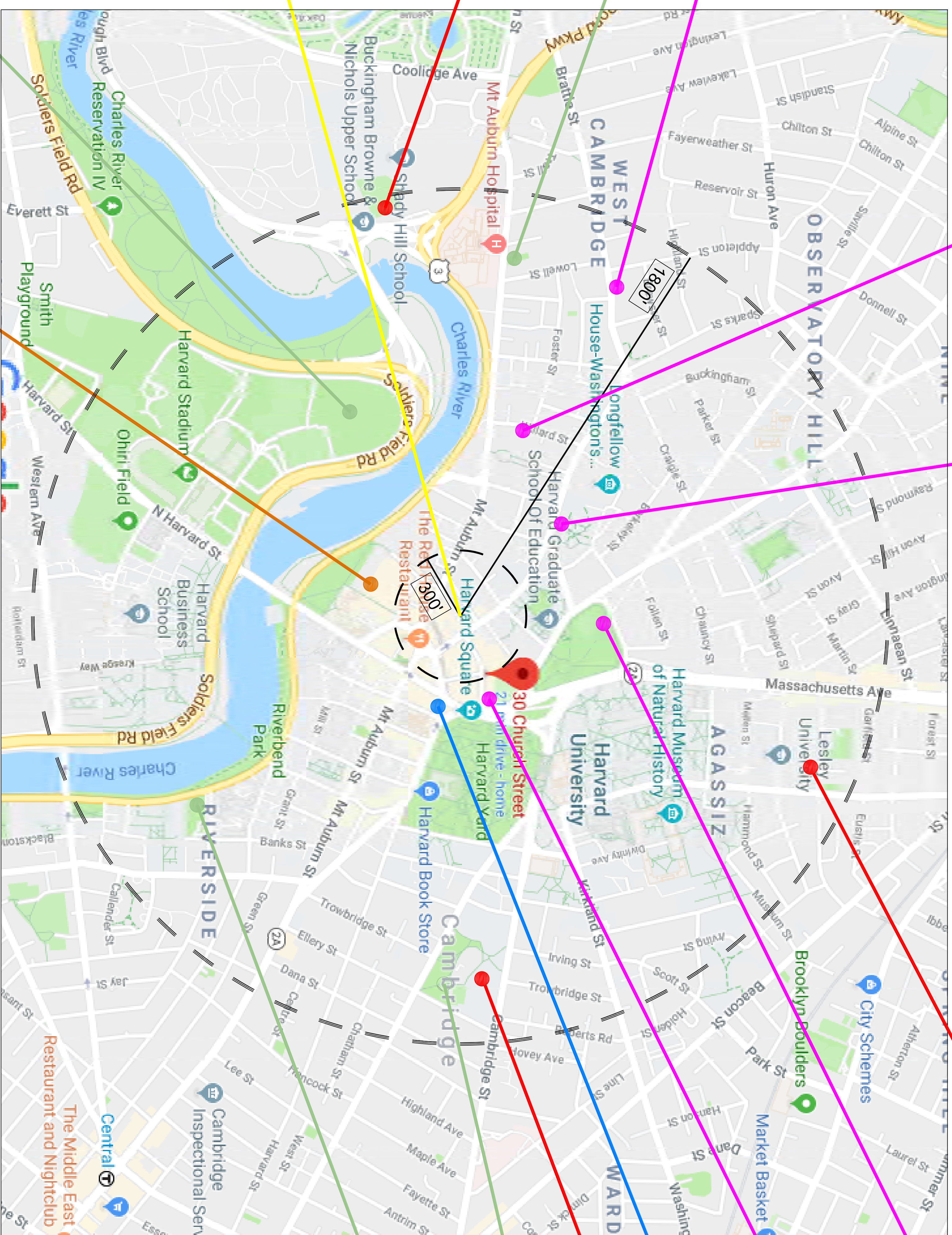
CHARLES RIVER REMEDIES LLC.
 PROJECT LOCATION
 31 Church Street,
 Cambridge, MA 02138

LOCUS MAP
300' RADIUS

SCALE AS INDICATED DATE 06-14-2019
 PROJECT NO. N/A REVISION NO. 0
 DRAWN BY DB DRAWING NO. A0.01
 VERIFIED BY

SER. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
1	6-14-2019	ISSUED FOR INFORMATION	0

ARCHITECT'S SEAL:



CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
FIRST CAMBRIDGE CHURCH

AGGAZZIS BALDWIN SCHOOL

UNITED METHODIST CHURCH

FIRST PARISH CHURCH

HARVARD SQ. 'T' STATION

CAMBRIDGE RINGE & LATIN SCHOOL

JOAN LORENTZ PARK

CORPORAL BURNS PLAYGROUND

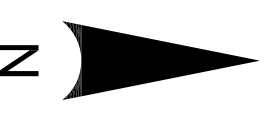
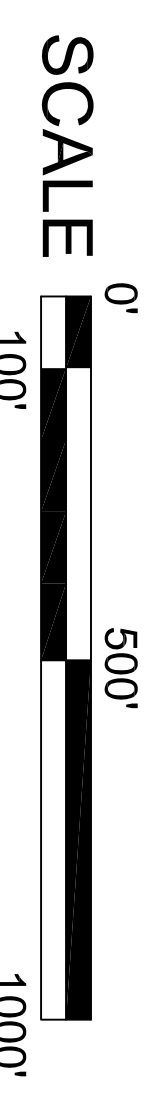
LEGEND

	31 CHURCH STREET
	APPROVED RMD
	SCHOOLS K-12
	PUBLIC TRANSPORTATION
	PLACES OF WORSHIP
	PARKS AND PLAYGROUNDS

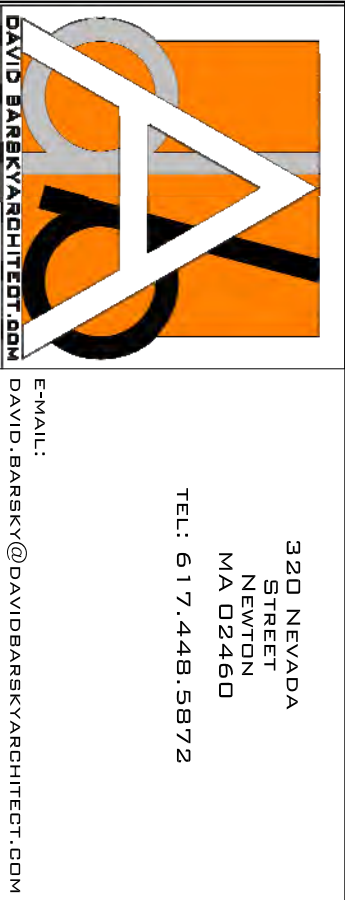
HARVARD UNIVERSITY PLAYING FIELDS

HEALTHY PHARMA DISPENSARY

LOCUS MAP



1	6-14-2019	ISSUED FOR INFORMATION	0
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CHARLES RIVER REMEDIES LLC.

PROJECT LOCATION
31 Church Street,
Cambridge, MA 02138

DRAWING TITLE
**LOCUS MAP
1800' RADIUS**

SCALE	AS INDICATED	DATE	06-14-2019
PROJECT NO.	N/A	REVISION NO.	0
DRAWN BY	DB	DRAWING NO.	A0.02
VERIFIED BY			

31 CHURCH STREET

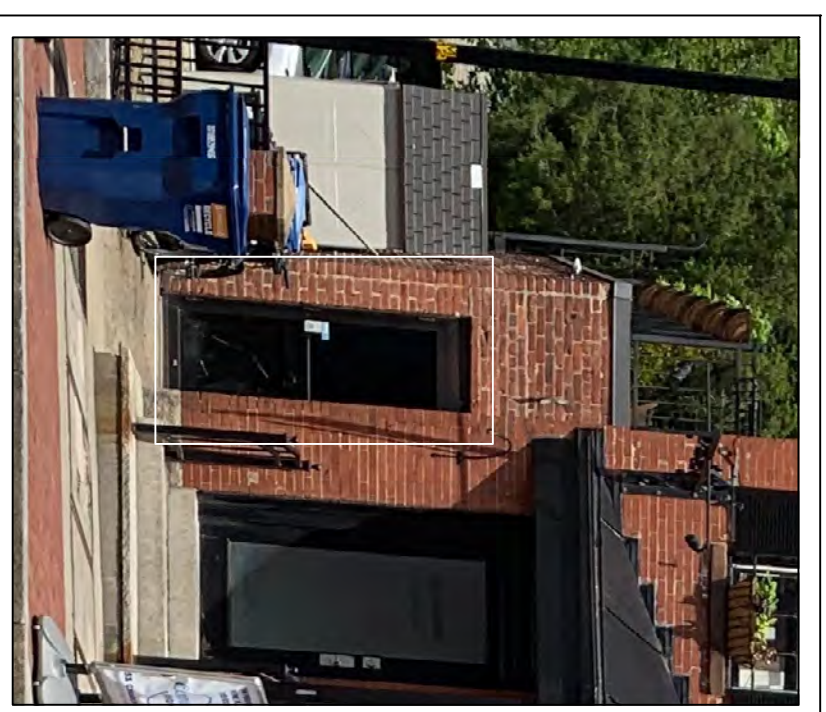


SITE MAP - AERIAL VIEW



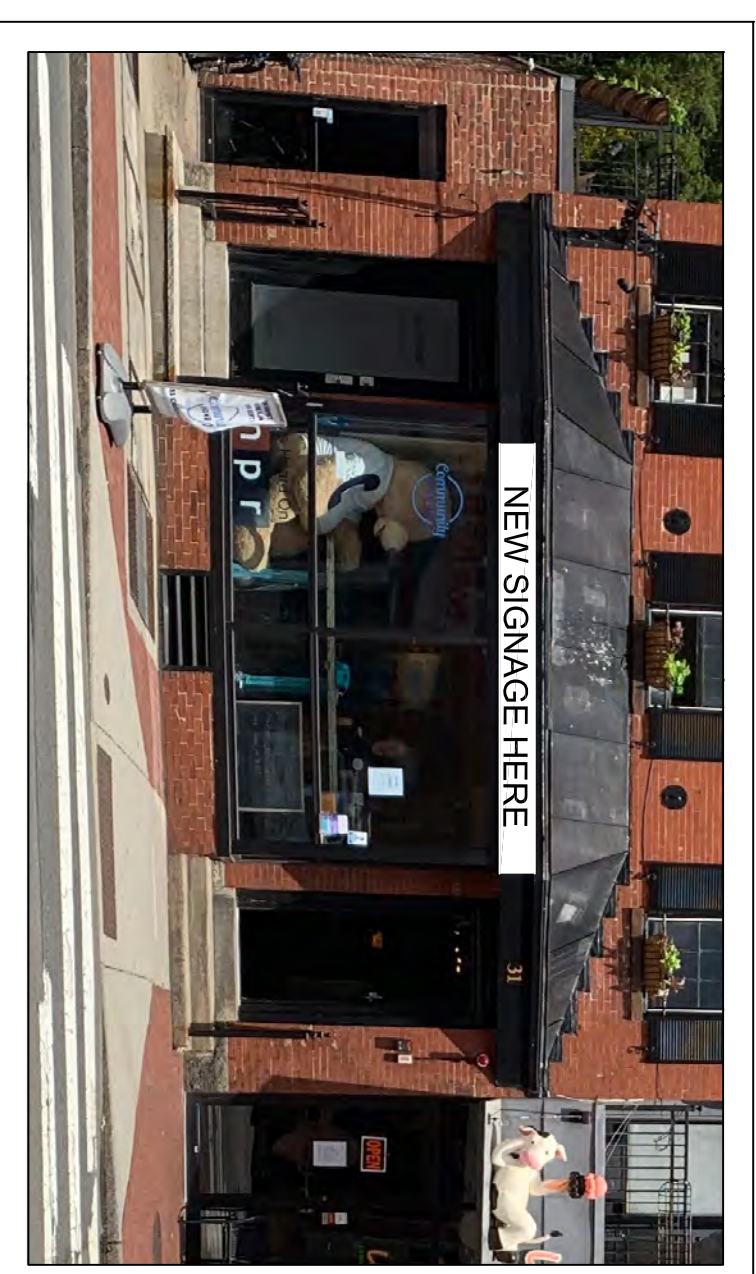
G.I.S. - SITE MAP

31 CHURCH STREET

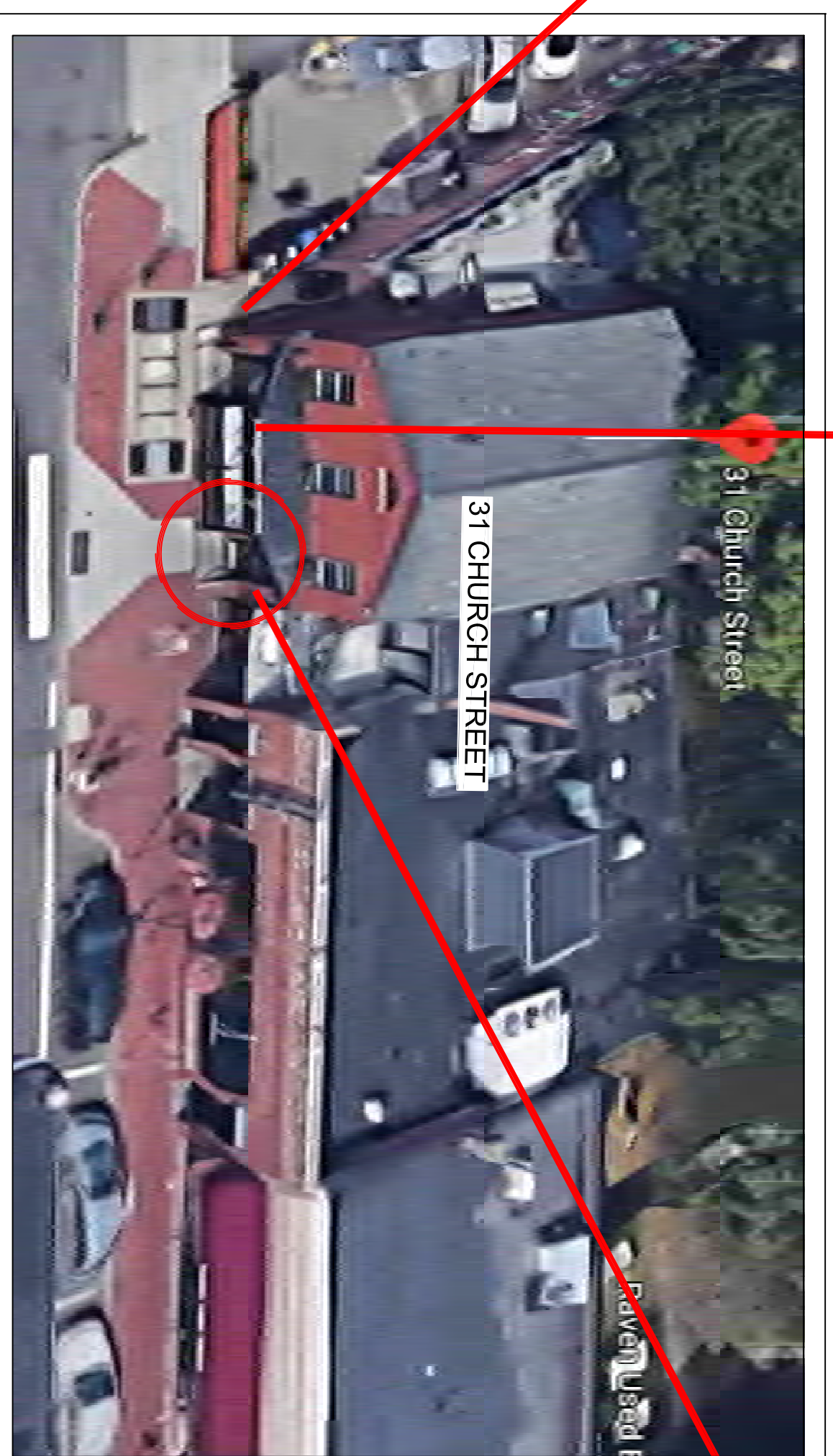


EXISTING
ACCESSIBLE ENTRY
ON CHURCH ST.

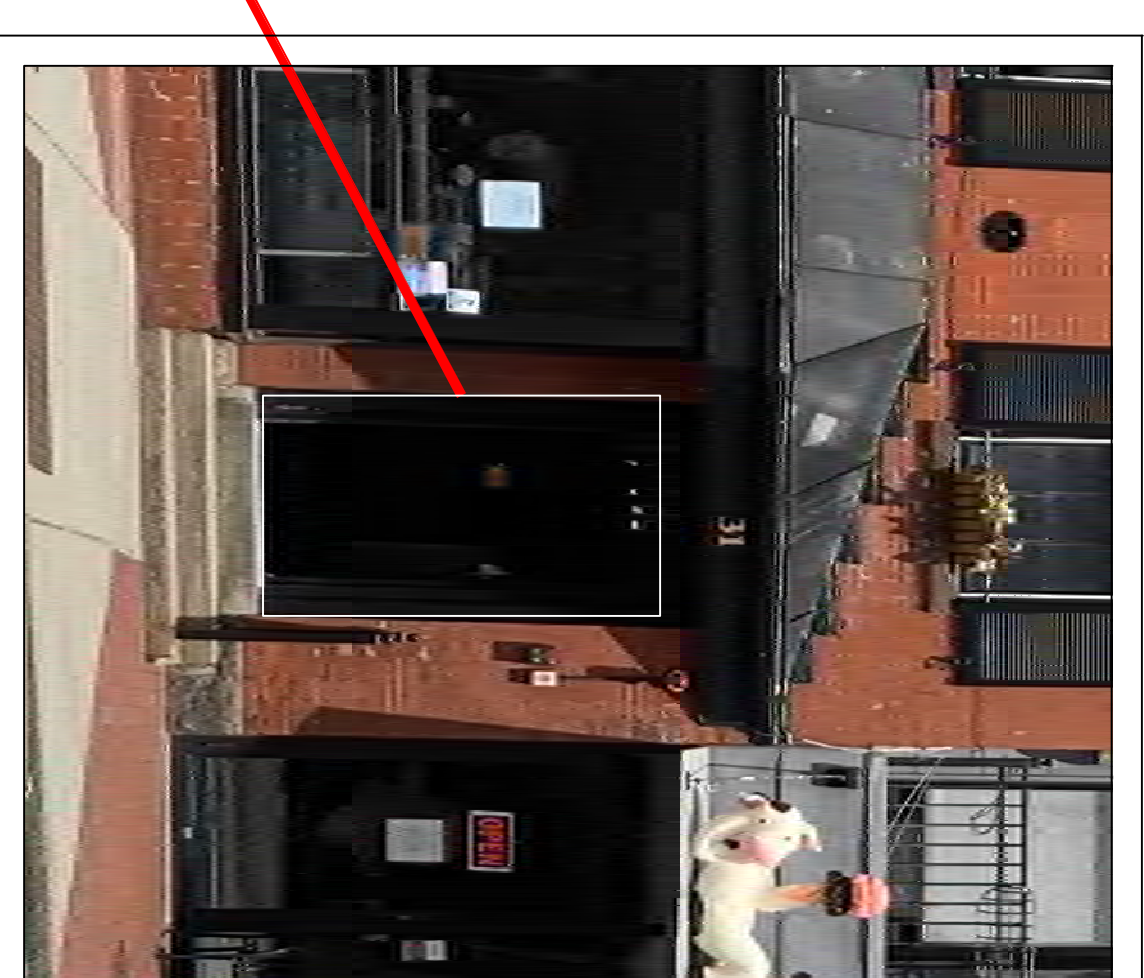
- NOTES:
1. CONDITIONS SHOWN ARE EXISTING.
 2. BIKE RACKS ARE EXISTING
 3. ACCESSIBLE PARKING AND METERED PARKING EXISTING ON CHURCH ST.
 4. PUBLIC PARKING LOT LEFT SIDE.
 5. AFTER HOURS DELIVERIES THROUGH PRIMARY ENTRY.
 6. SECONDARY ACCESSIBLE ENTRY AS INDICATED



EXISTING AWNING
W/ SIGN BAND



AERIAL FRONT VIEW - EXISTING



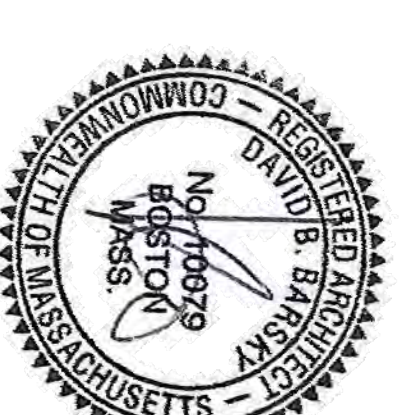
CUSTOMER ENTRY
ON CHURCH ST.

1 6-14-2019 ISSUED FOR INFORMATION

SUB. NO. SUBMITTAL DATE DESCRIPTION

0

ARCHITECT'S SEAL:



320 NEVADA STREET
CAMBRIDGE, MA 02140
TEL: 617.448.5872

EMAIL: DAVID.BASKAY@DAVIDBASKAYARCHITECT.COM

CHARLES RIVER
REMEDIES LLC.

PROJECT LOCATION
31 Church Street,
Cambridge, MA 02138

DRAWING TITLE
SITE CONDITIONS/
LOGISTICS

SCALE N/A DATE 06-14-2019

PROJECT NO. N/A REVISION NO. 0

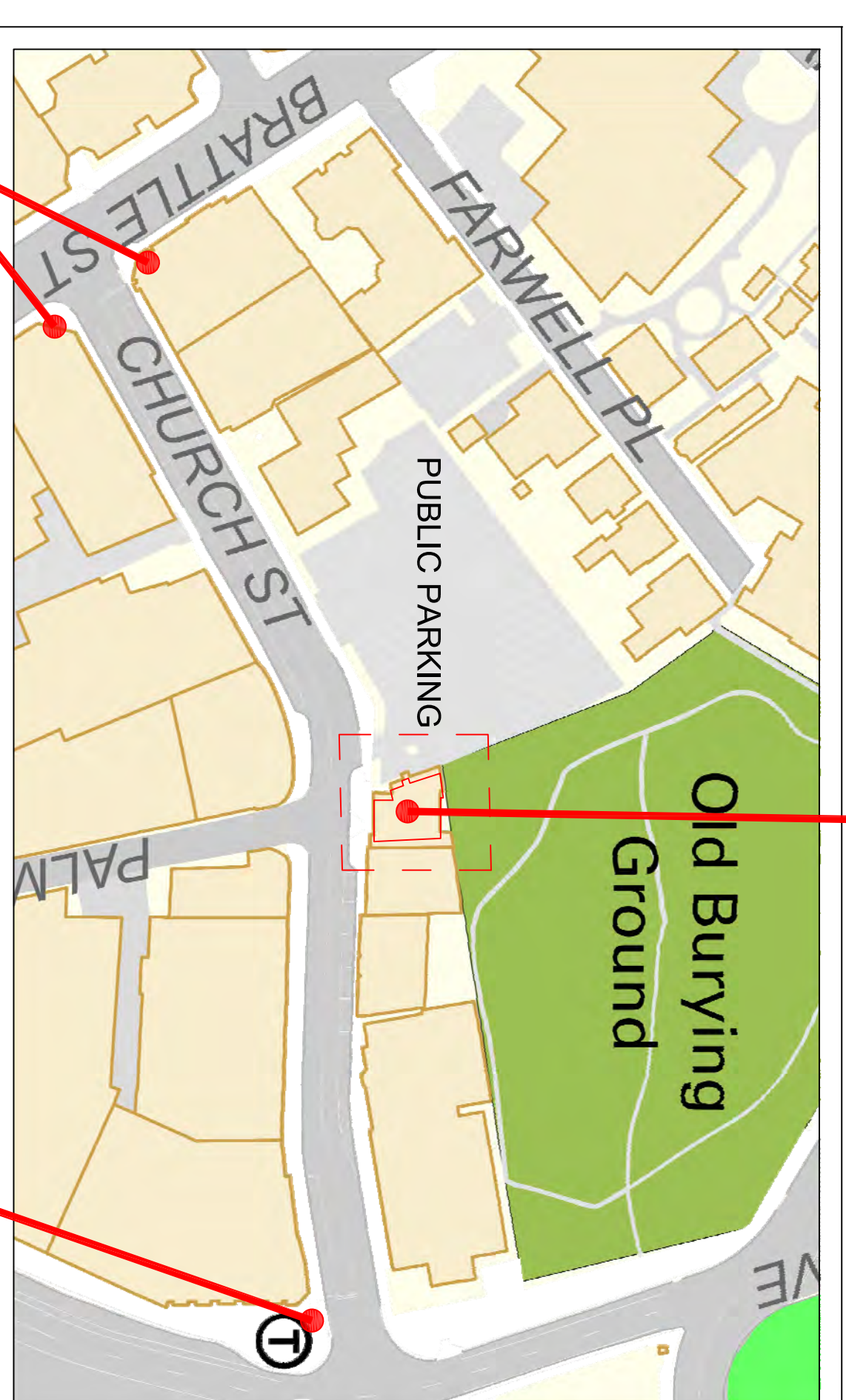
DRAWN BY DB DRAWING NO. A0.03

VERIFIED BY

31 CHURCH STREET



SITE MAP - AERIAL VIEW



31 CHURCH STREET

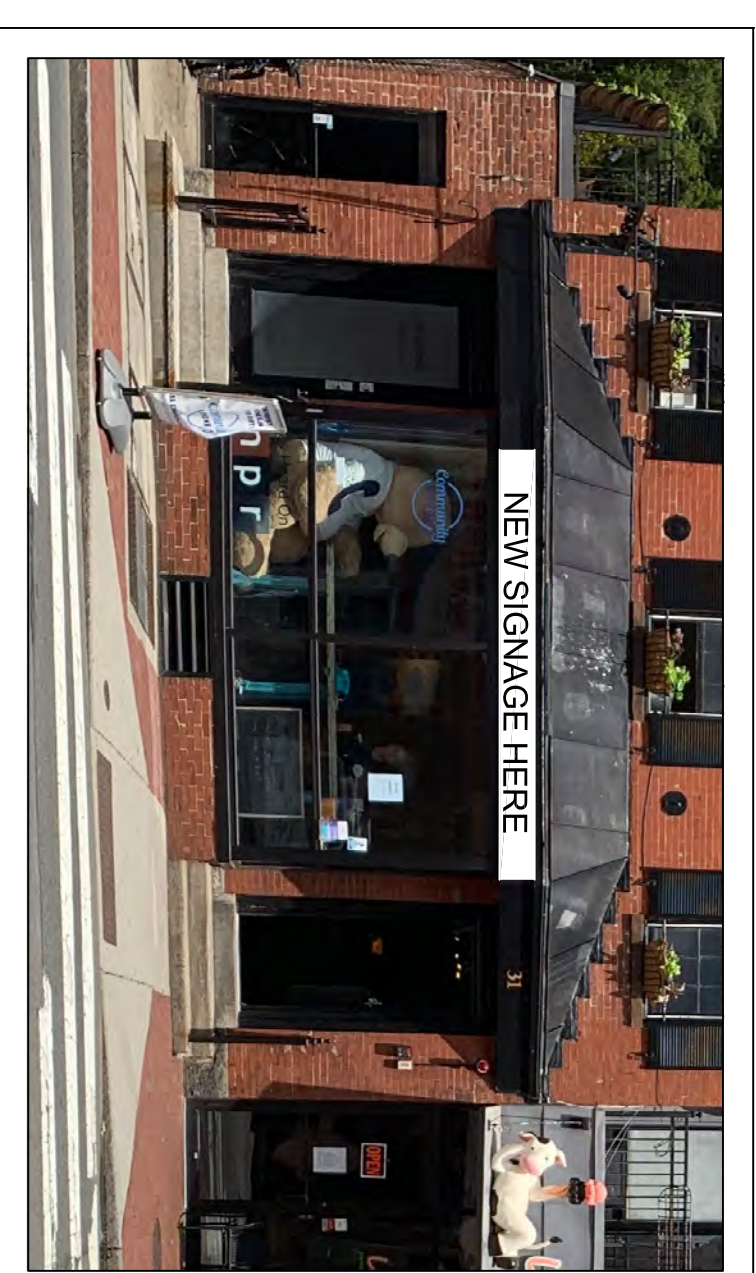
LOADING ZONES
(EXISTING)

G.I.S. - SITE MAP

LOADING ZONE
(EXISTING)

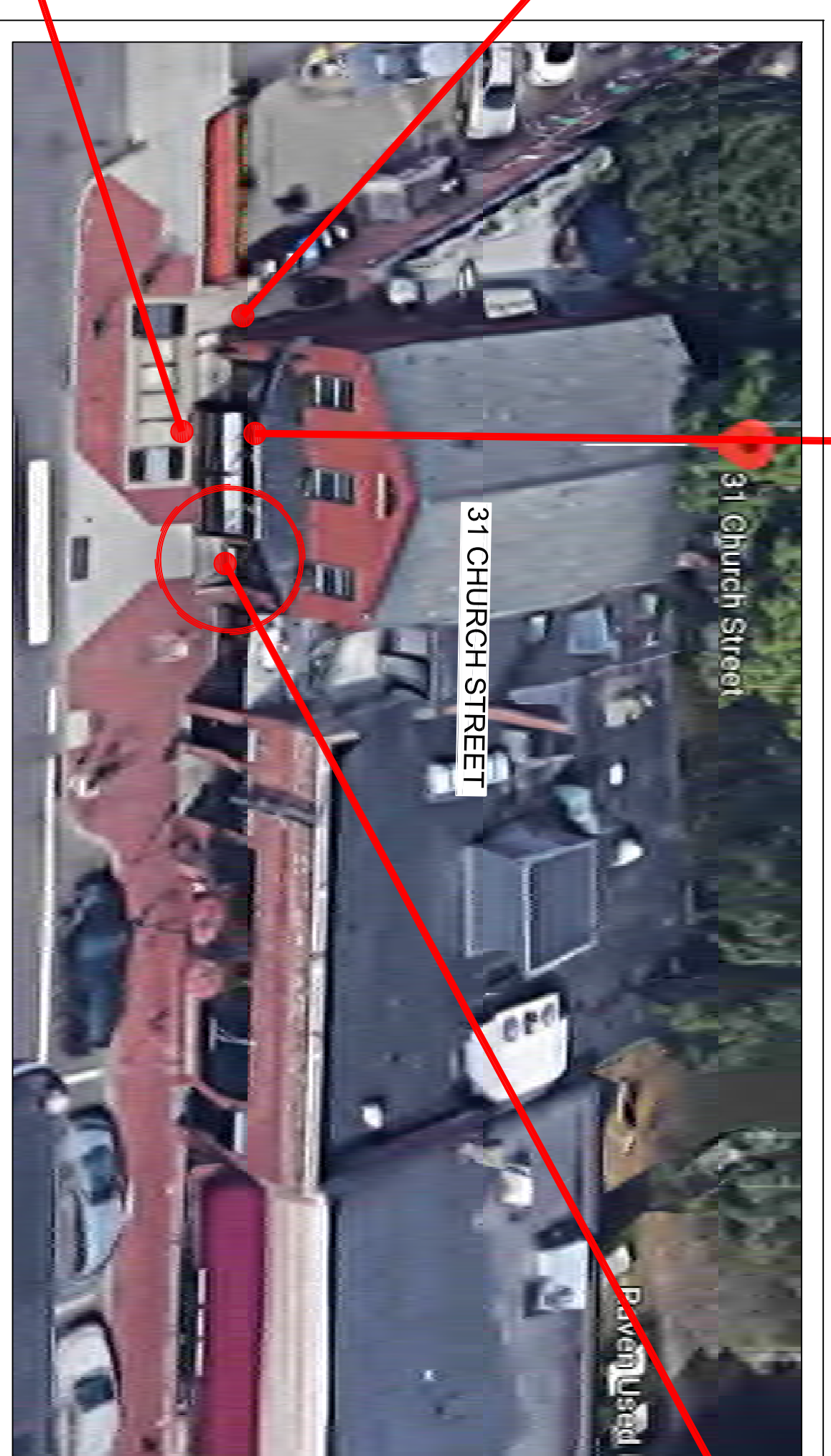


EXISTING
ACCESSIBLE ENTRY
ON CHURCH ST.

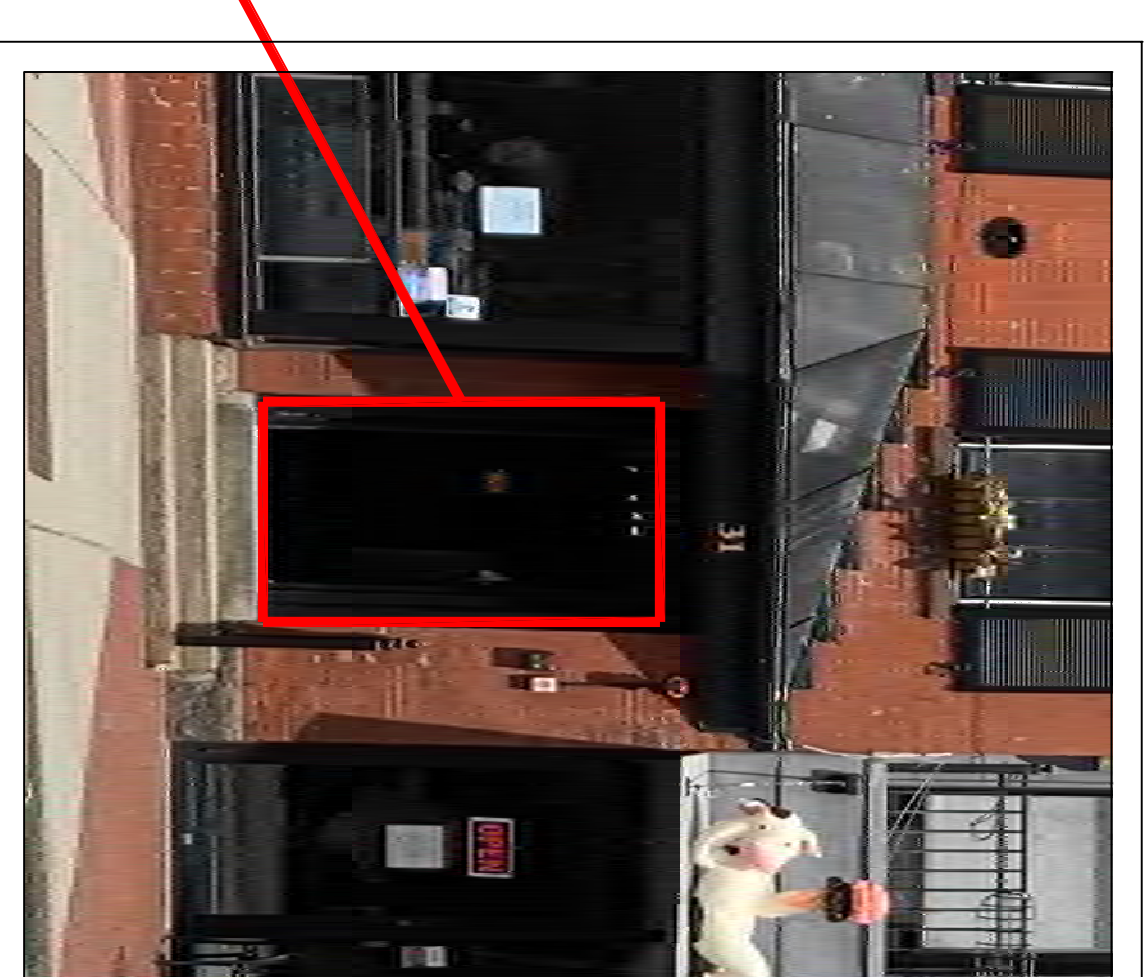


EXISTING AWNING
W/ SIGN BAND

- NOTES:
1. CONDITIONS SHOWN ARE EXISTING.
 2. BIKE RACKS ARE EXISTING
 3. ACCESSIBLE PARKING AND METERED PARKING EXISTING ON CHURCH ST.
 4. PUBLIC PARKING LOT LEFT SIDE.
 5. AFTER HOURS DELIVERIES THROUGH PRIMARY ENTRY.
 6. SECONDARY ACCESSIBLE ENTRY AS INDICATED



AERIAL FRONT VIEW - EXISTING



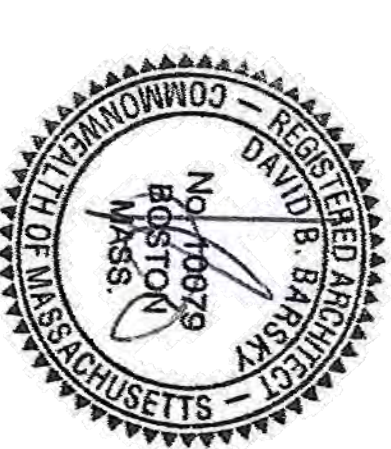
LOADING ACCESS
AFTER HOURS ON
CHURCH ST.

TRASH & RECYCLE PICK-UP
(Trash/Recycling will be brought
out in evening after closing and
collected prior to opening next
business day)

1 6-14-2019 ISSUED FOR INFORMATION

SUB. NO. SUBMITTAL DATE DESCRIPTION

ARCHITECT'S SEAL:



320 NIVADA
STREET
MA 02460
TEL: 617.448.5872

CHARLES RIVER
REMEDIES LLC.

PROJECT LOCATION
31 Church Street,
Cambridge, MA 02138

DRAWING TITLE
LOGISTICS

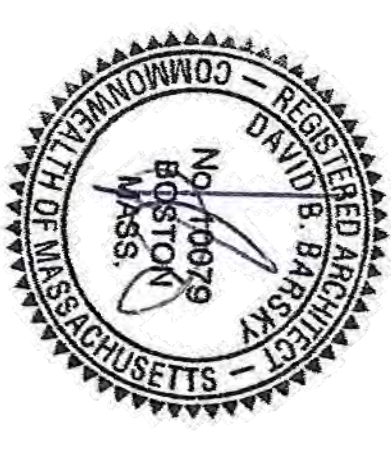
SCALE	N/A	DATE	06-14-2019
PROJECT NO.	N/A	REVISION NO.	0
DRAWN BY	DB	DRAWING NO.	A0.04
VERIFIED BY			



C H U R C H S T R E E T

1	6-7-2019	ISSUED FOR INFORMATION	0
SER. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



320 NEVADA
NEWTON
MA 02460
TEL: 617.448.5872

EMAIL: david.barsky@charlesriverremedies.com

DAVID B. BARSKY ARCHITECT, P.C.

CLIENT INFORMATION
**CHARLES RIVER
 REMEDIES LLC.**

PROJECT LOCATION
 31 Church Street,
 Cambridge, MA 02138

DRAWING TITLE
**PROPOSED
 FLOOR PLAN**

SCALE	3/8" = 1'-0"	DATE	05-09-2019
PROJECT NO.	N/A	REVISION NO.	0
DRAWN BY	DB	DRAWING NO.	A0.05
VERIFIED BY			

EXISTING FACILITY TRAFFIC COUNTS

Neta has primarily an entrance door and a separate exist door. The below "in" count represent pedestrian entering. The out number was neglected and we assume the entering and exiting on volumes were equal.

Accurate Counts
978-664-2585

N/S Street : Entrance to NETA
E/W Street: Boylston Street
City/State : Brookline, MA
Weather : Clear

File Name : 82740001
Site Code : 82740001
Start Date : 6/7/2019
Page No : 1

Friday

Groups Printed- Peds

Start Time	From North		From South		Int. Total
		OUT		IN	
04:00 PM		13		82	95
04:15 PM		5		91	96
04:30 PM		9		73	82
04:45 PM		8		92	100
Total		35		338	373
05:00 PM		6		61	67
05:15 PM		2		72	74
05:30 PM		4		88	92
05:45 PM		7		92	99
Total		19		313	332
Grand Total		54		651	705
Apprch %		100		100	
Total %		7.7		92.3	

Poy => 2
Register = 10 + 4 + 4 = ≈ 20 Register

Rate = 16,9

Rate per hour = 338 costumes hour

Accurate Counts
978-664-2565

N/S Street : Entrance to NETA
E/W Street: Boylston Street
City/State : Brookline, MA
Weather : Clear

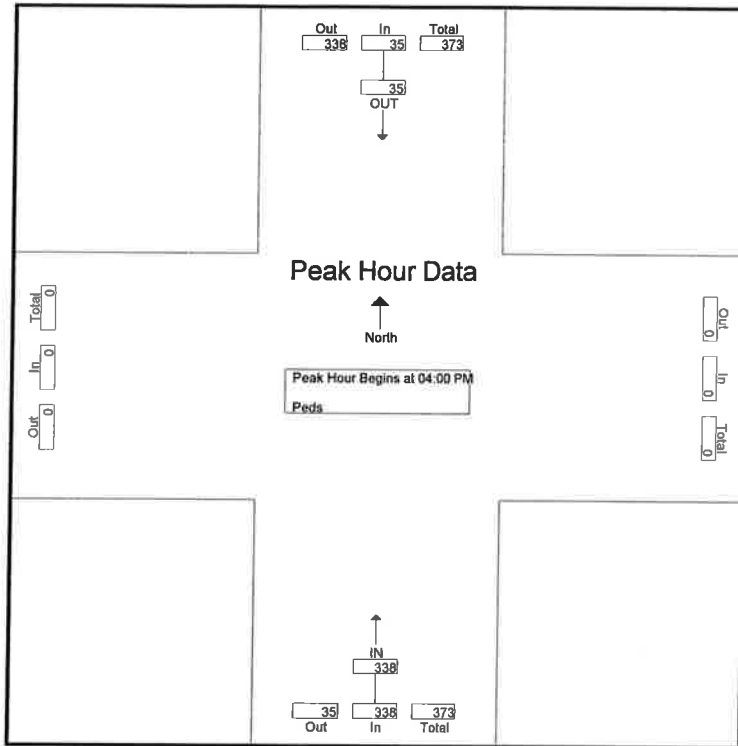
File Name : 82740001
Site Code : 82740001
Start Date : 6/7/2019
Page No : 2

Start Time	From North		From East	From South		From West	Int. Total
	OUT	App. Total	App. Total	IN	App. Total	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1							
Peak Hour for Entire Intersection Begins at 04:00 PM							
04:00 PM	13	13	0	82	82	0	95
04:15 PM	5	5	0	91	91	0	96
04:30 PM	9	9	0	73	73	0	82
04:45 PM	8	8	0	92	92	0	100
Total Volume	35	35	0	338	338	0	373
% App. Total	100			100			
PHF	.673	.673	.000	.918	.918	.000	.933

Accurate Counts
978-664-2565

N/S Street : Entrance to NETA
E/W Street: Boylston Street
City/State : Brookline, MA
Weather : Clear

File Name : 82740001
Site Code : 82740001
Start Date : 6/7/2019
Page No : 3



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	04:00 PM		04:00 PM		04:00 PM		04:00 PM	
+0 mins.		13	13	0	82	82		0
+15 mins.		5	5	0	91	91		0
+30 mins.		9	9	0	73	73		0
+45 mins.		8	8	0	92	92		0
Total Volume		35	35	0	338	338		0

Neta has primarily an entrance door and a separate exist door. The below "in" count represent pedestrian entering. The out number was neglected and we assume the entering and exiting on volumes were equal.

Accurate Counts
978-664-2565

SAT

N/S Street : Entrance to NETA
E/W Street: Boylston Street
City/State : Brookline, MA
Weather : Clear

File Name : 827400S1
Site Code : 82740001
Start Date : 6/8/2019
Page No : 1

Groups Printed- Peds

Start Time	From North		From South		Int. Total
	OUT	IN	OUT	IN	
11:00 AM	3	70			73
11:15 AM	1	55			56
11:30 AM	5	73			78
11:45 AM	2	51			53
Total	11	249			260
12:00 PM	3	66			69
12:15 PM	6	69		259	75
12:30 PM	0	63			63
12:45 PM	3	47			50
Total	12	245			257
01:00 PM	0	71			71
01:15 PM	1	58			59
01:30 PM	2	69			71
01:45 PM	1	56			57
Total	4	254			258
Grand Total	27	748			775
Apprch %	100	100			
Total %	3.5	96.5			

01 10 05

Accurate Counts
978-664-2565

N/S Street : Entrance to NETA
E/W Street : Boylston Street
City/State : Brookline, MA
Weather : Clear

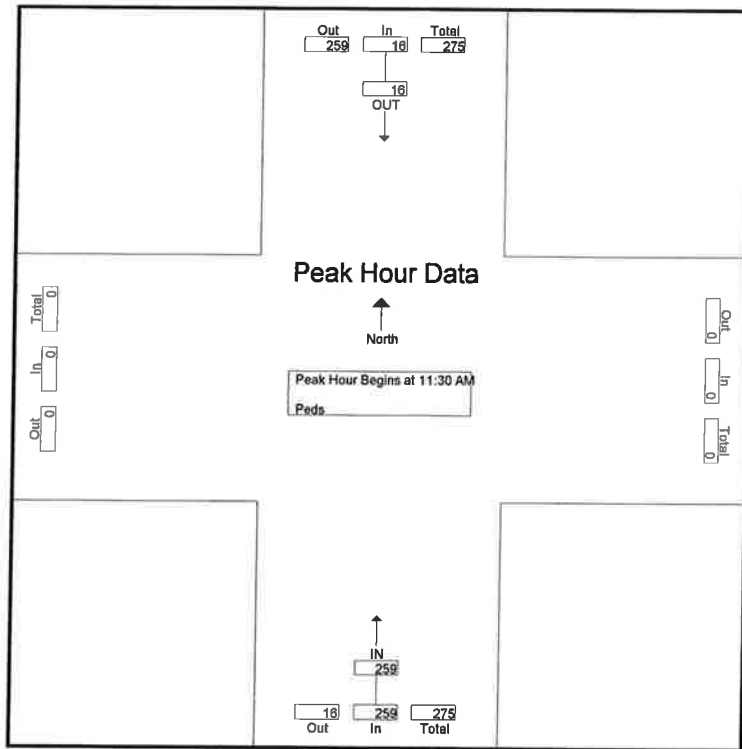
File Name : 827400S1
Site Code : 82740001
Start Date : 6/8/2019
Page No : 2

Start Time	From North		From East	From South		From West		Int. Total
	OUT	App. Total	App. Total	IN	App. Total	App. Total		
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1								
Peak Hour for Entire Intersection Begins at 11:30 AM								
11:30 AM	5	5	0	73	73	0		78
11:45 AM	2	2	0	51	51	0		53
12:00 PM	3	3	0	66	66	0		69
12:15 PM	6	6	0	69	69	0		75
Total Volume	16	16	0	259	259	0		275
% App. Total	100			100				
PHF	.667	.667	.000	.887	.887	.000		.881

Accurate Counts
978-664-2565

N/S Street : Entrance to NETA
E/W Street: Boylston Street
City/State : Brookline, MA
Weather : Clear

File Name : 827400S1
Site Code : 82740001
Start Date : 6/6/2019
Page No : 3



Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	11:30 AM	11:00 AM	11:30 AM	11:00 AM
+0 mins.	5	5	0	0
+15 mins.	2	2	0	0
+30 mins.	3	3	0	0
+45 mins.	6	6	0	0
Total Volume	16	16	0	0

US CENSUS



**Registered Marijuana Dispensary Operations
January 1st, 2018 – December 31st, 2018**

**Report to the
*City of Cambridge***



PATIENT DEMOGRAPHIC DATA

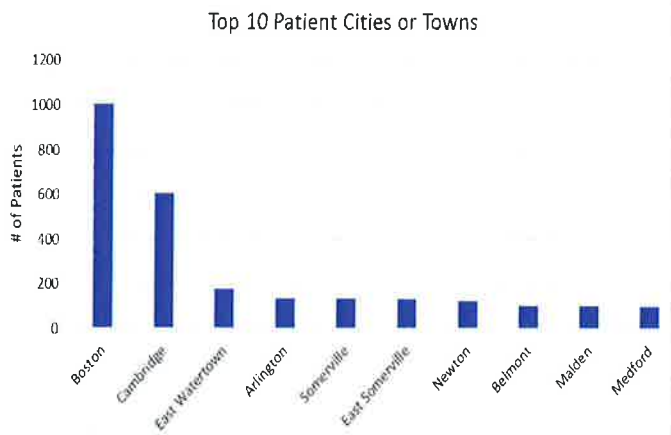
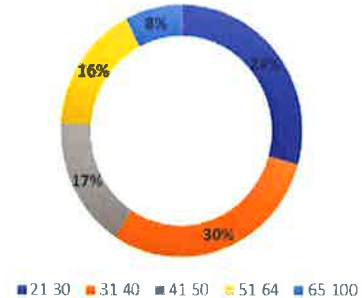
Like the City of Cambridge, SIRANATURALS serves a diverse community of patients with a wide range of ages, schedules and conditions. A convenient location, extensive hours and trained Patient Advocates ensure Sira Naturals meets the needs of all its patients. Our Cambridge location is open from 11AM – 9PM every day.

AGE RANGE

Average Age: 39 years old

Median Age: 35 years old

Patient Age Range 2018



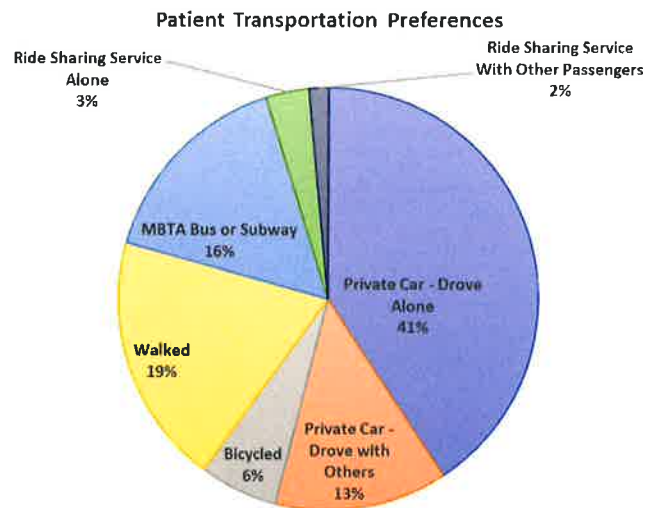
WHERE OUR PATIENTS ARE FROM

We are proud to have served patients from 297 different towns and cities in Massachusetts since opening in March! The majority of our patients are coming from the city of Cambridge- which represents approximately 10% of our total patient population. The surrounding suburbs of Boston and Cambridge makeup another 20% of our total patient population. This 30% segment is close to several public transportation stops and stations.

HOW OUR PATIENTS REACH US

The patients who visit our Cambridge facility arrive there in a variety of ways. Half of all visitors come by car, which they or a close relation drives, or by way of an MBTA bus.

While 25% of patients arrive at Sira Naturals Cambridge dispensary under their own power on foot or by bike, the remaining 21% of patients visit by leveraging a Red Line train or a ride service such as Uber or Lyft.



customers made share

2006 - 2008 Cambridge Journey to Work

The following information is for the City of Cambridge. Information about Cambridge Census Tracts from the 1990 and 2000 censuses is available here.

Persons Working in Cambridge - Mode of Travel to Work (employees)

Mode	All Origins	Origins in Cambridge	Origins in Adjacent Communities ¹	Origins Elsewhere
Drive Alone	46.4%	16.3%	36.5%	66.4%
Transit	25.4%	15.3%	41.9%	18.5%
Rideshare	8.6%	3.5%	7.8%	11.5%
Bike	3.4%	7.6%	4.5%	0.7%
Walk	12.4%	42.5%	8.7%	1.6%
Other	1.0%	0.8%	0.5%	1.3%
Work at Home	2.9%	6.2%	0.0%	0.0%

Persons Living in Cambridge - Mode of Travel to Work

Mode	All Destinations	Destinations in Cambridge	Destinations in Adjacent Communities ¹	Destinations Elsewhere
Drive Alone	30.5%	16.3%	29.1%	70.7%
Transit	29.5%	15.3%	55.2%	10.8%
Rideshare	4.7%	3.5%	5.6%	4.6%
Bike	5.8%	7.6%	5.0%	2.6%
Walk	22.5%	42.5%	5.0%	7.6%
Other	0.8%	0.8%	0.3%	0.4%
Work at Home	6.2%	6.2%	0.0%	0.0%

Footnote:

1. Adjacent communities include Arlington, Belmont, Boston, Brookline, Somerville, and Watertown.

Source: U. S. Census Bureau and Federal Highway Administration, Census Transportation Planning Package 2006 - 2008, American Community Survey 2006 - 2008, <http://ctpp.transportation.org/Pages/3yrdas.aspx>.

For More Information

For more information on Central Transportation Planning Products, which is the source for Journey to Work data, see the CTPP Data products page on the AASHTO web site.

For more information about socioeconomic and demographic statistics about Cambridge, please contact Cliff Cook, ccook@cambridgema.gov, Planning Information Manager, at 617/349-4656.

TRIP GENERATION CALCULATIONS

Job 8276
 Location 31 Church Street
 Calculated by:

Calculation

Trip Generation

Neta Brookline

weekday evening Vehicle trips		Saturday Middy	
In	338	In	259
Out	338	Out	259
Total	676	Total	518

<u>Neta Register</u>	20		
<u>Neta Costumes per register</u>	16.9	PM	(338/20) = rate
	12.95	SAT	(259/20) = rate

**Enter trips at entrance assume same number of trips for costumers existing*

Proposed 31 Church Street Facility

Proposed Register 7

weekday evening Vehicle trips			Saturday Middy		
In	118		In	91	
Out	118	(Rate*Register	Out	91	(Rate*Register rate
Total	236	rate PM=trips)	Total	182	SAT = trips)

Cannabis Retail Stores Summary Form – Calculation

Project Site:												
1	Store Address.	31 Church Street										
15	Number of customers per day.	<p>1000</p> <p style="text-align: right;">ITE Weekday Daily Rate 336.11 per SF</p> <p style="text-align: right;">ITE Peak Hour Evening Rate 41.69 per SF</p> <p>Propose Facility 1,411 sf</p> <p>weekday evening Vehicle trips</p> <table style="margin-left: 40px; border-collapse: collapse;"> <tr> <td style="padding-right: 10px;">In</td> <td style="text-align: right;">63</td> </tr> <tr> <td style="padding-right: 10px;">Out</td> <td style="text-align: right; border-bottom: 1px solid black;">61</td> </tr> <tr> <td style="padding-right: 10px;">Total</td> <td style="text-align: right;">124 * See trip Generation table</td> </tr> </table> <table style="margin-left: 40px; border-collapse: collapse;"> <tr> <td style="padding-right: 10px;">Proposed Facility Triops</td> <td style="text-align: right;">124 = ITE peak hour rate</td> </tr> <tr> <td></td> <td style="text-align: right;">(X) = ITE daily rate</td> </tr> </table> <p style="text-align: center;">x= 1000</p> <p style="text-align: center;">1000 Daily trips was assumed</p>	In	63	Out	61	Total	124 * See trip Generation table	Proposed Facility Triops	124 = ITE peak hour rate		(X) = ITE daily rate
In	63											
Out	61											
Total	124 * See trip Generation table											
Proposed Facility Triops	124 = ITE peak hour rate											
	(X) = ITE daily rate											
16	Maximum number of customers expected at any one time.	<p>40</p> <p style="text-align: center;">Costumes entering 118 costumers per hour</p> <p style="text-align: center;">1185*0.333 = 39.294</p> <p style="text-align: center;">* 20 minutes inside the store</p>										
Auto Parking Availability:												
26	Estimated peak parking demand needed for employees.	<p>5</p> <p style="text-align: right;">Number of employees per day 10</p> <p>(SOV) 46.4% single 10*0.464= 4.64</p> <p>(HOV) 8.6% sharing 10/2*0.086= 0.43</p> <p style="text-align: right;">*2 = sharing vehicle 5.07</p>										
27	Estimated peak parking demand for customers.	<p>28</p> <p style="text-align: right;">Costumes entering 118 costumers per hour</p> <p style="text-align: right;">Costumes entering 59 costumers per 30 minutess</p> <p style="text-align: right;">* Maximum time inside the store</p> <p>(SOV) 41% single 59*0.41= 24.19 cost</p> <p>(HOV) 13% sharing 59/2*0.13= 3.835 trips</p> <p style="text-align: right;">*2 = sharing vehicle 28.025</p>										