

Mahlowitz & Kanarek, LLC

DATE: June 20, 2019

Cambridge Community Development  
Ms. Swaathi Joseph  
City of Cambridge  
344 Broadway  
Cambridge, MA 02139

Re: Application Cover page for Planning Board Special Permit for a Registered Cannabis Dispensary at 45-51 New Street, Cambridge, MA 02139

Dear Planning Board Members and Staff;

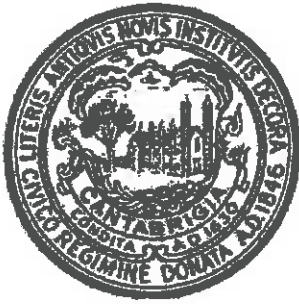
Bhari Inc. (the "Applicant") is pleased to submit a Special Permit Application in accordance with the Cambridge Zoning Ordinance for a proposed Retail Dispensary at 45-51 New Street, Cambridge, MA 02139 (the "Site").

Included herewith are the following:

- Three (3) original printed Special Permit Application forms with original signatures;
- Twelve (12) hard copies of all Application Materials
- Application fee (by check)

Very truly yours

David Mahlowitz Esq.



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: 45-51 New Street Cambridge

Zoning District: Industry A-1

Applicant Name: Bhari Inc.

Applicant Address: 8 Curtis Somerville, MA 02144

Contact Information: 617 230 7200      David@makalaw.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 Tables, 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:** 45-51 New Street

**Application Date:** June 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: Bhari Inc.  
at the following address: 45-51 New Street Cambridge, MA 02139  
to apply for a special permit for: Cannabis Retail Special Permit  
on premises located at: 45-51 New Street Cambridge, MA 02139  
for which the record title stands in the name of: 26 NEW STREET GROUP LIMITED PARTNERSHIP  
whose address is: 51 New Street Cambridge, MA

by a deed duly recorded in the:

Registry of Deeds of County: \_\_\_\_\_ Book: 30742 Page: 062  
OR Registry District of the Land Court, Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

[Signature] 6-6-19  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

Jack Markarian

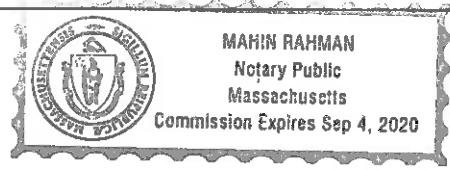
To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Jack A Markarian personally appeared before me,  
on the month, day and year June 6<sup>th</sup> 2019 and made oath that the above statement is true.

Notary: Mahin Rahman [Signature]

My Commission expires: Sep 4, 2020



Mahlowitz & Kanarek, LLC

DATE: June 1, 2019

Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

Re: Application for Special Permit for a Registered Cannabis Dispensary  
Property Address: 45-51 New Street, Cambridge, MA 02139  
Applicant:

Dear Honorable Members of the Planning Board:

This firm represents Bhari Inc. (the "Applicant") regarding its application for a Special Permit from the Cambridge Planning Board (the "Board"), to allow the operation of its proposed Retail Dispensary inside the building located at 45-51 New Street, Cambridge, MA 02139 (the "Property"). The Property is located in the Industry A-1 ("I-A1") zoning district in Alewife Area and the Special Permit Application is submitted pursuant to Article 11, Section 11.800 of (the "Ordinance"), the use of the property for a Retail Dispensary is permitted through the granting of a Special Permit from the Board. Therefore, the Applicant respectfully submits that its proposal satisfies the requirements necessary for the granting of a Special Permits as set forth in Article 11, Section 11.800 and Article 10, Section 10.43 of the Ordinance.

The proposed Dispensary consists of approximately 5,000 square feet of ground floor retail for the commercial garage and repair shop for High Tech-Auto body. This portion of the auto-body shop is recessed front the street and due the angular shape of the lot and existing parking at the front of the building the visibility of the Dispensary frontage is naturally limited front the pedestrian 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, bicycle parking and staff areas. The entry vestibule area will provide ample room for patrons to enter the building while waiting for an I.D. check thereby reducing cuing or lines on the street.

The limited window frontage will be appropriately screen and designed to soften the concrete block building into a welcoming retail destination. The applicant has reserved the option to rent additional parking in the rear of the building for staff and to accommodate additional parking needs as the industry evolves and future uses such as home delivery is introduced and approved by municipalities and by the Commonwealth of Massachusetts.

**I. The Applicant respectfully requests relief under Section 10.43 and Section 11.80 of the Cambridge Zoning Ordinance**

**a. The Requirements of the Ordinance will be met:**

The Applicant requests zoning relief under the Cambridge Zoning Ordinance, specifically pursuant to Article 10, Section 10.43 as all the requirements of Section 11.800 of the Ordinance will be met once a Special Permit is granted. Proof of Applicants compliance with the Ordinance will be outlined in Applicant's application herein.

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

Traffic generated and patters of access or egress will not cause congestion, hazard, or substantial change in the established neighborhood character. New Street is an industrial district under transformation into more a of a mixed-use neighborhood including retail, automotive and two larger residential developments. The Dispensary will be serviced by four (4) parking space adjacent to the front of the building including a handicap van space plus additional parking for rent from the owner if needed.

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

The proposed retail use of the Dispensary will not adversely affect the continued operation of, or the development of, adjacent uses or the neighborhood. There will be no packaging, cultivation or processing of any type occurring at the proposed Dispensary. There will be no images of Cannabis or related paraphernalia nor any reference to cannabis or Cannabis. The signage will be appropriate for surrounding buildings and use and complaint with the Ordinance.

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

No nuisance or hazard will be created by the proposed Dispensary that will affect the health, safety or welfare of the occupant of the proposed use or the Citizens of the City. In 2016, over 70 percent of the Citizens of the City of Cambridge voted overwhelmingly to legalize the use of adult-use Cannabis in the Commonwealth. In addition, in December 2018 when Cambridge adopted its zoning, it purposefully identified certain districts as being appropriate for adult-use including the proposed site.

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

The proposed use would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance. The proposed Dispensary is located within the designated Zoning area IA-1 and its use will not be apparent from the public way. The presence of this Dispensary will draw on local residents in the adjacent neighborhood to continue the developing retail character of the Alewife area. The Applicants security procedures will allow for proven safe and efficient entry and egress for customers and will prevent noise, congregating and loitering outside of the Dispensary.

**II. 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 match and improve the aesthetic of the surrounding community. The Applicant's proposal does not involve the development of a new building and will not affect the anticipated pattern of development. In addition, the entire sales area and products will be shielded from public view, buffered by a customer waiting area. The proposed lighting will be focused on the entrances, exits and walkway/driveway. The rear and side yards will utilize show box lighting on motion sensor to avoid light spillage on the adjacent properties. Special care will be taken for lighting and security adjacent to the railroad tracks and future bike path. All exterior lighting on the façade shall be externally eliminated in compliance with City of Cambridge sign ordinances.

**III. The Applicant satisfies the general zoning Criteria for Approval of a Retail Dispensary as set forth in Article 11, Section 11.800 of the Ordinance.**

**A. 11.803 Location Standards.**

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

d and it shall be made a condition of the special permit that such designation or eligibility shall be maintained.

*The proposed Dispensary is in the Alewife neighborhood and has an Industry A base zoning district and is an allowed Use by Special Permit. The Applicant will qualify as an Minority Business based on qualification of the Commonwealth of Massachusetts Supplies of Diversity Office or similar requirements provided by the City of Cambridge.*

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

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

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

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

### **11.803.3 Buffer Zones.**

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

*As depicted in the Locus Plan A-020 there are no pre-existing public or private school providing education in kindergarten or any of grades one through 12. However, the edge of Danehy Fields/Park is approximately 1/10 of a mile or 528' from the site.*

(b) A Cannabis Retail Store or Cannabis Production Facility shall not be permitted within 300 feet of a preexisting public children's playground, public youth athletic field



Id, or public youth recreation facility, except where the Planning Board, in issuing a special permit, approves a reduced distance upon finding that the location will cause no substantial adverse impact due to site specific factors or other mitigating efforts agreed to in writing bby the permittee and made conditions of the special permit.

*The proposed Dispensary is not within 300' pre-existing public children's playground, public youth athletic field, or public youth recreation facility.*

**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 New Street. The building is set back from the street providing for a natural shielding from the public way as well as room for vehicle and short-term bicycle parking for customers. Additionally, the applicant is proposing an interior bicycle room and changing lockers for employees who bicycle to work.*

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

*The loading will occur in a standard sized passenger van utilizing either the parking space(s) in front of the building or side/rear entrance depending on parking utilization. Trash, refuse and service areas will be contained in the rear of the dispensary 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 automotive/repair uses and has very little fenestration on its façade. The applicant is working with a Cambridge based design firm to ensure the any glass or glazing enhances the aesthetic of the emerging mixed use district while complying with the screening requirements of the Cannabis Control Commission. Other security measures include 24 hour surveillance cameras for the exterior and interior.*

- 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 New Street will incorporate the use of materials, opaque glass and landscaping elements to maintain an active street that complies with Cannabis Control Commission regulations.*

- 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 room 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.*

## **NARRATIVE**

### **I. Description of Facility**

The Proposed Dispensary Facility consists of 5,000 square feet of retail space located at 45-51 New Street, Cambridge, MA. The space is equipped with areas of ingress and egress on New Street and access for deliveries. The space will be used as a retail Dispensary only.

The retail dispensing area will include: (a) an vestibule trap where customers will demonstrate that they are of age in order to gain access to the facility; (b) a reception/waiting area so customers will not have to wait outside the facility;

(c) a dispensing area; (d) a sales and transaction area; (e) a packaged products fulfillment area that is separate and secure from the dispensing area where customer orders will be filled, packaged in child-proof exit bags, and labeled with important health and safety information; and (f) an exit trap to allow for secure exit from the facility. There will be secure storage area. The facility will not conduct any activities related to Cannabis cultivation or product manufacturing.

## II. **Dispensary Operational Information**

**Hours of Operation.** The proposed dispensary hours are seven days a week from 10am to 10pm.

**Appointment Only:** In anticipation the surge during the opening days and weeks the applicant will have at least 2-3 extra staff members specifically focused on managing the crowds both internally and on the 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. Additionally during the first six months of operation the Applicant 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.

**Loading and Delivering Plan:** All loading deliveries will be handled utilizing the rear of the building to avoid any congestion in front of the building.

## III. **Customer Facing Dispensary Operations**

Dispensary operations consist of an initial ID check of all potential customers at the exterior of the building. In order to access any part of the Dispensary facility, a customer must first be checked to make sure they are of legal age by presenting a valid State issued ID card. Once customer age has been confirmed, the customer will be admitted to the secure reception area before being called into the dispensing area. The reception area consists of a reception desk, staffed by a Dispensary employee, and a waiting area. When a customer visits the Dispensary for the first time, they will be given a brief orientation of the facility. Customers will be admitted to the dispensing area as space allows. The process provides for one-on-one interaction between a Dispensary agent and a customer throughout the dispensing process. A Dispensary agent will escort the customer to an individual display pedestal where all products are displayed. The customer will be able to choose from among a variety of forms of Cannabis such as cannabis flowers and Cannabis infused products.

Once a customer has placed an order with a Dispensary agent, he/she will move to the fulfillment area where payments will be processed and the

product will be sealed in a childproof exit bag. All products will be manufactured and packaged at a licensed Cultivation and processing facility. The customer will exit through the secure exit trap. Customers are required to exit the facility as soon as their order has been filled. They are not allowed to consume their product the premises nor loiter around the exterior of the Dispensary.

A security desk is located beside the entrance on the inside of the Dispensary. During business hours, the security desk will be staffed by a qualified security agent. The agent will tend to all customers entering the facility by authenticating their state issued ID's and allowing them access to the Dispensary.

#### **IV. Non-Customer Facing Dispensary Operations**

##### **A. Inventory Management**

Every individual unit in inventory will be uniquely barcoded and audit-traceable through the production process. Inventory will be securely transported from to Cambridge on a "just-in-time" basis for sale in the Cambridge Dispensary. The chain of custody of all product will be kept in a customized inventory management control system. The Cambridge facility will not keep more inventory in stock on the premises than is reasonably necessary based on customer demand projections. If the stock of product is greater than necessary for an extended period of time, it will be returned to the Cultivation facility.

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

The Applicant maintains a business banking relationship with a well-known banking institution in Massachusetts that will handle all of our business banking needs. The Applicant will accept cash and debit cards. We expect that in the early months of operations 50-70 percent of transactions will occur in cash. Like any such business, The Applicant will employ a sophisticated cash-handling procedure that will include comprehensive employee training, strict policies and procedures for how cash is counted, handled, recorded and stored. Cash pick-ups will occur on a timely basis to ensure that no **more cash than is necessary for the ordinary course of business is kept on premises.**

#### **V. Personnel Policies**

The Applicant places a heightened level of scrutiny on employees. Every potential employee is carefully prescreened prior to hiring. Once onboard, our staff is provided with an Employee Handbook containing information about the policies and procedures of the organization, as well as benefits and opportunities available to employees. The Handbook contains all company personnel policies, including but not limited to: Company Policies, rules of

conduct, dress code, alcohol and drug abuse, discipline, confidentiality, conflict of interest, ethics, whistle blower, discrimination and harassment, reasonable accommodation, zero tolerance, prohibition of retaliation, emergency procedures, work hours, attendance and time off, performance evaluations, injuries and termination. Leave Policies: holidays, vacation, personal and sick days, maternity/paternity, military leave and jury duty. The Applicant maintains personnel records for all employees, including job descriptions, verification documents including CORI and other background check information, training records, performance evaluations and any disciplinary actions. Employee records are confidential.

The Applicant relies on our employees to be engaged, compassionate, committed and collaborative. Employees are required to have the applicable skills to successfully carry out assigned duties, be prepared to respond appropriately to customer needs, and comply with operational and regulatory protocols. All employees undergo an intensive orientation to introduce the Employee Handbook, Code of Conduct, Emergency Preparedness Guide and Incident Management Protocols. Employees are cross-trained within areas they are authorized to access.

Dispensary security protocols and updates are reviewed with all employees on a periodic basis to include customer, facility and personal safety, as well as information security. Customer and individual security drills are practiced at random intervals (when customers are not present) to aid in implementation of the security training and to improve reaction to a crisis.

The Applicant teaches the fundamental skills required to properly and safely dispense product to our customers. Specific training topics include how to listen as a part of effective communication, how to speak with customers with disabilities for whom communication may be difficult and recognizing the signs of abuse/misuse and addiction.

## **VI. Security**

The cannabis industry presents a dynamic and rapidly evolving business environment in which executives must focus on the safety of customers, employees and the broader community in which they operate. Security in the cannabis space requires a comprehensive and holistic approach to planning. Security safeguards generally fall into one of three categories: physical security, operational security and information security.

**Physical Security** involves measures undertaken to protect customers, staff, equipment, inventory and cash against anticipated threats. It includes both passive and active measures. Passive measures may include the use of architecture, signage, landscaping and lighting to achieve improved security by deterring, disrupting or mitigating potential threats. Active measures include

the use of personnel and technologies designed to deter, detect, report and react against threats.

**Operational Security** involves creating policies and procedures, and establishing controls to ensure regulatory compliance, 360-degree visibility into all states of the supply chain and audit traceability and forensic reporting in the event of a breach. This is done by identifying, controlling and protecting those interests associated with the integrity and the unimpeded performance of a facility. The two fundamental pillars of operational security are (1) procedures and (2) personnel. Procedures establish controls to prevent unauthorized access to a facility, inventory and other business assets, whether through carelessness, criminal intent or an outside threat. Trained operations and security personnel protect and enforce the security procedures and policies governing facility operations.

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

## **VII. Security Systems Summary**

The New Street facility will be a street-level recreational Cannabis Dispensary in a 5,000 square-foot retail space. The Applicant security policies and procedures are designed to deter and prevent unintended incidents, diversion and/or theft of product, as well as to provide The Applicant management with real-time and recorded awareness of all areas in the facility. As described more fully below, the main components of the security process are: (1) first responder relationships; (2) security personnel; (3) surveillance cameras and monitoring; (4) access controls; (5) alarm systems; (6) inventory tracking and control; and (7) employee training.

### **A. On-Site Security Personnel**

Dispensary security operations will be overseen by a dedicated security agent who will be present on-site at all times during business operations. The duties of this agent are multifaceted that include monitoring and surveillance of the facility entrance and exit, perimeter inspections, and working with Dispensary staff to prevent adverse incidents from occurring. The agent will be supported by a comprehensive electronic security system comprised of cameras, motion detectors, and duress alarms, as well as comprehensive emergency procedures and employee training.

**B. 24/7/365 Surveillance Cameras**

A network of surveillance cameras will be strategically placed around the perimeter of the building and in every area inside the building where customers will be and where Cannabis product is handled. This includes all entrance and exit traps, the secure waiting area, the Dispensary floor, the sales and fulfillment area, the inventory safe area, all back-office entrances, exits and corridors, and the entire delivery packaging/loading/unloading area.

### **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 May 7th 2019 at 26 New Street 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 Applicant 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 3 members of the community attended plus City Councilor Jan Devereux and the presentation included detailed 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?
  - o 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?
  - o Steps will be taken by the Cannabis Establishment to prevent diversion to minors?
  - o 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:
  - How will trash be handled
  - 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
  - Where do we anticipate our customer will be coming from.
- The Applicant had meeting with the following City Councilors
  - Councilor Timothy Toomey
  - Councilor Denise Simmons.

**Host Community Agreement:**

Commencing in the summer of 2018 the Applicant has participated in meeting with City Manager's office as well as met with members of the Ordinance Committee to discuss a Community Host Agreement. At time of this application submission a Community Host Agreement was not available.

Bhari Inc. Logistic Plan:  
45-51 New Street Cambridge

**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 New 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 Bhari 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.
  - **The interior waiting area** has been intentionally designed for orderly cueing of customer as they are waiting for their I.D's to be checked prior to entering. Once the interior area for waiting area for customers is full any additional customer will be given a number to shop at other local stores in the adjacent Fresh Pond shopping center until their designated appointment time.
  - **Coordinate with Cambridge Police:** In advance of its opening day Bhari will coordinate with the Cambridge Police Department and Cambridge Traffic and Parking 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 will be handled utilizing an existing loading zone area on side/rear of the building adjacent to the side egress door. 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.
- 4) **Trash and Refuse:** All trash, recycling and refuse will be brought out for pick up on New Street via the Employee entrance and picked up by a private trash and recycling company at least once a week.

**DIMENSIONAL FORM**

**Project Address:** 45-51 New Street

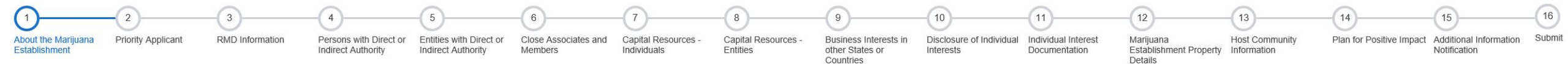
**Application Date:** May 2019

	Existing	Allowed or Required (max/min) Industry A-1	Proposed	Permitted
	25,082	5,000	25,082	
Lot Width (ft)	126'-0"	50'-0"	126'-0"	
Total Gross Floor Area (sq ft)	*3,167/14,138	31,352	14,138/3,200sf	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	*3,167/14,138	31,352sf	14,138/3,200sf	
Inclusionary Housing Bonus	n/a	N/A	N/A	
Total Floor Area Ratio	.56	1.25	.56/.127	
Residential Base				
Non-Residential Base	.56	1.25	.56/.127	
Inclusionary Housing Bonus				
Total Dwelling Units	N/A	N/A	N/A	
Base Units	N/A	N/A	N/A	
Inclusionary Bonus Units	N/A	N/A	N/A	
Base Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Total Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Building Height(s) (ft)	20'-0" +/-	45'-0"	20'-0"	
Front Yard Setback (ft)	30'-0"	0'-0"	30'-0"	
Side Yard Setback – Right (ft)	3'-0"	0'-0"	3'-0"	
Side Yard Setback – Left (ft)	N/A	0'-0"	N/A	
Rear Yard Setback (ft)	10'-0"	0'-0"	10'-0"	
Open Space (% of Lot Area)	N/A	N/A	N/A	
Private Open Space	None	None	None	
Permeable Open Space	N/A	N/A	N/A	
Other Open Space (Specify)				
Off-Street Parking Spaces	5+	5+	5**	
Bicycle Parking Spaces	0	0	7 Long/ 7 short term	
Loading Bays	0	0	0	

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

\* 14,138 is the entire building. The retail dispensary is 3,167sf.

\*\* New proposed non-residential use does not require additional parking from pre-existing auto-repair use pursuant to 6.103.1



Application #: MRN282777

### About the Marijuana Establishment

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

Business Legal Name *		Federal Tax Identification Number EIN/TIN *	
<input type="text" value="Bhari Inc"/>		<input type="text" value="83-3282868"/>	
Phone Number *	Email Address *		
<input type="text" value="617-501-7309"/>	<input type="text" value="newstreetcambridge@gmail.com"/>		
Business Address 1 *		Business Address 2	
<input type="text" value="45 New Street"/>		<input type="text"/>	
Business City *	Business State *	Business Zip Code *	
<input type="text" value="Cambridge"/>	<input type="text" value="MA"/>	<input type="text" value="02138"/>	
Mailing Address 1 *		Mailing Address 2	
<input type="text" value="1123 broadway"/>		<input type="text"/>	
Mailing City *	Mailing State *	Mailing Zip Code *	
<input type="text" value="Somerville"/>	<input type="text" value="MA"/>	<input type="text" value="02144"/>	

### 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



Application #: MRN282777

### 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".

Not a Priority Applicant ▼

Economic Empowerment Applicant Certification Number

If you selected "Economic Empowerment Priority" above enter you certification number here.

RMD Priority Certification Number

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

<< Go To Previous Page

Save & Stay On This Page

Save & Go To Next Page >>

Exit



Application #: MRN282777

### 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 #: MRN282777

### Persons with Direct or Indirect Authority

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

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

All fields marked with an \* are required.

**Person with Direct or Indirect Authority 1**

Percentage Of Ownership \*  Percentage Of Control \*

Role \*  Other Role

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

Alias - 1  Alias - 2  Alias - 3

Phone \*  Email \*

Primary Address 1 \*  Primary Address 2

City \*  State \*  Zip Code \*

Gender \*  User Defined Gender

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

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

Specify Race or Ethnicity





Application #: MRN282777

### Entities with Direct or Indirect Authority

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

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

All fields marked with an \* are required.

Add an Entity

<< Go To Previous Page

Save & Stay On This Page

Save & Go To Next Page >>

Exit



Application #: MRN282777

### 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.

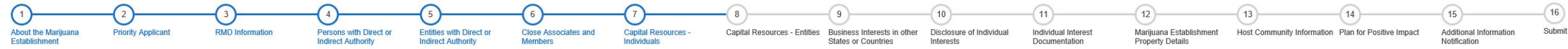
All fields marked with an \* are required.

**Close Associates or Member 1** ✖

First Name *	Middle Name	Last Name *	Suffix	Former Last Name
<input type="text" value="Binoj"/>	<input type="text"/>	<input type="text" value="Pradhan"/>	<input type="text"/>	<input type="text"/>
Alias 1	Alias 2	Alias 3		
<input type="text"/>	<input type="text"/>	<input type="text"/>		
Phone *	Email *			
<input type="text" value="617-501-7309"/>	<input type="text" value="newstreetcambridge@gmail.com"/>			
Primary Address 1 *	Primary Address 2			
<input type="text" value="1123 Broadway"/>	<input type="text"/>			
City *	State *	Zip Code *		
<input type="text" value="Somerville"/>	<input type="text" value="MA"/>	<input type="text" value="02144"/>		
Describe the nature of the relationship this person has with the Marijuana Establishment *				
<input type="text" value="President, Secretary, and Director of Bhari Inc."/>				

Add an Individual

Exit



Application #: MRN282777

### 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
<input type="text" value="Binoj"/>	<input type="text"/>	<input type="text" value="Pradhan"/>	<input type="text"/>
Email *	Phone *		
<input type="text" value="newstreetcambridge@gmail.com"/>	<input type="text" value="617-501-7309"/>		
Address 1 *	Address 2		
<input type="text" value="1123 Broadway"/>	<input type="text"/>		
City *	State *	Zip Code *	
<input type="text" value="Somerville"/>	<input type="text" value="MA"/>	<input type="text" value="02144"/>	
Types of Capital *	Other Type of Capital	Total Value of the Capital Provided *	Percentage of Initial Capital *
<input checked="" type="checkbox"/> Monetary/Equity <input type="checkbox"/> Debt <input type="checkbox"/> Land <input type="checkbox"/> Buildings <input type="checkbox"/> Other (Specify)	<input type="text" value="If other select, specify here"/>	<input type="text" value="1"/>	<input type="text" value="0"/>
Capital Attestation *			
<input checked="" type="checkbox"/> Yes			

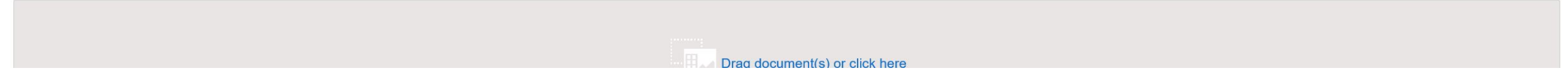
[Add an Individual](#)

### 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.





Application #: MRN282777

### 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.

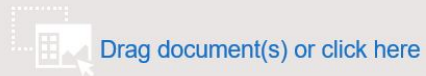
Add an Entity

### 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





Application #: MRN282777

### 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.

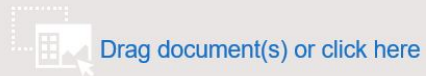
Add an Entity

### 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





Application #: MRN282777

### 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 #: MRN282777

## Disclosure of Individual Interests

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

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

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

All fields marked with an \* are required.

Add an Individual

<< Go To Previous Page

Save & Stay On This Page

Save & Go To Next Page >>

Exit




Application #: MRN282777

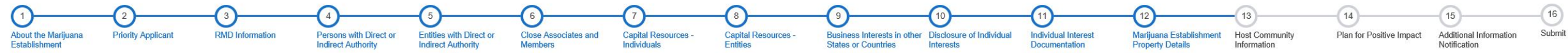
### Individual Interest Documentation

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

Supporting Documents

 Drag document(s) or click here





Application #: MRN282777

### 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

<b>Bond Paper</b>	Document Name: Bond.jpg	
<b>work in progress</b>	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.

	Document Name: newstsitecontrol.pdf	
	Document Category: Permission to Use Premises	



**The Commonwealth of Massachusetts  
William Francis Galvin**

Minimum Fee: \$250.00

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

**Articles of Organization**

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

**Identification Number:** 001365568

**ARTICLE I**

The exact name of the corporation is:

BHARI INC.

**ARTICLE II**

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

THE CORPORATION 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 CORPORATION FORMED UNDER THE LAWS OF THE COMMONWEALTH OF MASSACHUSETTS MAY LAWFULLY ENGAGE.

**ARTICLE III**

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding Num of Shares
		Num of Shares	Total Par Value	
CNP	\$0.00000	100,000	\$0.00	100

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

**ARTICLE IV**

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

**ARTICLE V**

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are:

ANY STOCKHOLDER, INCLUDING THE HEIRS, ASSIGNS, EXECUTORS OR ADMINISTRATORS

OF A DECEASED STOCKHOLDER, DESIRING TO SELL OR TRANSFER SUCH STOCK OWNED BY HIM OR THEM, SHALL FIRST OFFER IT TO THE CORPORATION THROUGH THE BOARD OF DIRECTORS IN THE FOLLOWING MANNER: HE SHALL NOTIFY THE DIRECTORS OF HIS DESIRE TO SELL OR TRANSFER BY NOTICE IN WRITING, WHICH NOTICE SHALL CONTAIN THE PRICE AT WHICH HE IS WILLING TO SELL OR TRANSFER AND THE NAME OF ONE ARBITRATOR. THE DIRECTORS SHALL WITHIN THIRTY DAYS THEREAFTER EITHER ACCEPT THE OFFER, OR BY NOTICE TO HIM IN WRITING NAME A SECOND ARBITRATOR, AND THESE TWO SHALL NAME A THIRD. IT SHALL THEN BE THE DUTY OF THE ARBITRATORS TO ASCERTAIN THE VALUE OF THE STOCK, AND IF ANY ARBITRATOR SHALL NEGLECT OR REFUSE TO APPEAR AT ANY MEETING APPOINTED BY THE ARBITRATORS, A MAJORITY MAY ACT IN THE ABSENCE OF SUCH ARBITRATOR. AFTER THE ACCEPTANCE OF THE OFFER, OR THE REPORT OF THE ARBITRATORS AS TO THE VALUE OF THE STOCK, THE DIRECTORS SHALL HAVE THIRTY DAYS WITHIN WHICH TO PURCHASE THE SAME AT SUCH VALUATION, BUT IF AT THE EXPIRATION OF THIRTY DAYS, THE CORPORATION SHALL NOT HAVE EXERCISED THE RIGHT SO TO PURCHASE, THE OWNER OF THE STOCK SHALL BE AT LIBERTY TO DISPOSE OF THE SAME IN ANY MANNER HE MAY SEE FIT. NO SHARES OF STOCK SHALL BE SOLD OR TRANSFERRED ON THE BOOKS OF THE CORPORATION UNTIL THESE PROVISIONS HAVE BEEN COMPLIED WITH, BUT THE BOARD OF DIRECTORS MAY IN ANY PARTICULAR INSTANCE WAIVE THE REQUIREMENT.

#### ARTICLE VI

Other lawful provisions, and if there are no provisions, this article may be left blank.

TO THE EXTENT AND IN THE MANNER PROVIDED IN THE BY LAWS, THE BOARD OF DIRECTORS MAY MAKE, AMEND OR REPEAL THE BY LAWS IN WHOLE OR IN PART, EXCEPT WITH RESPECT TO ANY PROVISION THEREOF WHICH BY LAW OR BY THE BY LAWS REQUIRES ACTION BY THE STOCKHOLDERS. TO THE EXTENT AND IN THE MANNER IN THE BY LAWS, MEETINGS OF THE STOCKHOLDERS MAY BE HELD ANYWHERE, WITHIN THE COMMONWEALTH OF MASSACHUSETTS OR ELSEWHERE IN THE UNITED STATES. THE CORPORATION MAY ENTER INTO PARTNERSHIP AGREEMENTS (GENERAL OR LIMITED) AND JOINT VENTURES WITH ANY PERSONS, FIRM, ASSOCIATION, OR CORPORATION ENGAGED IN CARRYING ON ANY BUSINESS IN WHICH THE CORPORATION IS AUTHORIZED TO ENGAGE, OR IN CONNECTION WITH CARRYING OUT ALL OR ANY OF THE PURPOSES OF THE CORPORATION.

**Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.**

#### ARTICLE VII

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a *later* effective date is desired, specify such date, which may not be later than the *90th day* after the articles are received for filing.

**Later Effective Date: Time:**

#### ARTICLE VIII

The information contained in Article VIII is not a permanent part of the Articles of Organization.

**a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:**

Name: BINOJ PRADHAN

No. and Street: 8 CURTIS STREET  
City or Town: SOMERVILLE State: MA Zip: 02144 Country: USA

**c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):**

<b>Title</b>	<b>Individual Name</b> First, Middle, Last, Suffix	<b>Address</b> (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	BINOJ PRADHAN	8 CURTIS STREET SOMERVILLE, MA 02144 USA
TREASURER	BINOJ PRADHAN	8 CURTIS STREET SOMERVILLE, MA 02144 USA
SECRETARY	BINOJ PRADHAN	8 CURTIS STREET SOMERVILLE, MA 02144 USA
DIRECTOR	BINOJ PRADHAN	8 CURTIS STREET SOMERVILLE, MA 02144 USA

**d. The fiscal year end (i.e., tax year) of the corporation:**  
December

**e. A brief description of the type of business in which the corporation intends to engage:**

APPLY FOR A LICENSE WITH THE CANNABIS CONTROL COM

**f. The street address (post office boxes are not acceptable) of the principal office of the corporation:**

No. and Street: 8 CURTIS STREET  
City or Town: SOMERVILLE State: MA Zip: 02144 Country: USA

**g. Street address where the records of the corporation required to be kept in the Commonwealth are located (post office boxes are not acceptable):**

No. and Street: 8 CURTIS STREET  
City or Town: SOMERVILLE State: MA Zip: 02144 Country: USA

**which is**

its principal office                      \_\_\_ an office of its transfer agent  
\_\_\_ an office of its secretary/assistant secretary                      \_\_\_ its registered office

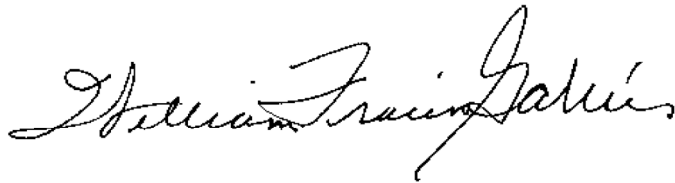
**Signed this 25 Day of January, 2019 at 3:03:06 PM by the incorporator(s).** *(If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)*

BINOJ PRADHAN, PRESIDENT

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:

January 25, 2019 03:02 PM

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:** Bhari Inc.  
45-51 New 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:** August 5, 2019

**RE:** 8193

**SUBJECT:** Transportation Logistics Plan  
Proposed Cannabis Dispensary – 45-51 New Street  
Cambridge, Massachusetts

---

Vanasse & Associates, Inc. (VAI) has prepared a Transportation Logistics Plan in order to determine potential impacts associated with the proposed cannabis dispensary to be located at 45-51 New 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 project consists of 3,167 sf cannabis dispensary with 9 registers. The project will provide four (4) on-site parking spaces in the front of the building including 1 handicap space, seven (7) interior bicycle parking spaces and seven (7) visitor bicycle parking spaces. The facility will be opened seven days a week from 10:00 AM to 10:00 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 of public transportation services.





Figure 1  
Site Location Map

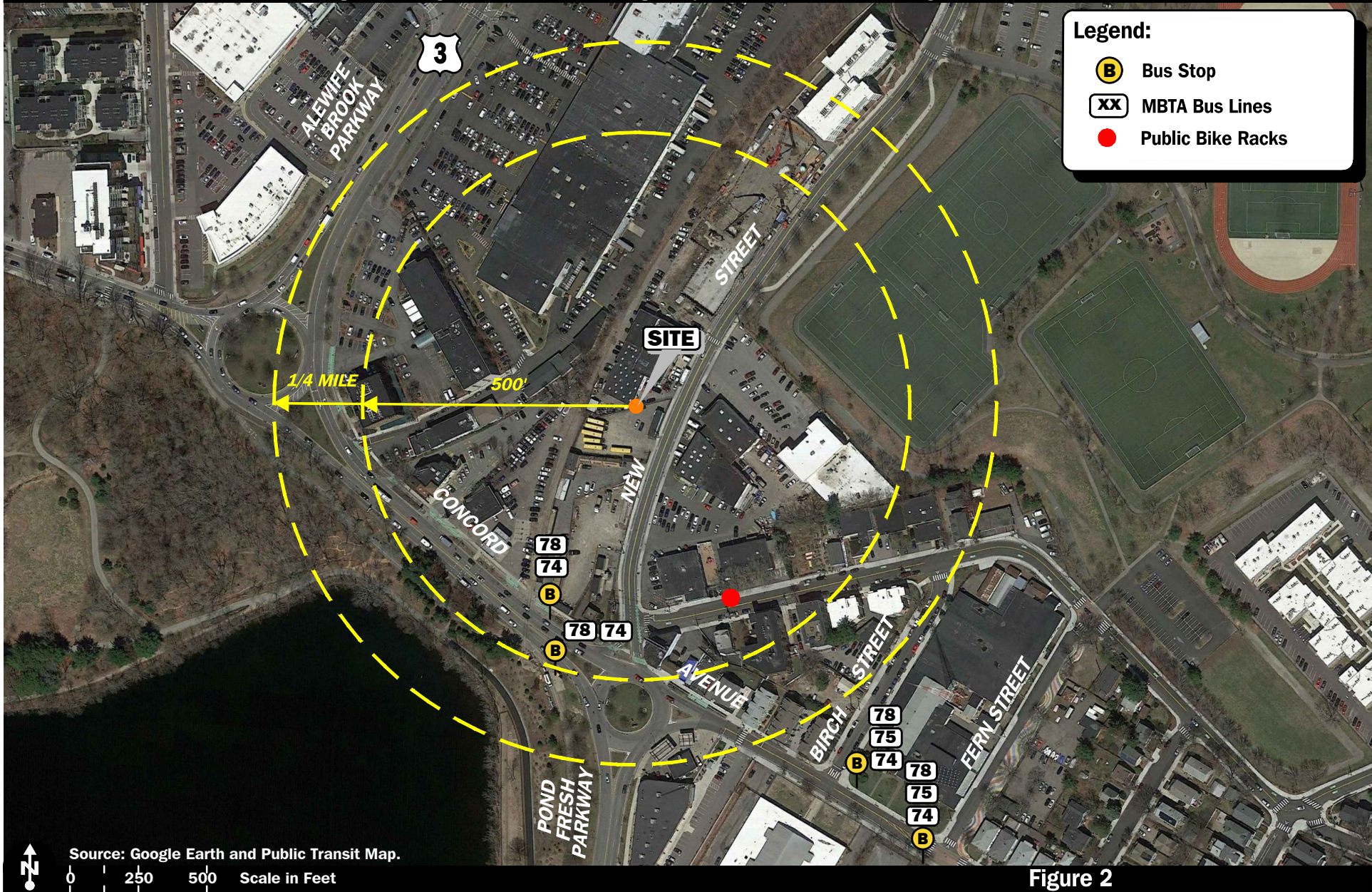


Figure 2

Area Inventory  
45-51 New Street



## Pedestrian and Bicycle Facilities

The project site is conveniently located in a pedestrian-friendly area and will be accessed by costumers at the store entrance onto New 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. Figure 3 graphically depicts a survey of the inventory of pedestrian and bicycle facilities.

## Public Transportation Services

The project site is 0.7 miles south of the MBTA Alewife Station. 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 4. 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 (Weekday)	Frequency (Saturday)
74	Belmont Center - Harvard via Concord Avenue	Concord Avenue at New Street	446 ft. south	2 minutes	First 05:51a, Last 01:17a, Every 22 Mins to 1 Hr 35 Mins	First 05:50a, Last 06:56p, Every 35 Mins to 1 Hr 20 Mins.
78	Arlmont Village - Harvard	Concord Avenue opposite New Street	446 ft. south	2 minutes	First 05:57a, Last 12:14a, Every 1 Min to 1 Hr.	First 06:32a, Last 12:40a, Every 1 Hr 1 Min to 1 Hr 11 Mins.
75	Belmont Center - Harvard via Fresh Pond Parkway	Concord Avenue at Birch Street	0.2 miles south	4 minutes	First 07:07a, Last 10:28p, Every 50 Mins to 2 Hrs 5 Mins.	First 07:25a, Last 06:25p, Every 50 Mins to 1 Hr 14 Mins.
350	North Burlington - Alewife	Alewife Station	0.7 miles north	16 minutes	First 08:20a, Last 10:20p, Every 15 Mins to 1 Hr.	First 08:30a, Last 09:50p, Every 50 Mins to 1 Hr.
62	Bedford VA Hospital - Alewife	Alewife Station	0.7 miles north	16 minutes	First 06:52a, Last 07:15p, Every 19 Mins to 1 Hr 5 Mins.	First 08:30a, Last 09:50p, Every 50 Mins to 1 Hr10 Mins.
67	Turkey Hill - Alewife	Alewife Station	0.7 miles north	16 minutes	First 06:34a, Last 08:32p, Every 22 Mins to 50 Mins.	No service
76	Lincoln Lab/Hanscom Air Force Base - Alewife	Alewife Station	0.7 miles north	16 minutes	First 06:37a, Last 10:39p, Every 21 Mins to 1 Hr 14 Mins.	First 08:00a, Last 08:00p, Every 50 Mins to 1 Hr10 Mins.
79	Arlington Heights - Alewife	Alewife Station	0.7 miles north	16 minutes	First 07:02a, Last 09:50p, Every 20 Mins to 55 Mins.	No Service
84	Arlmont Village - Alewife	Alewife Station	0.7 miles north	16 minutes	First 06:58a, Last 06:59p, Every 20 Mins to 7 Hrs 20 Mins.	First 06:32a, Last 12:40a, Every 1 Hr 1 Min to 1 Hr 11 Mins.

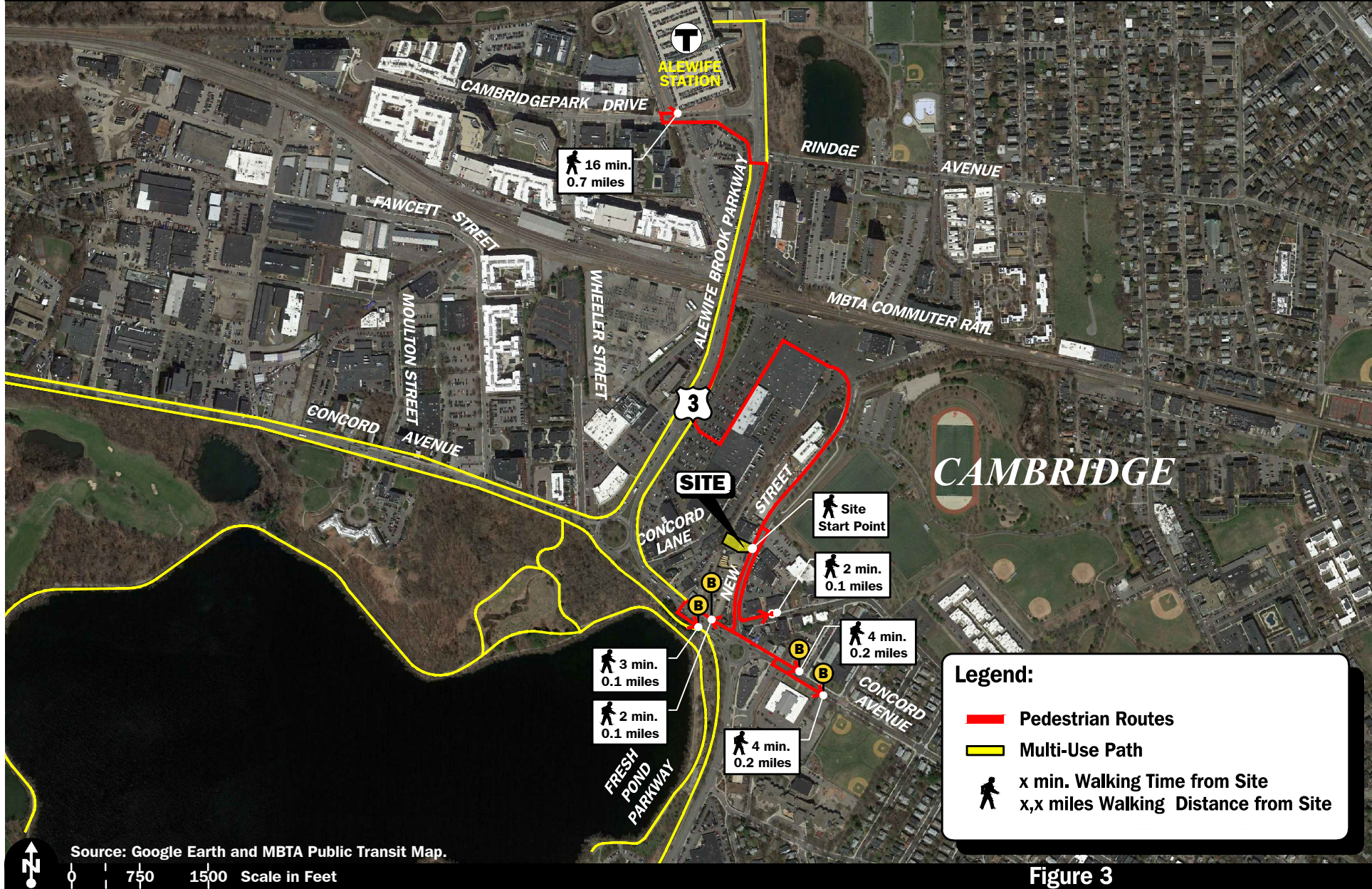
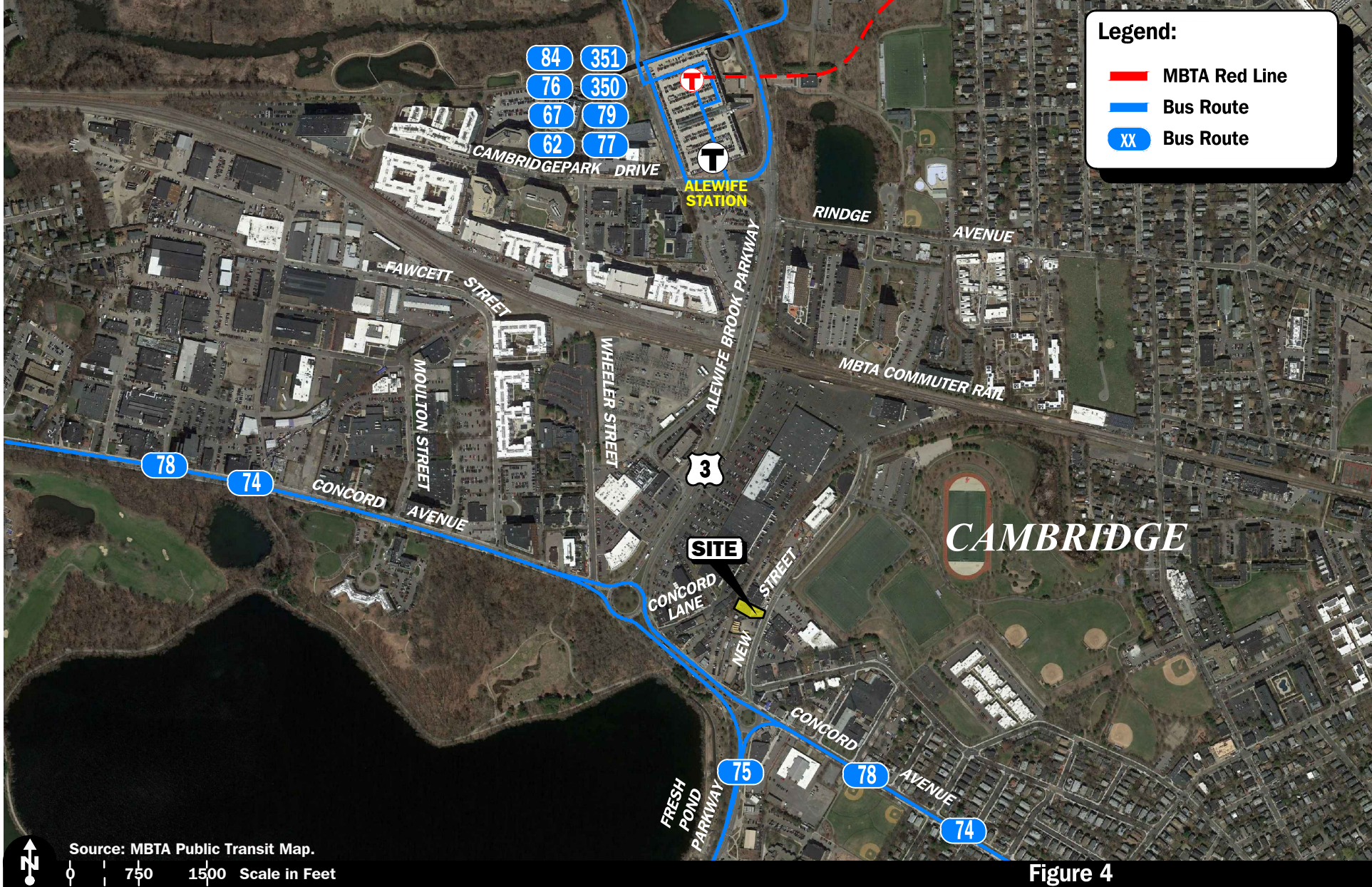


Figure 3

Pedestrian/Bikes Route  
45-51 New Street



## MBTA SUBWAY SERVICE SUMMARY

Line	Stop Closest to Site	Distance from Site	Distance Walking	Frequency
MBTA Red line Braintree/ Alewife	Alewife Station	0.7 miles north	16 minutes	First 05:59a, Last 01:12a, Every 1 Min to 12 Mins.

### Parking and Loading Availability

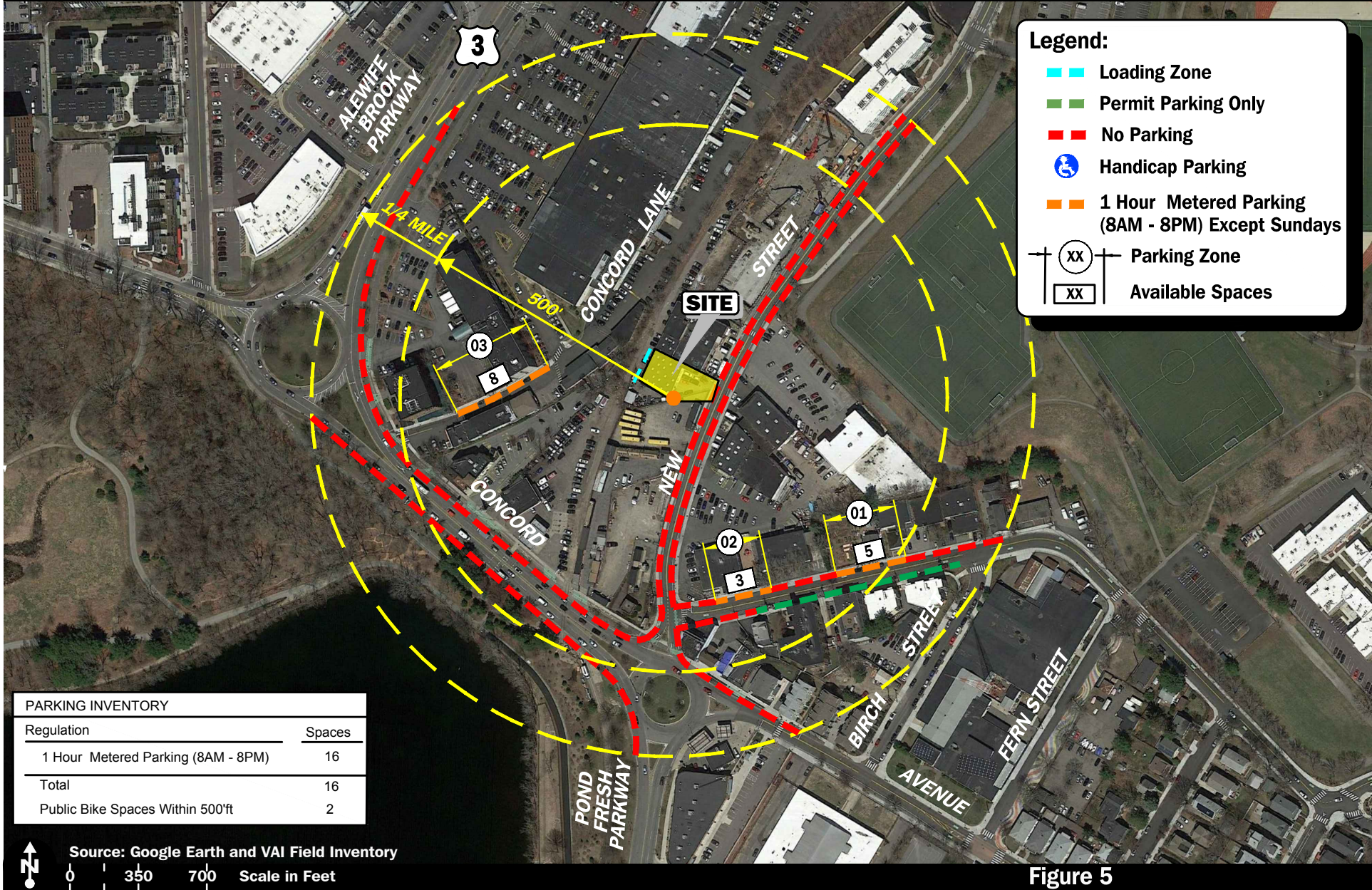
The project proposes four (4) on-site parking spaces at the facility front entrance onto New Street and a loading zone in the rear of the building which will be accessed by a Loading access easement on the right side of the existing Hi-tech Auto building. In order to determine the availability of parking 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 5 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	5	3	5	5	5	5	2	3	5
2	3	2	3	3	0	3	2	2	3
3	8	6	4	1	3	3	3	7	7
<b>Total</b>	<b>16</b>	<b>11</b>	<b>12</b>	<b>9</b>	<b>8</b>	<b>11</b>	<b>7</b>	<b>12</b>	<b>15</b>

As shown in Table 2, the peak hour demand during a typical weekday occurs at 5:00 PM when 8 spaces were vacant and the peak hour demand during a typical Saturday occur at 12:00 PM when 7 spaces were vacant. Additional on street parking is available outside of the 500 feet zone along Concord Lane and Bay State Road.

All loading delivers will be handled utilizing the rear of the building to avoid any congestion in front of the building. 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.



**Figure 5**  
**Parking Alternative**  
**On-Street Parking**  
**45-51 New Street**

## **PROJECT-GENERATED TRAFFIC**

In order to establish traffic characteristics for the proposed cannabis facility, empirical trip rates obtained from two (2) similar facilities located within Massachusetts urban areas were used. The similar facilities are located at 160 Washington Street, Brookline, MA ( Neta Brookline) and at 50 Grove St, Salem, MA (Alternative Therapies Group). The existing Neta Brookline Cannabis facility will continue to be extremely busy until other facilities developed in the Boston area. Peak hour observations of pedestrian traffic was conducted at the Neta and Alternative Therapies 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 both facilities, 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 216 vehicle trips (109 vehicles entering and 107 exiting) expected during the weekday evening peak-hour, and 174 vehicle trips (88 vehicles entering and 86 exiting) expected during the Saturday midday peak hour.

**Table 3**  
**TRIP GENERATION SUMMARY**  
**CANNABIS DISPENSARY**

Time Period/Direction	Person Trips							Automobile Trips <sup>b</sup>	Employees Trips	Total Trips
	Proposed Cannabis Dispensary (9 Registers) <sup>a</sup>	Drive Alone Trips (60%)	Ridesharing Trips (20%)	Transit Trips (9%)	Pedestrian Trips (8%)	Bicycle Trips (3%)	Other Trips (0%)			
<b><i>Weekday Evening Peak Hour:</i></b>										
Entering	128	83	26	11	4	4	0	106	3	109
<u>Exiting</u>	<u>128</u>	<u>83</u>	<u>26</u>	<u>11</u>	<u>4</u>	<u>4</u>	<u>0</u>	<u>106</u>	<u>1</u>	<u>107</u>
Total	256	166	52	22	8	8	0	212	4	216
<b><i>Saturday Midday Peak Hour:</i></b>										
Entering	104	68	21	9	3	3	0	86	2	88
<u>Exiting</u>	<u>104</u>	<u>68</u>	<u>21</u>	<u>9</u>	<u>3</u>	<u>3</u>	<u>0</u>	<u>86</u>	<u>0</u>	<u>86</u>
Total	208	136	42	18	6	6	0	172	2	174

<sup>a</sup>Based on customer counts conducted at the Existing Cannabis Dispensary in Brookline and Salem.

Projection on 14.2 Costumes per register during weekday evening and 11.575 Costumes per register during Saturday midday.

<sup>b</sup>Drive-alone plus rideshare person trips divided by vehicle occupancy ratio of 1.03 persons per vehicle per Census Tract 3546, Middlesex County, Massachusetts

## 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 New 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:** In anticipation the surge during the opening days and weeks the applicant will have at least 2-3 extra staff members specifically focused on managing the crowds both internally and on the 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. Additionally, during the first six months of operation the Applicant 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.
- **Coordinate with Cambridge Police:** In advance of its opening day, Bhari Inc. will coordinate with 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.
- **Customer Facing Dispensary Operations:** Dispensary operations consist of an initial ID check of all potential customers at the exterior of the building. In order to access any part of the Dispensary facility, a customer must first be checked to make sure they are of legal age by presenting a valid State issued ID card. Once customer age has been confirmed, the customer will be admitted to the secure reception area before being called into the dispensing area. The reception area consists of a reception desk, staffed by a Dispensary employee, and a waiting area. When a customer visits the Dispensary for the first time, they will be given a brief orientation of the facility. Customers will be admitted to the dispensing area as space allows. The process provides for one-on-one interaction between a Dispensary agent and a customer throughout the dispensing process. A Dispensary agent will escort the customer to an individual display pedestal where all products are displayed. The customer will be able to choose from among a variety of forms of Cannabis such as cannabis flowers and Cannabis infused products.

Once a customer has placed an order with a Dispensary agent, he/she will move to the fulfillment area where payments will be processed, and the product will be sealed in a childproof exit bag. All products will be manufactured and packaged at a licensed Cultivation and processing facility. The customer will exit through the secure exit trap. Customers are required to exit the facility as soon as their order has been filled. They are not allowed to consume their product the premises nor loiter around the exterior of the Dispensary.

A security desk is located beside the entrance on the inside of the Dispensary. During business hours, the security desk will be staffed by a qualified security agent. The agent will tend to all customers entering the facility by authenticating their state issued ID's and allowing them access to the Dispensary.



## **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 45-51 New 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

<b>Project Site:</b>		
1	Store Address.	45 – 51 Church Street
2	Total floor area of store (including sales, back of house, other).	3,167 sf
3	Retail sales area (including customer waiting areas).	1,368
4	Maximum customer capacity – sales area.	18
5	Maximum customer capacity – waiting area.	20
<b>Employees:</b>		
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.	12 employees
	<b>Employee mode shares:</b>	Based in Average of the TDM survey (Quadrangle Area) and adjusted by Cambridge staff
9	% single-occupancy vehicle (SOV) (including ride-hailing):	53%
10	% high-occupancy vehicle (HOV):	7%
11	% public transit:	18%
12	% walk:	5%
13	% bike:	10%
14	% other:	7%
<b>Customers:</b>		
15	Number of customers per day.	1100
16	Maximum number of customers expected at any one time.	45
	<b>Customer mode shares:</b>	Based in Average of the TDM survey (Quadrangle Area) and adjusted by Cambridge staff
17	% single-occupancy vehicle (SOV) (including ride-hailing):	65%
18	% high-occupancy vehicle (HOV):	20%
19	% public transit:	9%
20	% walk:	3%
21	% bike:	3%
22	% other:	0%

<b>Transit Availability:</b>		
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"> <li>• MBTA Red line - 0.7 Miles South - 16 minutes Frequency: First 05:59a, Last 01:12a, Every 1 Min to 12 Mins.</li> </ul> <p><u>Bus</u></p> <ul style="list-style-type: none"> <li>• 74 Belmont Center - Harvard via Concord Avenue - 446 ft. south - 2 minutes</li> <li>• 78 Arlmont Village - Harvard - 446 ft. south - 2 minutes</li> <li>• 75 Belmont Center - Harvard via Fresh Pond Parkway- 0.2 miles south- 4 minutes</li> <li>• 350 North Burlington – Alewife - 0.7 miles north - 16 minutes</li> <li>• 62 Bedford VA Hospital – Alewife - 0.7 miles north -16 minutes</li> <li>• 67 Turkey Hill – Alewife - 0.7 miles north - 16 minutes</li> <li>• 76 Lincoln Lab/Hanscom Air Force Base – Alewife - 0.7 miles north-16 minutes</li> <li>• 79 Arlington Heights – Alewife - 0.7 miles north - 16 minutes</li> <li>• 84 Arlmont Village - Alewife 0.7 miles north - 16 minutes</li> </ul> <p><u>Bike Share</u></p> <ul style="list-style-type: none"> <li>• Service Available outside the 500’ft within 0.4 miles radius from project site.</li> </ul>
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"> <li>• First 05:59a, Last 01:12a, Every 1 Min to 12 Mins.</li> </ul> <p><u>Bus</u></p> <ul style="list-style-type: none"> <li>• 74 – (weekday) First 05:51a, Last 01:17a, Every 22 Mins to 1 Hr 35 Mins (Saturday) First 05:50a, Last 06:56p, Every 35 Mins to 1 Hr 20 Mins.</li> <li>• 78 – (weekday) First 05:57a, Last 12:14a, Every 1 Min to 1 Hr. (Saturday) First 06:32a, Last 12:40a, Every 1 Hr 1 Min to 1 Hr 11 Mins.</li> <li>• 75 – (weekday) First 07:07a, Last 10:28p, Every 50 Mins to 2 Hrs 5 Mins. (Saturday) First 07:25a, Last 06:25p, Every 50 Mins to 1 Hr 14 Mins.</li> <li>• 350 –(weekday) First 08:20a, Last 10:20p, Every 15 Mins to 1 Hr. (Saturday) First 08:30a, Last 09:50p, Every 50 Mins to 1 Hr.</li> <li>• 62 – (weekday) First 06:52a, Last 07:15p, Every 19 Mins to 1 Hr 5 Mins. (Saturday) First 08:30a, Last 09:50p, Every 50 Mins to 1 Hr10 Mins.</li> <li>• 67 – (weekday) First 06:34a, Last 08:32p, Every 22 Mins to 50 Mins. (Saturday) No service</li> <li>• 76 – (weekday) First 06:37a, Last 10:39p, Every 21 Mins to 1 Hr 14 Mins. (Saturday) First 08:00a, Last 08:00p, Every 50 Mins to 1 Hr10 Mins.</li> <li>• 79 – (weekday) First 07:02a, Last 09:50p, Every 20 Mins to 55 Mins. (Saturday) No Service</li> <li>• 84 – (weekday) First 06:58a, Last 06:59p, Every 20 Mins to 7 Hrs 20 Mins. (Saturday) First 06:32a, Last 12:40a, Every 1 Hr 1 Min to 1 Hr 11 Mins.</li> </ul>
<b>Auto Parking Availability:</b>		
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 style="text-align: right;">On Street Parking = Spaces: 16</p> <p><u>Vacant Spaces</u></p> <p>Weekday 10:00 AM: 11 vacant spaces  Weekday 12:00 PM: 12 vacant spaces  Weekday 3:00 PM: 9 vacant spaces  Weekday 5:00 PM: 8 vacant spaces  Weekday 7:00 PM: 11 vacant spaces  Saturday 12:00 PM: 7 vacant spaces  Saturday 3:00 PM: 12 vacant spaces  Saturday 7:00 PM: 15 vacant spaces  .</p>
26	Estimated peak parking demand needed for employees.	5
27	Estimated peak parking demand for customers.	24
28	Number of employee parking spaces on-site.	0

29	Number of customer parking spaces on-site.	4 parking spaces including 1 Handicap space
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
<b>Bicycle Parking Availability:</b>		
32	Number of Employee long-term bicycle parking spaces on the Project site.	7
33	Number of Customer short-term bicycle parking spaces on the Project site.	7
34	Number of public bicycle parking spaces within 100 feet of the main entrance of the site.	0 bike storage spaces

<b>Loading and Delivery:</b>		
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 the rear of the building to avoid any congestion in front of the building. Loading zone will be accessed by a Loading access easement on the right side of the existing Hi-tech Auto building.
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

<b>Project Trip Generation:</b>								
37	Daily, Morning and Evening Peak Hour Employees and Customer trip generation by mode.		Employees			Customers		
			Daily	Evening	Saturday	Daily	Evening	Saturday
		SOV	13	3	2	715	166	136
		HOV	2	1	0	220	52	42
		Transit	4	3	2	99	22	18
		Walk	1	0	0	33	8	6
		Bike	2	0	0	33	8	6
		Other	2	0	0	0	0	0
<b>Total</b>		<b>24</b>	<b>6</b>	<b>4</b>	<b>1,100</b>	<b>256</b>	<b>208</b>	

APPENDIX

---

SITE PLAN

EXISTING FACILITY TRAFFIC COUNTS

MODE SPLIT

TRIP GENERATION CALCULATIONS

SITE PLAN

---

PROJECT NAME  
**CAMBRIDGE  
 DISPENSARY**

PROJECT ADDRESS  
 45-51 New St,  
 Cambridge, MA

CLIENT  
**BHARI INC.**

ARCHITECT  
**KHALSA**



17 WALDO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TEL: 617.261.1100 FAX: 617.261.1101

CONSULTANTS:

18029  
 06/10/2019  
 20K



PROJECT NUMBER  
 SHEET NO.  
 CHECKED BY  
 DATE

REVISIONS  
 No Description Date

Cover Sheet

**A-000**  
 CAMBRIDGE DISPENSARY

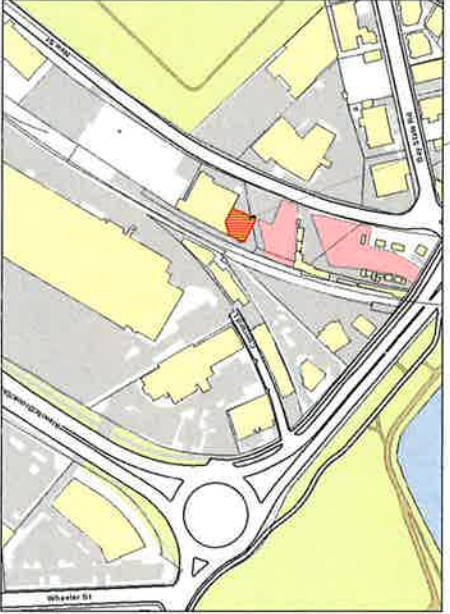
# PROJECT: New Street Dispensary

PROJECT ADDRESS:  
 45-51 NEW STREET  
 CAMBRIDGE MASSACHUSETTS

ARCHITECT:  
**KHALSA DESIGN INC.**  
 ADDRESS:  
 17 WALDO STREET, SUITE 400  
 SOMERVILLE, MA 02143

CLIENT:  
**BHARI INC.**

## SUBMISSION TO CITY OF CAMBRIDGE 06-12-2019



Sheet Number	Architectural Drawing List	Sheet Name	Sheet Issue Date
A-000	Cover Sheet		06/12/19
A-020	Locus Plan		06/12/19
A-021	Expanded Locus Plan		06/12/19
A-022	Illustrative Site Plan		06/12/19
A-023	Site Plan / Logistics		06/12/19
A-100	Proposed Floor Plan		06/12/19
A-101	Enlarged Bike Areas		06/12/19
A-300	Proposed Elevation		06/12/19



PROJECT NAME  
**CAMBRIDGE DISPENSARY**

PROJECT ADDRESS  
 45-51 New St,  
 Cambridge, MA

CLIENT  
**BHARI INC.**

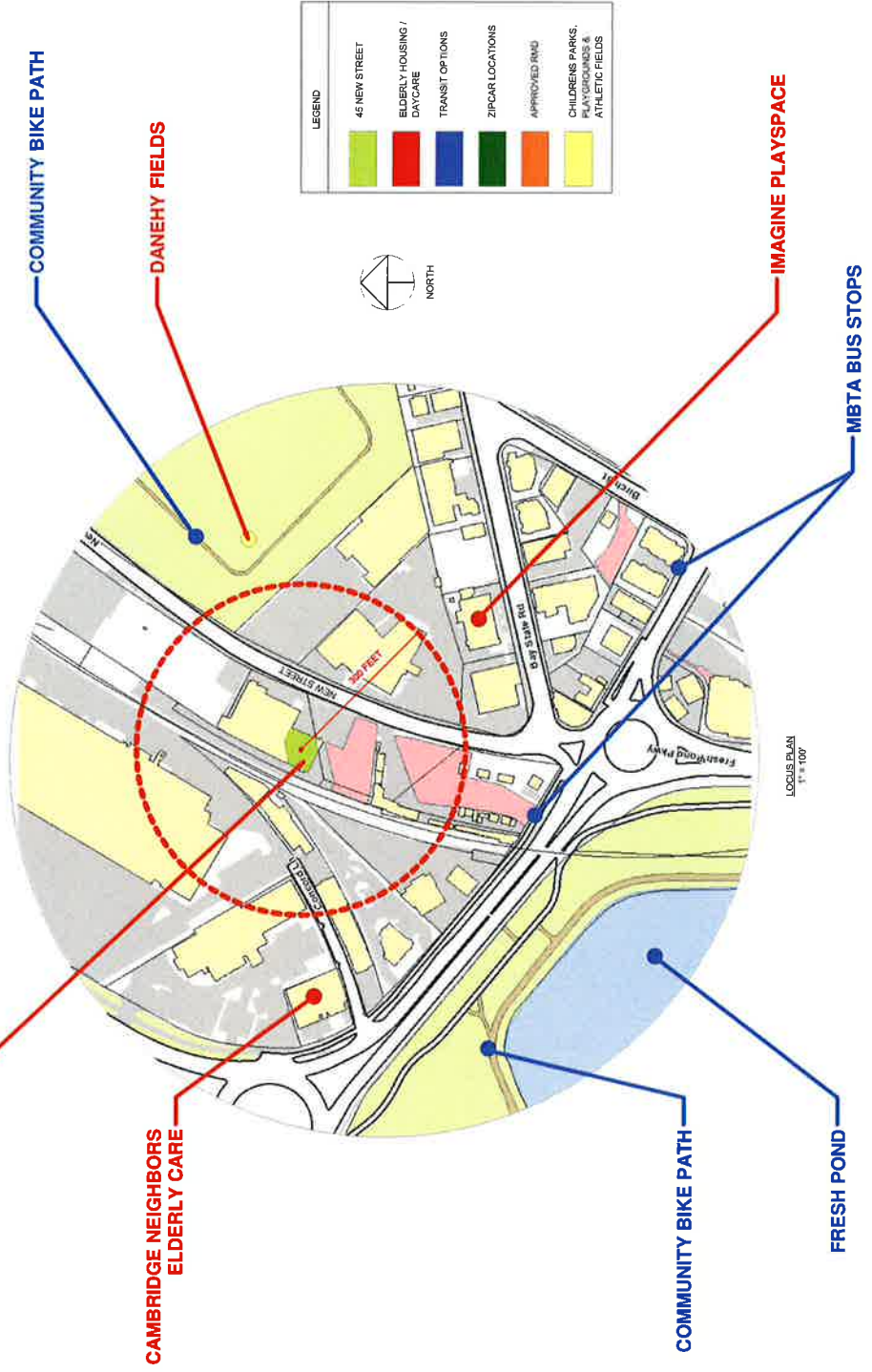
ARCHITECT  
**KHALSA**

17 WALCO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617.288.1143  
 FAX: 617.291.2288

CONSULTANTS:

REGISTERED ARCHITECT  
 STATE OF MASSACHUSETTS  
 REGISTRATION NO. 10029  
 EXPIRES: 06/10/2019  
 SCALE: 1/8" = 1'-0"

LOCUS PLAN  
**A-020**  
 CAMBRIDGE DISPENSARY



LEGEND

[Green Box]	45 NEW STREET
[Red Box]	ELDERLY-HOUSING / DAYCARE
[Blue Box]	TRANSIT OPTIONS
[Dark Green Box]	ZIPCAR LOCATIONS
[Orange Box]	APPROVED ROAD
[Yellow Box]	CHILDRENS PARKS, PLAYGROUNDS & ATHLETIC FIELDS



LOCUS PLAN  
 1" = 100'

PROJECT NAME  
**CAMBRIDGE DISPENSARY**

PROJECT ADDRESS  
 45-51 New St,  
 Cambridge, MA

CLIENT  
**BHARI INC.**

ARCHITECT  
**KHALSA**

17 WALDO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617.881.8822

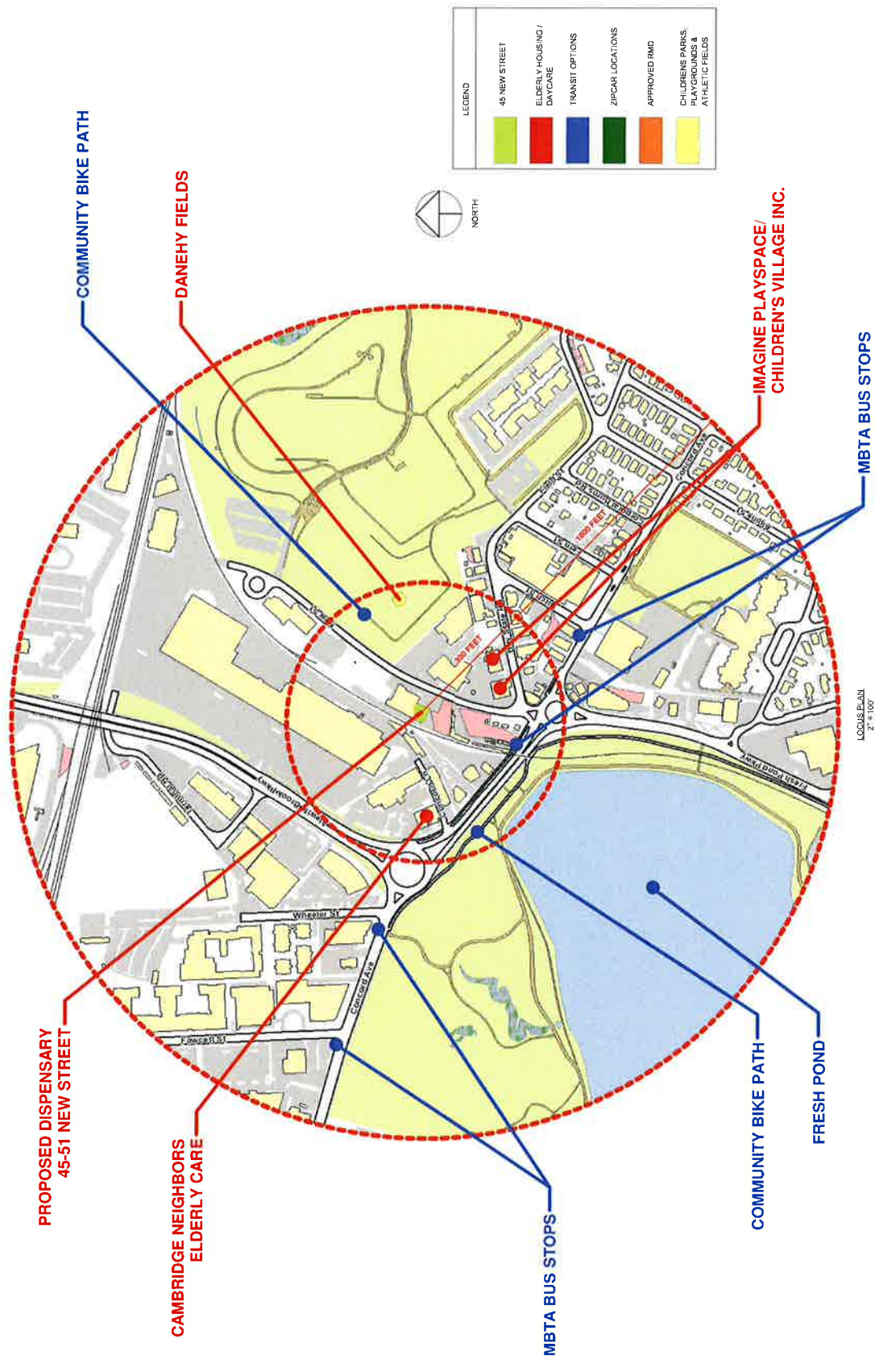
CONSULTANTS:



REGISTRATION  

 Project Number: 18009  
 Date: 06/10/2019  
 Checked by: [Signature]  
 Scale: 1" = 1'-0"

Expanded Locus  
 Plan  
**A-021**  
 CAMBRIDGE DISPENSARY



LEGEND

- 45 NEW STREET
- ELDERLY HOUSING / DAYCARE
- TRANSIT OPTIONS
- ZIPCAR LOCATIONS
- APPROVED RMD
- CHILDRENS PARKS, PLAYGROUNDS & ATHLETIC FIELDS



LOCUS PLAN  
 2" = 100'

PROJECT NAME  
**CAMBRIDGE  
DISPENSARY**

PROJECT ADDRESS  
45 51 New St,  
Cambridge, MA

CLIENT

ARCHITECT  
**BHARI INC.**



**KHALSA**

17 WALDO STREET SUITE 400  
SOMERVILLE MA 02143  
TELEPHONE 617 941-8822

CONSULTANTS:

CONTRACT NO. 011  
THESE DRAWINGS ARE THE WORK  
OF THE ARCHITECT AND ENGINEER  
AND SHALL BE USED ONLY FOR THE  
PROJECT AND SITE SPECIFICALLY  
IDENTIFIED THEREON. ANY OTHER  
USE SHALL BE AT THE USER'S  
SOLE RISK AND WITHOUT LIABILITY  
OF PROTECTION UNDER LAW.

REGISTRATION



Project Number: 10029  
Date: 06/15/2018  
City: MA  
Scale: 1/8" = 1'-0"

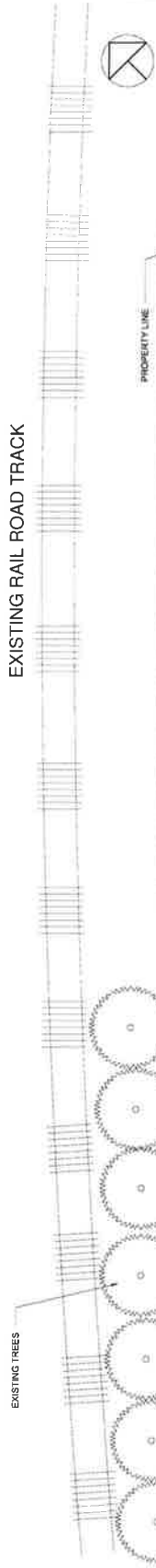
REVISIONS

No.	Description	Date

Illustrative Site  
Plan

**A-022**  
CAMBRIDGE DISPENSARY

EXISTING RAIL ROAD TRACK



PROPERTY LINE

LOADING ACCESS

LOADING ZONE



**PROPOSED  
DISPENSARY**

EXISTING BUILDING  
(HI-TECH AUTO BODY)

EXISTING FENCING

EMPLOYEE ENTRANCE

NEW LANDSCAPING

NEW SHORT-TERM  
BICYCLE PARKING

NEW PERMEABLE PAVERS

PROPOSED DISPENSARY PARKING

EXISTING ASPHALT  
PAVEMENT

EXISTING TRASH

GARAGE ENTRY

LOADING ACCESS

EXISTING PARKING

**NEW STREET**

EXISTING SIDEWALK

PROPOSED DISPENSARY PARKING

Scale Plan  
1/8" = 1'-0"



PROJECT NAME  
**CAMBRIDGE  
DISPENSARY**

PROJECT ADDRESS  
45-51 New St,  
Cambridge, MA

CLIENT  
**BHARI INC.**



ARCHITECT  
**KHALSA**

17 WALCO STREET SUITE 400  
SOMERVILLE, MA 02145  
TELEPHONE: 617-761-1111

CONSULTANTS:

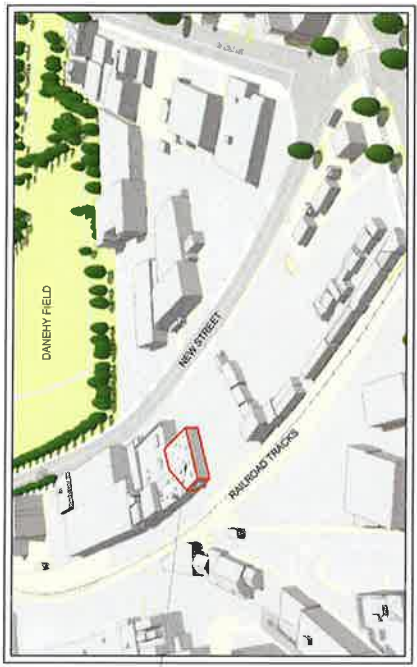
CONTRACT 428/2019  
THESE DRAWINGS ARE NOT TO BE  
USED FOR ANY OTHER PROJECT OR  
PURPOSE WITHOUT THE WRITTEN  
CONSENT OF THE ARCHITECT.  
IN WITNESS WHEREOF, THE ARCHITECT  
HAS HEREIN SET HIS HAND AND  
SEAL AT THE CITY OF BOSTON, MASSACHUSETTS  
ON THIS 15TH DAY OF SEPTEMBER, 2019.



REGISTRATION  
Project Number: 180020  
Date: 06/10/2019  
Checked By: [Signature]  
Scale: [Blank]  
REVISIONS  
No. Description Date

Site Plan /  
Logistics

**A-023**  
CAMBRIDGE DISPENSARY



**AERIAL SITE PLAN**



**CAMBRIDGE GIS MAP**

- NOTES:
1. ALL BUILDING AND ALL COMMERCIAL/RETAIL SPACES ARE EXISTING
  2. ALL DIMENSIONS AND SQUARE FOOTAGE INDICATED ARE PROVIDED BY ASSESSORS DATA BASE INFORMATION
  3. EXISTING STREET SIDE LOADING ZONES
  4. EXISTING SIDEWALKS FOR PEDESTRIAN ACCESS
  5. ALL SITE LIGHTING IS EXISTING TO REMAIN

PROPOSED LOCATION  
45 NEW STREET



**PROPOSED BIKE  
PARKING AREA**



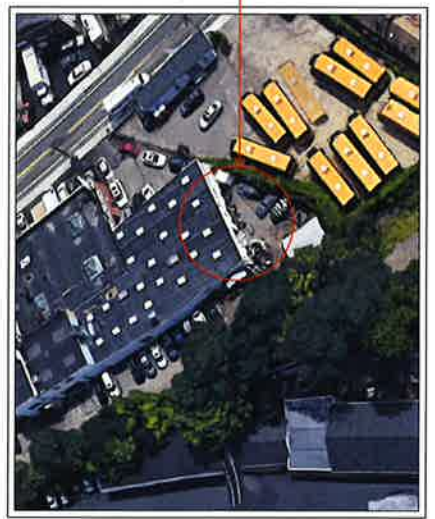
**LOADING LOCATION**



**AERIAL FRONT VIEW**



**EXISTING SIGNAGE**



**AERIAL REAR VIEW**



**EXISTING ENTRANCE**

**PROJECT NAME**  
**CAMBRIDGE DISPENSARY**

**PROJECT ADDRESS**  
 45-51 New St,  
 Cambridge, MA

**CLIENT**  
**BHARI INC.**

**ARCHITECT**



17 WALDO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 Telephone: 617-261-7644  
 Fax: 617-261-2886

**CONSULTANTS:**

17 WALDO STREET SUITE 400 SOMERVILLE, MA 02143 TEL: 617-261-7644 FAX: 617-261-2886

**COPYRIGHT NOTICE**  
 THIS DRAWING IS THE PROPERTY OF SIGO KHALSA ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT EXPRESS WRITTEN PERMISSION FROM SIGO KHALSA ARCHITECTS. ANY VIOLATION OF THIS NOTICE SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW.

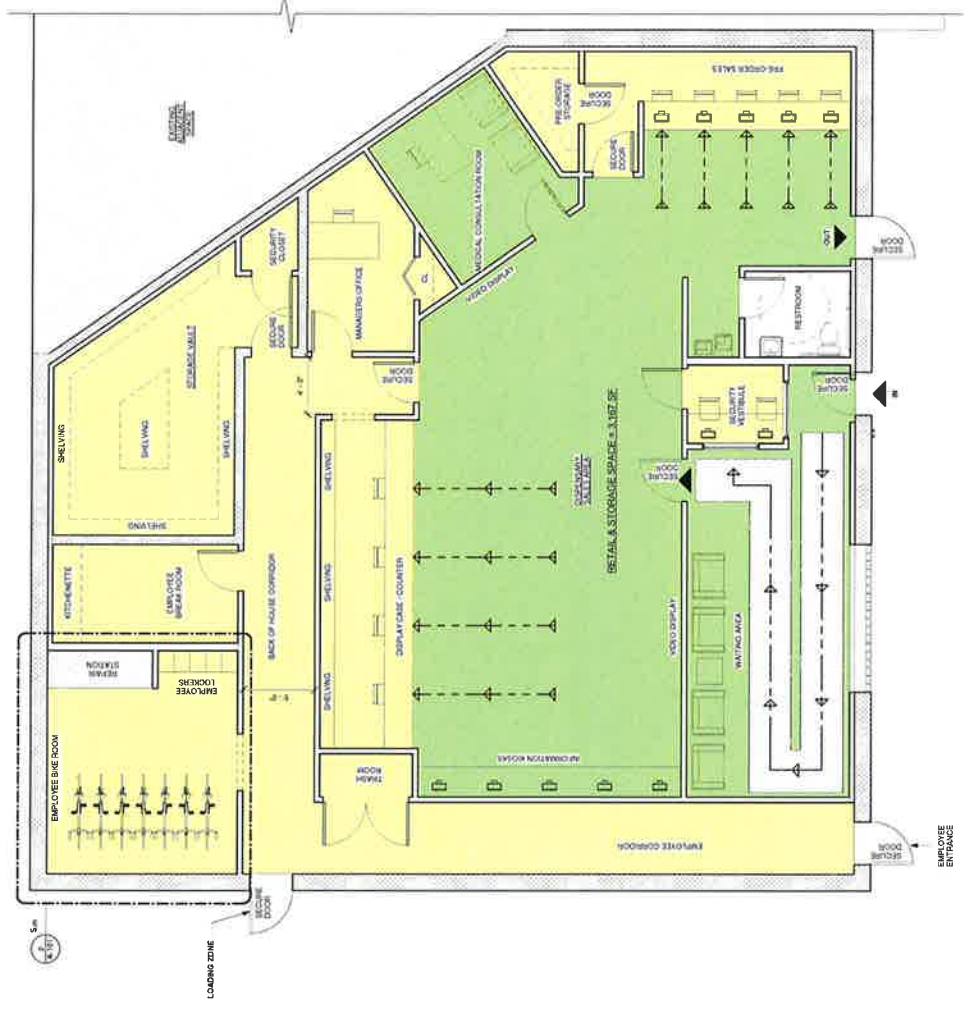


**REVISIONS**

No.	Description	Date

**Proposed Floor Plan**

**A-100**  
 CAMBRIDGE DISPENSARY



**LEGEND**

	CONSUMER SPACE (PUBLIC)
	EMPLOYEE SPACE (PRIVATE)
	EXISTING SPACE TO REMAIN

**DISPENSARY BREAKDOWN**

	PUBLIC CUSTOMER SPACE 1,348 SQUARE FEET
	EMPLOYEE SPACE 1,084 SQUARE FEET

- DISPENSARY HIGHLIGHTS**
- IN STORE PICKUP FOR EFFICIENT ONLINE ORDERING
  - PRIVATE CONSULTATION SPACE FOR MEDICAL PATIENTS
  - INCREASED EFFICIENCY FOR PATIENTS AND HELP CUSTOMERS NAVIGATE THE DISPENSARY PROCESS
  - EMPLOYEE BIKE ROOM

**NEW STREET**

① Existing Main Level  
 1/4" = 1'-0"

PROJECT NAME  
**CAMBRIDGE  
DISPENSARY**

PROJECT ADDRESS  
45-51 New St,  
Cambridge, MA

CLIENT

**BHARI INC.**

ARCHITECT



**KHALSA**

17 WALDO STREET SUITE 400  
SOMERVILLE MA 02148  
TELEPHONE 617-552-9650

CONSULTANTS:

COPYRIGHT © 2019  
ALL RIGHTS RESERVED  
NO PART OF THIS DOCUMENT  
MAY BE REPRODUCED OR  
TRANSMITTED IN ANY FORM  
OR BY ANY MEANS, ELECTRONIC  
OR MECHANICAL, INCLUDING  
PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION  
SYSTEMS, WITHOUT PERMISSION  
IN WRITING FROM THE ARCHITECT  
OR PROFESSIONAL ENGINEER.

REGISTRATION



Project Number  
190029

Sheets  
06/10/0019

Checked By  
[Signature]

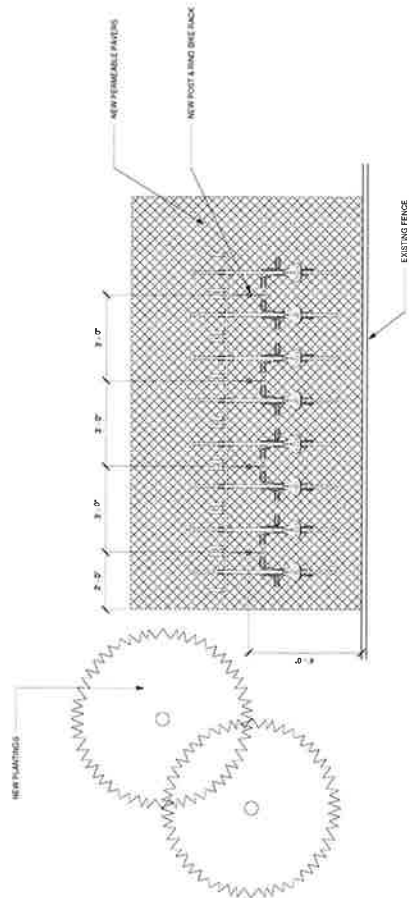
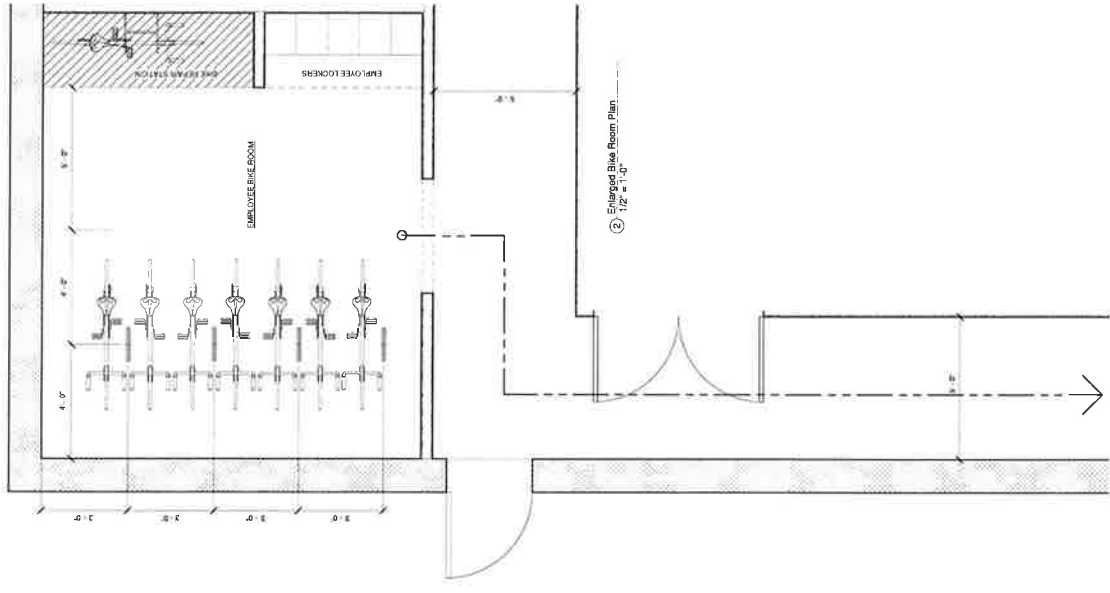
Scale  
1/2" = 1'-0"

REVISIONS

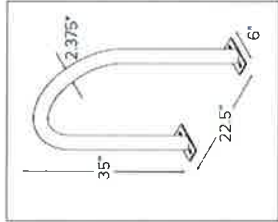
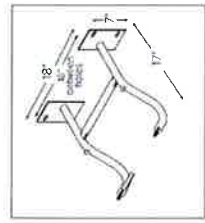
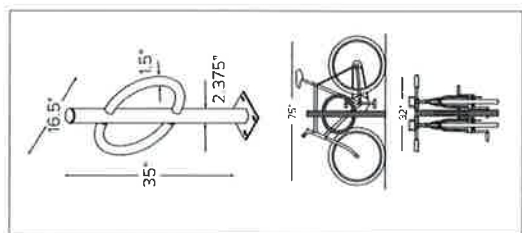
No.	Description	Date

**Enlarged Bike  
Areas**

**A-101**  
CAMBRIDGE DISPENSARY



① Exterior Bike Rack  
1/2" = 1'-0"



PROJECT NAME  
**CAMBRIDGE  
 DISPENSARY**

PROJECT ADDRESS  
 45-51 New St.  
 Cambridge, MA

CLIENT

ARCHITECT  
**BHARI INC.**



**KHALSA**  
 17 WALCO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TEL: 617.261.8888  
 FAX: 617.261.8888

CONSULTANTS:

CONTRACTOR TO SIGN  
 THESE DRAWINGS AND SEAL AND DO  
 NOT SIGN FOR ANY PART OF THESE DRAWINGS OR ANY  
 PORTION THEREOF UNLESS HE OR SHE IS A REGISTERED  
 PROFESSIONAL ENGINEER OR ARCHITECT IN THE STATE OF  
 MASSACHUSETTS AND HIS OR HER NAME AND TITLE  
 SHALL BE PLACED IN THE TITLE BLOCK IN THE MANNER  
 OF PROFESSIONAL UNDERWRITING



REVISIONS

No.	Date	Description

PROJECT NUMBER: 10000  
 DATE: 06/10/2019  
 CHECKED BY: [Signature]  
 SCALE: 1/8" = 1'-0"

Proposed  
 Elevation  
**A-300**  
 CAMBRIDGE DISPENSARY



**EXISTING STREET VIEW**

CAMBRIDGE ZONING ALLOWED SIGNAGE: (7', 18-22', C) ALL BUSINESS, OFFICE, AND INDUSTRIAL DISTRICTS  
 TOTAL AREA OF SIGNAGE PERMITTED PER LOT: ONE AND A HALF (1 1/2) SQ. FT. FOR EACH LINEAR FOOT OF  
 SIGN FRONTAGE ON THE LOT FOR SIGN FRONTAGE LOCATED ONE HUNDRED (100) FEET OR LESS FROM THE  
 SIGN FRONTAGE. ALL SIGNS ON THE EXTERIOR OF THE BUILDING  
 INCLUDING STANDING SIGNS SHALL BE PLACED ON THE SIGN FRONTAGE OF THE BUILDING OR ON THE SIGN  
 FRONTAGE OR TWO (2) SQ. FT. FOR EACH LINEAR FOOT OF SIGN FRONTAGE ON THE LOT FOR SIGN  
 FRONTAGE LOCATED MORE THAN ONE HUNDRED FEET FROM ALL STREET LINES FROM WHICH THE SIGN  
 FRONTAGE IS VISIBLE.  
 ILLUMINATION:  
 NATURAL OR EXTERNAL LIGHTING  
 C WALL SIGNS  
 MAXIMUM PERMITTED  
 AREA OF SIGN  
 NO INDIVIDUAL SIGN MAY EXCEED (60) SQ. FT. IN AREA  
 NO SIGNAGE SHALL BE PLACED ON THE SIGN FRONTAGE  
 FRONTAGE LESS THAN SIXTY (60) FT. THE MAXIMUM AREA OF ANY ONE (1) SIGN  
 SHALL BE THE PRODUCT OF THE FORMULA: SIGN FRONTAGE X ONE (1) SQ. FT.



**1' New Signage Elevation**  
 1/8" = 1'-0"

NEW GLASS BLOCK INFILL AT  
 FORMER GARAGE DOOR  
 LOCATION

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

Friday

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

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
Approch %		100		100	
Total %		7.7		92.3	

Box  $\rightarrow$  2  
Register = 10 + 4 + 4 =  $\approx$  20 Register

Rate = 16,9

Rate per hour = 338 costumes hour

**Accurate Counts**  
978-864-2585

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

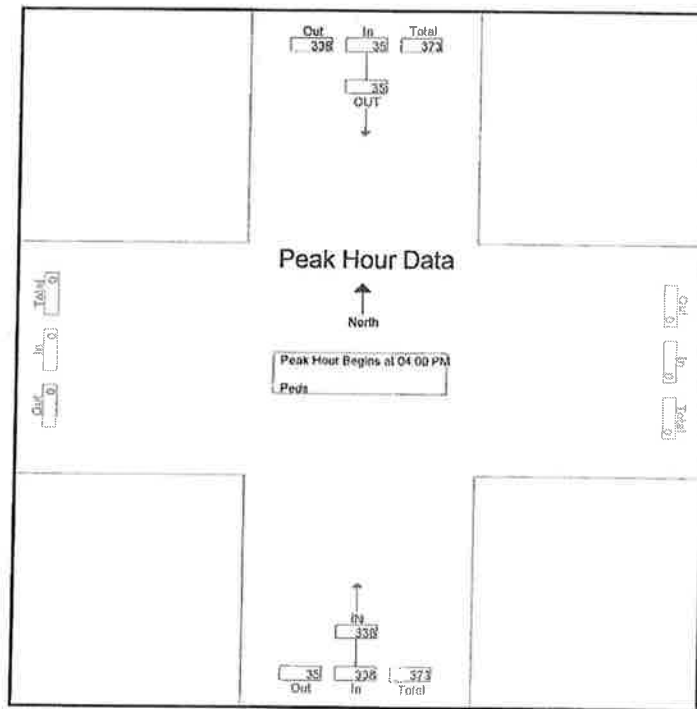
File Name : 82740001  
Site Code : 82740001  
Start Date : 6/7/2019  
Page No : 2

Start Time	From North		From East	From South		From West		Int Total
	OUT	App. Total	App. Total	IN	App. Total	App. Total		
<b>Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1</b>								
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
<b>Total Volume</b>	35	35	0	338	338	0		373
<b>% App. Total</b>	100			100				
PHF	.673	.673	.000	.918	.918	.000		.933

**Accurate Counts**  
978-664-2665

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	0	82	82	0	0
+15 mins.	5	5	0	0	91	91	0	0
+30 mins.	9	9	0	0	73	73	0	0
+45 mins.	8	8	0	0	92	92	0	0
Total Volume	35	35	0	0	338	338	0	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.

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

**Accurate Counts**  
 978-664-2565

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

Start Time	Groups Printed - Peds		In Total
	From North	From South	
11:00 AM	OUT 3	IN 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	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
Approach %	100	100	
Total %	3.5	96.5	

in na

**Accurate Counts**  
978-664-2565

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

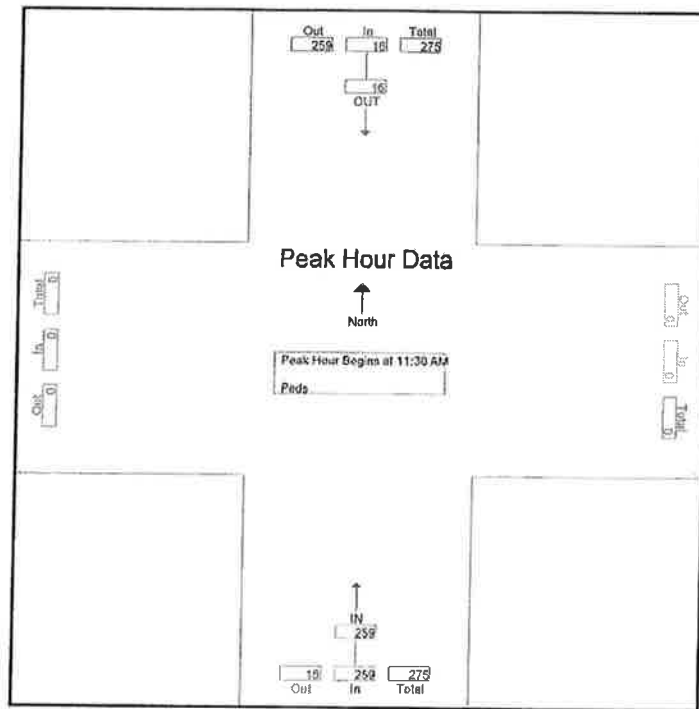
File Name : 827400S1  
Site Code : 82740001  
Start Date : 6/8/2019  
Page No : 2

Start Time	From North		From East	From South		From West		Int. Total
	OUT	App. Total	App. Total	IN	App. Total	App. Total		
<b>Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1</b>								
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	68	68	0		69
12:15 PM	6	6	0	69	69	0		75
Total Volume	16	16	0	259	259	0		276
% App. Total	100			100				
PHF	.867	.867	.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 : 6/8/2019  
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	73	73	0	0
+15 mins.	2	2	0	0	51	51	0	0
+30 mins.	3	3	0	0	66	66	0	0
+45 mins.	6	6	0	0	69	69	0	0
<b>Total Volume</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>259</b>	<b>259</b>	<b>0</b>	<b>0</b>



		Weekday					
		Customers using the store					
		In	out			Register	10
<i>Peak</i>	4:00	37	26			Peak In	115
	4:15	28	26			Peak Out	105
	4:30	23	26			Total	220
	4:45	27	27	115	105	Rate per Register	22
	5:00	21	24	99	103	<i>Total trip</i>	
	5:15	26	21	97	98		
	5:30	12	18	86	90		
	5:45	20	21	79	84		

Average Customers per car								
	4:00	4:15	4:30	4:45	5:00	5:15	5:30	5:45
	1	1	1	1	1	1	3	1
	1	1	1	2	1	1	1	1
	2	2	1	1	1	1	1	1
	1	1	1	1	1	2	1	1
	2	2	1	1	1	1	1	1
	1	1	1	1	1	1	1	2
	1	1	1	1	1		1	2
	1	1	1	1	2		1	1
	1	2	1	1	2		1	2
	3	1	1	1	1			2
			1					
			2					
			1					
			1					
			1					
<b>Average</b>	1.40	1.30	1.07	1.10	1.20	1.17	1.22	1.40

**Total Average 1.23**



**Vanasse & Associates, Inc.**

Alternative Therapies Group  
50 Grove St, Salem, MA 01970

Date 7/27/2019

**Saturday Midday**

Costumers using the store		Total		Register	10
Peak	In	out	Total	Peak In	Peak Out
11:00	26	22	48	102	102
11:15	19	25	44	102	102
11:30	34	29	63	204	204
11:45	23	26	49	Rate per Register	20.4
12:00	23	20	43	102	102
12:15	19	22	41	100	199
12:30	32	24	56	97	196
12:45	34	23	57	92	189
13:00	21	22	43	108	197
13:15	18	13	31	106	197
13:30	26	21	47	82	187
13:45	24	29	53	79	178
	<b>299</b>		<b>276</b>	85	174

Average Costumers per car												
11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	13:00	13:15	13:30	13:45	
1	3	2	2	1	1	2	1	2	2	1	1	13:45
1	2	1	2	1	2	1	1	1	2	1	2	13:30
2	1	1	1	1	2	1	1	1	2	1	1	13:15
1	1	1	2	2	1	1	2	2	1	1	1	13:00
2	1	3	1	3	1	1	1	2	1	2	3	12:45
1	2	1	1	1	1	1	2	1	2	1	2	12:30
1	1	1	1	1	1	2	1	2	2	2	2	12:15
2	1	1	1	3	1	1	2	2	1	2	2	12:00
1	1	1	1	2	1	1	1	2	1	2	1	11:45
2	1	1	1	1	1	1	3	2	1	2	1	11:30
1	2	2	1	1	2	2	2	2	2	2	2	11:15
1	1	1	1	1	1	1	1	1	1	1	1	11:00

**Average** 1.33 1.42 1.38 1.23 1.64 1.25 1.22 1.29 1.67 1.64 1.17 1.40

**Total Average 1.38**



MODE SPLIT

---

TRIP GENERATION CALCULATIONS

---

Job 8193  
 Location 45-51 New Street Cambridge MA  
 Calculated by: JC

## Calculation

### Trip Generation

#### Neta Brookline

weekday evening Vehicle trips

In	338
Out	338
Total	676

Saturday MIDDAY

In	259
Out	259
Total	518

<u>Register</u>	20
<u>Costumes per register</u>	16.9
	12.95

PM	( 338/20) = rate
SAT	( 259/20) = rate

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

#### Alternative Therapies Group (ATG) - Salem

weekday evening Vehicle trips

In	115
Out	115
Total	230

Saturday MIDDAY

In	102
Out	102
Total	204

<u>Register</u>	10
<u>Costumes per register</u>	11.5
	10.2

PM	( 338/20) = rate
SAT	( 259/20) = rate

#### Average

<u>Costumes per register</u>	14.2
	11.575

PM	( 338/20) = rate
SAT	( 259/20) = rate

<u>Register</u>	9
-----------------	---

weekday evening Vehicle trips

In	128
Out	128
Total	256

Saturday MIDDAY

In	104
Out	104
Total	208