

# PORTER SQUARE REMEDIES SPECIAL PERMIT APPLICATION

## **PORTER SQUARE REMEDIES LLC**

SPECIAL PERMIT APPLICATION FOR RETAIL CANNABIS

1908 MASSACHUSETTS AVENUE

PORTER SQUARE

# PORTER SQUARE REMEDIES SPECIAL PERMIT APPLICATION

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CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## SPECIAL PERMIT APPLICATION • COVER SHEET

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

Location of Premises: 1908 Massachusetts Avenue Cambridge, MA  
Zoning District: Business C  
Applicant Name: Porter Square Remedies LLC  
Applicant Address: 1908 Massachusetts Avenue Cambridge, MA  
Contact Information: 617.834.2955      wsullivan@waltersullivan  
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 Retail Use Special Permit

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

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

Signature of Applicant:

*Liam Bradhan*

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



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

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Signature of Applicant: \_\_\_\_\_

*Laxmi Pradhan*

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\_\_\_\_\_ Date

\_\_\_\_\_ Signature of CDD Staff



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

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Signature of Applicant: \_\_\_\_\_

*Larson Bradhan*

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of CDD Staff

**OWNERSHIP CERTIFICATE**

**Project Address:** 1908 Massachusetts Avenue

**Application Date:** March 5, 2020

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

I hereby authorize the following Applicant: Porter Square Remedies LLC  
at the following address: 1908 Massachusetts Avenue Cambridge, MA  
to apply for a special permit for: Cannabis Retail Special Permit  
on premises located at: 1908 Massachusetts Avenue  
for which the record title stands in the name of: PKH Properties, LLC  
whose address is: P.O. Box 621 Brookline, Brookline, MA

by a deed duly recorded in the:

Registry of Deeds of County:

Book: 54438

Page: 439

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

Book:

Page:

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

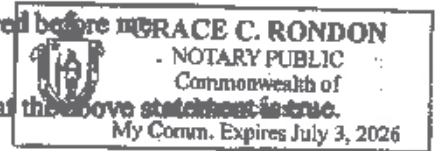
**To be completed by Notary Public:**

Commonwealth of Massachusetts, County of

Norfolk

The above named Osmin Hernandez personally appeared before me

on the month, day and year 3/5/2020 and made oath that the above statement is true.



Notary:

Grace C Rondon

My Commission expires:

7/3/2026

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Certificate No.:

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Page:

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

To be completed by Notary Public:

Commonwealth of Massachusetts, County of

Norfolk

The above named Dennis Hernandez personally appeared before me

on the month, day and year 3/5/2020

and made oath that the above statement is true.



Notary:

Grace C Rondon

My Commission expires:

7/3/2026

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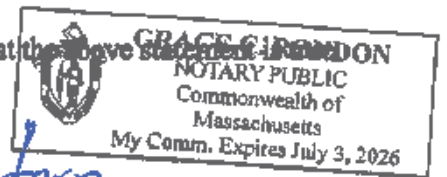
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Commonwealth of Massachusetts, County of

Norfolk

The above named Asmin Hernandez personally appeared before me,

on the month, day and year 3/5/2020 and made oath that the above stated facts are true.



Notary:

Grace C. Rowdon

My Commission expires:

7/3/2026



## FEE SCHEDULE

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**Project Address:** 1908 Massachusetts Avenue

**Application Date:** March 4, 2020

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

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

### Fee Calculation

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New or Substantially Rehabilitated Gross Floor Area (SF): 1,100 × \$0.10 = 110.00

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

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

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**TOTAL SPECIAL PERMIT FEE** Enter Larger of the Above Amounts: \$150.00

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CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

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

**City Department/Office:** Traffic, Parking & Transportation

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**Project Address:** 1908 Massachusetts Avenue

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**Applicant Name:** Porter Square Remedies LLC

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

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**Signature of City Department/Office Representative**

**Date**



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

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

**City Department/Office:** DEPARTMENT OF PUBLIC WORKS

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**Project Address:** 1908 Massachusetts Avenue

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**Applicant Name:** Porter Square Remedies LLC

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

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**Signature of City Department/Office Representative**

**Date**



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

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

**City Department/Office:** Tree Arborist

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**Project Address:** 1908 Massachusetts Avenue

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**Applicant Name:** Porter Square Remedies LLC

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

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**Signature of City Department/Office Representative**

**Date**



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

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

**City Department/Office:** Water Department

**Project Address:** 1908 Massachusetts Avenue

**Applicant Name:** Porter Square Remedies LLC

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

\_\_\_\_\_  
**Signature of City Department/Office Representative**

\_\_\_\_\_  
**Date**



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

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

City Department/Office: Leed Specialist

Project Address: 1908 Massachusetts Avenue

Applicant Name: Porter Square Remedies LLC

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

Signature of City Department/Office Representative

Date

DIMENSIONAL FORM

Project Address: 1908 Massachusetts Avenue

Application Date: July 2019

	Existing	Allowed or Required (max/min) Business C	Proposed	Permitted
Lot Area (sq ft)	15,023	None	No change	
Lot Width (ft)	n/a	None	No change	
Total Gross Floor Area (sq ft)	7,971sf/*1,100sf	18,778.75sf	No change	
Residential Base	n/a	n/a	No change	
Non-Residential Base	1,100sf	18,778.75sf	No change	
Inclusionary Housing Bonus	n/a		No change	
Total Floor Area Ratio	.07	1.0/1.75	No change	
Residential Base	0	2.0	No change	
Non-Residential Base	.07	1.25	No change	
Inclusionary Housing Bonus	n/a	n/a	No change	
Total Dwelling Units	n/a	n/a	No change	
Base Units	n/a	n/a	No change	
Inclusionary Bonus Units	n/a	n/a	No change	
Base Lot Area / Unit (sq ft)	n/a	n/a	No change	
Total Lot Area / Unit (sq ft)	n/a	n/a	No change	
Building Height(s) (ft)	> 45'	55'	No change	
Front Yard Setback (ft)	0	0	No change	
Side Yard Setback – Right (ft)	0	0	No change	
Side Yard Setback – Left (ft)	0	0	No change	
Rear Yard Setback (ft)	0	20'	No change	
Open Space (% of Lot Area)	0	0	No change	
Private Open Space	0	0	No change	
Permeable Open Space	0	0	No change	
Other Open Space (Specify)	0	0	No change	
Off-Street Parking Spaces	2	2***	No change	
Bicycle Parking Spaces	0	0**	No change	
Loading Bays	0	0***	No change	

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

\*1,100sf sf is the size of the leased area. The other retail/commercial uses in the building total 7,971sf

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

## DIMENSIONAL FORM

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\*\*\*The Dispensary is located in a row building contained less than 10,000 square feet of devoted to non-residential therefore under the small business exemption the first four required spaces are waived.



**Project Narrative**  
**FEBRUARY 28, 2020**

**GENERAL NARRATIVE**

Porter Square Remedies, LLC, (“the Applicant”) seeks to operate a Cannabis Retail Establishment (“CRE”) at 1908 Massachusetts Avenue, also referred to as Map 178, Lot 133 (“the Property”). The Property is located in Zoning District Business C (BC) Zoning District. Pursuant to Section 11.802.8 of the City of Cambridge Zoning Ordinance, the use of the Property for this purpose is permitted in the BC Zoning District through the granting of a Special Permit by the Cambridge Planning Board.

The Applicant has not submitted its application for licensure with the Massachusetts Cannabis Commission, pursuant to 935 CMR 500.00. Prior to submitting its application, it must hold a community outreach meeting, which it did on Thursday, May 9th and Friday, May 10th., and have executed a host community agreement with the Executive of a City or Town, which in Cambridge’s case is the City Manager. The City Manager has not yet begun the process of executing host community agreements with applicants seeking licensure.

The Property located on a 15,023 square-foot lot that contains two abutting Commercial buildings. The first building consists of three floors consisting of 7,971 square feet of living area with three units. The second building consists of three floors consisting of 4,302 square feet with three units. The first-floor unit consists of 1,404 square feet. The ground floor retail space is currently vacant.

The Applicant proposes to utilize 1,100 square feet of the ground floor unit of Building 2 for the CRE. The proposed alterations to the interior of the Property are shown on the Plans attached hereto and incorporated herein by reference. The Applicant intends to utilize this Property for dispensing Cannabis and Cannabis products to customer at least 21 years old with a valid state I.D. Once open and operating the Applicant will additionally apply for a license to sell Medical Cannabis to its customers, patrons and caregivers. All Cannabis and Cannabis products sold on at the dispensary will be prepackaged. No Cannabis or Cannabis products will be packaged on the premises.

The Applicant qualifies as an Minority Business as certified by the Commonwealth of Massachusetts Supplier of Diversity Office (SDO) and is a Priority Applicant as defined in the Cambridge Cannabis Business Permit Ordinance adopted in September 2019. The Porter Square business community will be positively impacted by the dispensary because of the increase foot traffic on a stretch of Mass Ave that has suffered from vacant stores fronts and failing retail.

**1. Project Description**

The Applicant has identified 1908 Massachusetts Avenue as an ideal location to operate an CRE. The Property is located in a district that 1) is designated for such use pursuant to the City of

Cambridge Zoning Map and Ordinance; 2) allows for easy access by employees, customers, caregivers and consumers that are twenty-one (21) years of age or older via multiple forms of non-automobile transit and 3) is located within a row of other consumer oriented businesses that will benefit from the increases foot traffic and potential customers.

The proposed dispensary will be at grade with the sidewalk outside, allowing easy access for customers, career givers, as well as to persons with a disability that meet the aforementioned requirements to enter the CRE.

Upon entering the CRE, customers, caregivers and patients who are twenty-one years of age or older will enter a welcoming vestibule and a security check-in station where persons must prove that they are twenty-one years of age or older by presenting a valid government identification. There will be two security personnel on duty. This is to expedite the checking of IDs so that person can move quickly from the vestibule area to the secured area where Cannabis and Cannabis products are sold. Thus, eliminating or reducing the amount of people that may be waiting outside to enter the CRE.

After providing proof of age, the customer, caregiver or patron will be allowed access to the secured retail space. The retail space will have six (6) point of sale stations; pre-point of sale stations that will allow patrons to order prior to going to a point of sale station; stations that provide information to patrons relative to the Cannabis and the Cannabis products that's are being sold; and a point of sale station dedicated to patrons.

The remaining space will be used for secured storage of Cannabis and Cannabis products as required by the Cannabis Control Commission regulations, office/administrate space. Access to this secured space will be limited to person authorized to enter the space. Access to the Cannabis and Cannabis products will be further limited to those individuals allowed to have access to the area.

The applicant has exclusive use access to two pre-existing parking spaces abutting the rear of the building. These two spaces will be dedicated solely to service the CRE. One of the parking spaces will be for loading and the other employee parking.

All deliveries of Cannabis and Cannabis products will be handled through the back entrance to the CRE. The rear exit will also be used to dispose of trash, recycle trash and Cannabis, Cannabis products and other related Cannabis accessories pursuant to the Cannabis Control Commission's deposal regulations relative to the disposal of such Cannabis, Cannabis products and Cannabis related accessories. The Applicant will coordinate private pick up in accordance with City of Cambridge and Cannabis Control Commission rules. The applicant will work to have all deliveries of cannabis and cannabis related products, as well as other deliveries and cash pickup done at random time not during open retail hours.

## **2. Security**

The Applicant's priorities include ensuring the safety and security of its customers staff and neighbors, as well as ensuring that there is no diversion of Cannabis and Cannabis products to persons under twenty-one years of age that that Cannabis and Cannabis. products are not consumed in public, especially in the area of the CRE. Rick Nagle, a former lieutenant of the

Massachusetts State Police and a cannabis security consultant will consult on the security measures of the CRE.

The Applicant's security plan focuses both on the outside and inside of the CRE. The security plan will meet and or exceed the requirements set forth in the Cannabis Control Commission's regulations and Cambridge's zoning ordinance. Security personnel will be trained prior to employment on industry standards, preventions of crime to ensure non-diversion and safety of consumers, staff and neighbors.

All personnel hired will have CORI/SORI background checks. If applicant resided in another state within the last 10 years of applying for employment, a background check in each of those states will be conducted. Result of the background checks will be provided to the Cambridge Police Department if the Department requests to review the background checks.

Security is critical to the success of the CRE. Security Staff will be the initial contact for patrons, caregivers and persons twenty-one years of age or older. The security personnel are responsible to make sure that caregivers and patrons feel welcome and safe. Security Personnel are also responsible to screen that persons entering the CRE have proper government identification that allows them to access the CRE.

Security operating procedures will also be developed to ensure that customer visits are short in duration and that the building layout and procedures will be designed to prevent congestion and gathering at the entrance to the CRE. It will also ensure measures are in place to prevent entrance to areas containing Cannabis and Cannabis product and to prevent theft of Cannabis and Cannabis products.

The Applicant's goal is to be a good neighbor in the Porter Square community, create a welcoming environment for all patrons and to be a safe and secure facility both inside and outside, as well as the surrounding area. Patrons will sign a Customer Pledge that explains the law and the prohibitions of consuming cannabis or cannabis products in public and the diversion of cannabis and cannabis products and that violations of the pledge will result in the patron not to be able to enter the store.

The perimeter of the dispensary will be secured. There will be surveillance cameras monitoring the building 24/7. The cameras are equipped to operate both day and night modes, and at a height that will provide a clear unobstructed view of all activity.

Additionally, there will be alarms that include glass break detectors and motion alarms. All exits and entrances will be alarmed and secured.

No Cannabis or Cannabis products or Cannabis accessories will be visible from outside the building. There will be no Cannabis, Cannabis products and Cannabis accessories waste stored outside the building. All waste will be secured in a locked/alarmed separate room and disposed of in accordance with the Cannabis Control Commission's regulations. Surveillance video will be stored for a minimum of ninety days.

There will be proper lighting and design of the front exterior of the building. The lighting will maximize security and minimize the impact on the neighbors. There will also be lighting at the rear entrance of CRE, which lighting will be designed not to impact the neighbors that abut the rear parking lots.

The front exterior will be designed to blend in with the surrounding buildings and to ensure that Cannabis, Cannabis products and Cannabis accessories are not visible from the sidewalk/street, but at the same time not to give the appearance that the business does not stand out because of the design, such as frosted windows, etc.

If the City requires, the Applicant will hire a detail officer during peak hours of traffic times during the first 90 days of operation.

The entire area of the building, including the parking lot, building entrances and exits will be monitored by commercial grade equipment, as well as be visibly checked by security personnel. Security personnel will assist to prevent loitering, theft and safety of the surrounding area. Security will cooperate with the Cambridge Police Department and Middlesex County District Attorney's Office, if needed and/or desired.

Director of Security will meet with the Cambridge Police Department and Fire Department and other city agencies on a regular basis. This is to ensure that we are meeting the requirements of the city and to ensure that we are addressing any concerns with the surrounding community. The CEO and/or the Director of Security will attend regular meetings of the Porter Square Neighbors Association and other local neighborhood groups to ensure that the Applicant is dealing with any concerns and/or problems that the neighbors are having with the CRE.

The Applicant will reach out to the MBTA, which owns the property that abuts the Property, to work with it as to cleaning out the MBTA's property that is overgrown with brush and other foliage and junk. Such clean up of the MBTA's property will not allow a person to conceal him/herself from sight. This will also make the area more welcoming to patrons and the neighbors and safe and secure for patrons and neighbors. Before each working day, Security will walk around the building and area and note any discrepancies to the area and building.

All recreational customer must be twenty-one (21) years of age or older and produce a valid government I.D. that can be scanned. Security will use an ID verification scanner to ascertain that the identification is valid. The ID scanners will have the ability to read driver's licenses of all 50 states, Canada and military IDs.

If congestion/loitering occurs outside the CRE or that at the time of starting operations, it is determined that waiting lines are still occurring the Applicant will implement by appointment only operation. This will require patrons to schedule an appointment prior to cueing to the CRE.

At the time of closing, all Cannabis and Cannabis products will be stored in a secure vault. The vault will have limited employee access and will be on a time opening setting. The structure of the vault will require a minimum of a 90-minute drilling time, if someone attempts to break and open the vault. The vault will be alarmed and equipped with 360-degree cameras, motion detectors and panic alarm. The vault will have a card reader with a two-person access requirement.

Video cameras will be placed throughout the CRE to ensure that all areas of the CRE are covered by the surveillance cameras. These cameras will be functional 24/7, with remote access to the

camera, both inside and out, by the security company and create videos from all of the cameras, which videos will be stored for a minimum of ninety days.

Records will be kept regarding date, time, person who entered a secured area and/or vault. Deposits and withdrawals of inventory from such secure area vault will also be recorded. Such records will be maintained by the Director of Security

Cash and Cannabis inventory will be stored separately and records and date, time and persons who secured safe will be maintained by the Director of Security.

The Applicant will contract with a security company to install a hosted access control system to include, all software, software supports upgrades. Complete door packages will be installed consist of card reader/keypad, door sensor, PIR motion request exit, cabling, testing and training. Once installed all controlled doors will be preprogrammed with access levels, time zones and user authorization to all activities to be controlled and documented...

Exterior points of access will be locked at all times. Any discrepancy in the access control system will be immediately reported to the Director of Security. A record will be maintained identifying date, time, location and summary by security person responding to the incident. Records will be kept for a minimum of one year.

The security hosted access will utilize a secured cloud-based storage for access control related information.

The Applicant will install an IP based video security platform to monitor exterior access points and parking area, asking with interior locations where Cannabis and Cannabis products will be handled. A Networked Video Recorder will be located in security and will provided a 90-day minimum of recorded alarm/motion event history for all system camera. System cameras will be high resolution, day/night IP with a minimum of 1280X720. Video recording will contain date and time stamp.

All security system equipment and recordings will be kept in a secure location so as to prevent theft, loss, destruction, and alterations. Access to raw surveillance shall be limited to persons essential to surveillance operations.

A failure notification system will provide audible, text or visual notification of any failure in the surveillance system. The failure notification system shall provide an alert to designated employees within 5 minutes of the failure either by telephone or text message.

Duress alarms, panic alarms and hold up alarm as will be connected to the Cambridge Police Department and/or security company.

All security equipment shall be in good working order and tested on a regular basis pursuant to Cannabis Control Commission regulations.

The Applicant will notify the Cambridge Police Department and the Cannabis Control Commission of any breach of security within 24 hours of such breach. Notification shall include, but not limited to, discovery of discrepancies during inventory audit, diversion of sales to persons under twenty-one years of age, workplace violence, hostile intruder, criminal trespass, fire safety and evacuation plans.

The Applicant will educate its employees in security procedures and incident reporting, investigative responses to alarms, diversion and prevention of sales to persons under twenty-one years of age, workplace violence, hostile intruder, criminal trespass and fire safety and evacuation plans.

In order to prevent sales to persons under twenty -one years of age, the Applicant will train personnel on how to identify a valid government identification present by a patron; use a ID scanner to detect fake IDs, during non-business hours all Cannabis and Cannabis products will be secured in the vault, educate patrons about persons under twenty-one years of age coming in contact with Cannabis and Cannabis products, which includes educating patrons on storing and securing such products, as well as on Massachusetts law.

Employees that handle cash are responsible for the funds under their control. The Applicant will limit the amount of cash contained in the cash drawers by conduct frequent sweeps of the cash throughout the day. These measures are designed to reduce the risk of discrepancies and allow for frequent counting to occur. All cash will be deposited in a safe and stored in a designated vault, separated from Cannabis and Cannabis products.

### **3. Operation**

The Applicant anticipates operating seven days a week between the hours of 10:00 am and 11:00 pm.

### **4. Careers**

The Applicant is unique in its ownership as compared to the Cannabis Industry in Massachusetts. Its owners are women and minorities who are active in their community and understands the systemic barriers to minorities including those with criminal records relative to marijuana violations finding good paying jobs. The Applicant plans on hiring such people that are from the Cambridge Community. It plans on paying them above the living wage for Cambridge and to provide them with benefits and substantial training so that they may be able to grow in this industry.

Further, the Applicant represents an opportunity for an increased role in creating a more equitable cannabis business environment. A percentage of display space, and shelf space in the MRE, will be dedicated to encouraging and creating this equity by helping minority businesses, social equity businesses and women owned businesses reach the market with their own products, and to benefit from the larger industry.



## **5. Trash Management**

Any trash containing Cannabis and Cannabis products is required to be stored onsite and disposed of in accordance with Cannabis Control Commission (CCC) regulations. The Cannabis and Cannabis products will be transported back to the cultivation facility or other facility designated by the CCC where they can be properly destroyed. The same procedures used in the delivery of Cannabis and Cannabis products will be utilized in the removed the Cannabis and Cannabis products from the CRE.

## **6. Delivery and Loading Protocol**

The Manager, along with the Director of Security, will be responsible for implementing a delivery and loading management plan and will ensure that all delivery agents transporting Cannabis and Cannabis products to the CRE are notified of the agreed servicing procedures and conduct is in full compliance with the Cannabis Control Commission's regulations and standards agreed upon by the City of Cambridge. The security procedures and delivery plan are explained in more detail in the Security section above.

The Manager, along with the Director of Security, will also be responsible for ensuring that non-Cannabis suppliers are notified of the delivery and loading procedures.

All deliveries and loading will be conducted through the rear entrance of the CRE that is accessible by the parking lot behind the Property.

## **7. Traffic and Parking**

The Applicant anticipates that are majority of its customer base will come from pedestrian foot traffic and within walking distance of the CRE. The Applicant has taken great care in developing an operational procedure to ensure that customers, caregivers and patrons visits to the CRE are efficient and will not result in lines and congestion to enter and exit the CRE. Operational procedures will be adjusted as needs be to ensure optimal function of the CRE. Such adjustment may include by appointment only requirements, which is mentioned above.

Please see the enclosed traffic impact study prepared by Vanasse & Associates, Inc. attached hereto as "Exhibit A." The Applicant respectfully submits that its proposed use of the Property will not disturb the exiting of right away, pedestrian access, and will not cause serious hazard to vehicle or pedestrian traffic. Traffic generated and patterns of access and egress will not cause congestion, hazard, or a substantial change in the neighborhood character.

Further, the CRE is across the street from the Porter Square Shopping Center that has parking and Porter Square Red Line and Commuter Rail Station that provides regional transportation to the Porter Square area. There is a MBTA Regional bus that operates on Massachusetts Avenue with a bus stop across the street ending north on Massachusetts Avenue and a bus stop on the same side of the street heading south on Massachusetts Avenue, which is less than a block away

from the CRE. This regional MBTA Bus Service operates from Harvard Square to points north, such as Arlington.

There is public parking available at Lesley Hall, 1815 Massachusetts Avenue. Lesley Hall is less than a block away from the CRE, on the other side of Massachusetts Avenue.

There are short-term bike racks in front of the CRE. There also Blue Bikes that are available on the other side of Massachusetts Avenue, at the Porter Square T Station. There are 18 Blue Bike docking stations available.

There are ZipCar parking spaces a few blocks away at Massachusetts Avenue and Wendall Street.

There is a handicap parking space on Porter Road, which is the side street of the CRE.

Further, the Applicant will undertake the following proactive traffic mitigation measures:

- Provide 65% MBTA subsidies, up to the federal firings benefit to all employees, with a pro-rated incentive for part-time employees;
- Provide lockers in the break room for employees that walk or ride bikes to work;
- Compile and provide to all employees, including during employee orientation, up to date transportation information explaining commuter options;
- Provide patrons, caregivers and patrons with information regarding transportation options to access the RME/MTC;
- If possible pursuant to Cannabis Control Commission regulations and procedures, offer various discounts and incentive programs to patrons, caregivers and patrons that can prove that they took an alternative mode of transportation to come to the MRS/MTC;
- Provide and maintain information on the Applicant's website and other distributed material on how to access the RME/MTC by all modes of transportation, with an emphasis on non-motor vehicle modes;
- Provide resources towards transit infrastructure priorities identified by the City of Cambridge;
- Participate in transportation related training offered by the City of Cambridge and/or a local Transportation Management Association; and/or
- Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management Plan.

### **ZONING RELIEF REQUESTED:**

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

- Special permit pursuant to Ordinance section 10.43 Generally applicable Special Permit criteria.



- The proposed Use will require Special Permit relief pursuant to Section 11.805 of the Ordinance.

### **ZONING REQUIREMENTS FOR GRANTING REQUESTED RELIEF**

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

#### **A. Generally Applicable Criteria for Approval of a Special Permit Section 10.43**

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

##### **a) It appears that requirements of this Ordinance cannot or will not be met, or**

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

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

Traffic generated and patterns of access or egress will not cause excessive congestions, hazard or substantial change in the established neighborhood character because the proposed retail location is sited in a Business and Retail oriented district and the facility is sufficient size (1,100sf) to accommodate the anticipated customer volume.

**Onsite Parking Spaces:** The Applicant has access to two (2) preexisting parking spaces to be specifically be dedicated to the dispensary.

**Parking Meters:** Although not directly in front of the CRE, there are numerous public meter parking spaces along this area of Massachusetts Avenue.

**Offsite Parking Facilities:** Directly across the street is the Porter Square Shopping Center that contains numerous parking spaces that a patron may be able to use. In addition, at Lesley Hall, 1815 Massachusetts Ave. there is a parking lot that patrons may pay to park.

**ZipCar Parking:** There is ZipCar parking available on Massachusetts Avenue at the corner of Wendall Street.

The Property provides convenient, safe and secure access and egress for customers, patrons, caregivers and employees arriving or leaving from the site using all modes of transportation. It is located directly adjacent to multiple modes of public transportation.

**Public Transportation:** The CRE is adjacent to the entrance to the MBTA Porter Square Red Line and Commuter Rail Station. The Blue Bike sharing station is directly across the street at the MBTA Porter Square Station with 18 bike stations. MBTA Bus Routes 77 and 96 starting at Harvard Square and ending at Arlington Heights and Medford Square, respectively, and MBTA Bus Route 83 starting at Central Square and ending at Ridge Ave. are accessible with bus stops across the street from the RME/MTC, ending north and less than a block away from the CRE heading south.

**Short-term Bicycle Parking:** There are six bike short-term parking spaces directly in front of the CRE, as well as numerous short-term bike stations at the Porter Square MBTA Station.

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

- Provide 65% MBTA subsidies, up to the federal firings benefit to all employees, with a pro-rated incentive for part-time employees;
- Provide lockers in the break room for employees that walk or ride bikes to work;
- Compile and provide to all employees, including during employee orientation, up to date transpiration information explaining commuter options;
- Provide patrons, caregivers and patrons with information regarding transportation options to access the RME/MTC;
- If possible pursuant to Cannabis Control commission regulations and procedures, offer various discounts and incentive programs to patrons, caregivers and patrons that can prove that they took an alternative mode of transportation to come to the MRS/MTC;
- Provide and maintain information on the Applicant's website and other distributed material on how to access the RME/MTC by all modes of transportation, with an emphasis on non-motor vehicle modes;
- Provide resources towards transit infrastructure priorities identified by the City of Cambridge;
- Participate in transportation related training offered by the City of Cambridge and/or a local Transportation Management Association; and/or
- Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management Plan.

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

The continued operation of the development of adjacent uses will not be adversely affected by the nature of the proposed use because the CRE use will be compatible with other small-scale retail/restaurant uses and will add much needed foot traffic further benefiting the adjacent commercial uses and the surrounding commercial uses.

The Cannabis Control Commission has developed stringent regulations relative to the management and operation of an CRE to ensure that they do not cause a nuisance, security risk or other hazards to the surrounding neighborhood. The Applicant will be required to demonstrate the soundness of the proposal to the Cannabis Control Commission.

The Cannabis Control Commission's screening requirements require that no Cannabis, Cannabis products or Cannabis related products or material will not be visible to the public way. The Applicant will use various artistic display window displays that will provide visual interest and active streetscape while adhering to the regulations. The Applicant hopes to work with the Cambridge Arts Council and the Cambridge Historic Commission to be able to display various artistic displays produced by local artists and to display historical displays that provide a story of the history of Porter Square.

Some additional protocols that have been designed to minimize the impact of the CRE on the abutting business and the neighborhood in general include:

- The Applicant will have an open-line of communication with the Cambridge City Manager, Cambridge City Council, Cambridge Police Department, Fire Department, Traffic and

- Parking Department and other city agencies, appointing a Liaison to work closely with the aforementioned city agencies to ensure that the Applicant is a good neighbor in the

- community by addressing concerns raised by these agencies right away.

- The Applicant will have an open-line of communication with the Porter Square Neighbors Association and other local neighborhood organizations, appointing a Liaison to work

- closely with neighborhood groups and attending meetings of the neighborhood groups to ensure that the Applicant is a good neighbor by addressing concerns raised by the

- neighborhood groups right away.

- During operating hours, the Applicant will have live on-site security to ensure safety of the surrounding area and to maintain access and control of the CRE.

- The Applicant will install state of the art security system to prevent and detect potential loss or diversion of Cannabis and Cannabis products.

- The CRE signage will be discrete meeting the Cannabis Control Commission's regulations and the ordinance on signage. The signage will blend into the signage of the surrounding businesses so as not to stand out.

- Delivery of Cannabis and Cannabis products, as well as related products, will be delivered two to three times of week, utilizing the rear entrance of the CRE located in the rear parking lot of the Property. The vehicles making the deliveries will be unmarked. There will be no markings on the vehicles that would display that the vehicles of delivering Cannabis and Cannabis products. Routes and times of the deliveries used for the transportation of Cannabis and Cannabis products are randomized.

**d) Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the Citizens of the City or**

No nuisance or hazard will be created to the health, safety and/or welfare of the occupants of the proposed use or the Citizens of the City. The Applicant proposed to dispense medical Cannabis and recreational Cannabis which the voted overwhelming in favor (77%) of medical Cannabis in 2012 and overwhelming in favor (69%) of recreational Cannabis in 2016.

Some operational protocols that have been designed to minimize nuisance or hazard include:

- **Customer Pledge Agreement:** Patrons, caregiver and patrons visiting the CRE will have to sign a customer pledge that will contain the prohibited uses of

- Cannabis and Cannabis products, such the prohibition of consumption in public, the prohibition of diverting Cannabis and Cannabis products to persons under

- twenty-one years of age. how to consume, store and transport Cannabis and Cannabis products, information regarding the strains, dosage and desired effects of

- Cannabis and Cannabis products and that statement that if the patrons, caregiver or patron violates this pledge they will no longer be allowed in the CRE.

- **Packaging:** All Cannabis and Cannabis products will be prepackaged prior to be delivered to the CRE. No Cannabis or Cannabis products will be packaged at the CRE. All packing will be in child-proof tampering contains to ensure that children will not be able to consumer Cannabis or Cannabis products. The prepackaging of Cannabis and Cannabis products will eliminate the odor of Cannabis and Cannabis products.

- **Security:** The Applicant believes that the proactive approach it is taking relative to security is great benefit to the surrounding businesses and the neighborhood in general.

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

The proposed CRE will not impair the integrity of the District or the adjoining district or otherwise derogate from the intent and propose of this Ordinance because the Ordinance calls for the most rational use of land. The proposed location has been vacant and underutilized due to limited foot traffic. The proposed CRE will be destination retail and will be a draw to the area.

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

Since the Cannabis Control Commission regulations do not allow Cannabis, Cannabis products and Cannabis related products be visible to the public, the Applicant will use various artistic display window displays that will provide visual interest and active streetscape while adhering to the regulations and the Ordinance. Such artistic display will ensure that Cannabis, Cannabis products and Cannabis related products will not be visible to the public while at the same time meeting the urban design objectives set forth the Section. The Applicant hopes to work with the Cambridge Arts Council and the Cambridge Historic Commission to be able to display various artistic displays produced by local artists and to display historical displays that provide a story of the history of Porter Square.

The proposed lighting and security measures will be strategically placed to provide a safe yet unobtrusive means of surveillance for the appropriate and most sensitive portions of the Building and the Property.

The design and use of the proposed CRE will be consistent with and maintain the form and character desirable for the neighborhood,

Further, the Applicant has sought to ensure that the entryway, which is at grade with the sidewalk, to the CRE is located to ensure safe pedestrian movement on the adjacent sidewalk and movement across the street. The CRE is in close proximity to a crosswalk that has a traffic light to allow safe crossing of the street. The CRE is near numerous forms of public transportation and alternative modes of transportation. There are numerous short-term bike parking spaces in the front of the CRE and the surrounding area.

## **B. Satisfaction of Review Criteria for a Special Permit set forth in Section 11.804**

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

The Applicant proposed to operate a retail-only CRE that will occupy the first-floor unit of 1908 Massachusetts Avenue, which unit contains two other commercial units. The Property is in Business District C. No Cannabis or Cannabis products will be cultivated or produced at the CRE. All Cannabis and Cannabis products will be delivered to the CRE prepackaged. No packaging of Cannabis and Cannabis products will occur at the CRE.

All patrons, caregivers and patrons will only be permitted in the retail area by use of a mantrap door, which will prevent unwanted visitors from gaining access beyond the waiting room area. At the time patrons, caregivers and patrons purchase their products, they will be required to sign a customer pledge that outlines the law and the prohibited practice, such as diversion to persons under twenty-one years of age and using Cannabis and Cannabis products in public areas. A violation of the pledge will prohibit the

customers, patrons or caregivers from making any future purchases at the CRE. Customers, patrons and caregivers will be required to leave the premises upon completing their purchase.

The Retail space will contain a private medical consultation area to consult with a medical Cannabis consultant. There will also be a dedicated point of sale station for patrons and caregivers only.

The retail space will contain 6 points of sales station. There will also be one (1) preorder stations for a patron to place the order prior to going to a point of sale station. There will be a dedicated express point of sale stations for patrons that preorder Cannabis and Cannabis products. Further, CRE will use an online pre-ordering system that will allow patrons to pre-order their cannabis and cannabis products, substantially reducing their amount of time spent at CRE.

All Cannabis and Cannabis products will be pre-weighed and packaged in child-proof packaging. The packages will be labeled in accordance with the Cannabis Control Commission's regulations. Upon the completion of sale, Cannabis and Cannabis products will be placed in a child-proof bag with no labeling on the bag that would indicate that the contents or Cannabis or Cannabis products.

**Educational Materials:** Patrons and caregivers, especially the first time entering the CRE, will receive educational materials regarding the different strains of Cannabis, dosage and desired effects; safely consuming of Cannabis and Cannabis products; transportation of Cannabis and Cannabis products, how to safely store Cannabis and Cannabis products so that they are not diverted to persons under twenty-one years of age or consumed by pets, and the prohibitions of the use and possession of Cannabis and Cannabis products, such as no public consumption, no driving while impaired by the effect of the Cannabis or Cannabis products, the health impacts of using Cannabis and Cannabis products, no diverting of Cannabis or Cannabis products to persons under twenty one years of age. The patrons and caregivers will have to sign a customer pledge that obtains the above information and the ramifications of violating the pledge, no longer to be able to purchase Cannabis or Cannabis products at the CRE.

**Electronic Educational Materials:** There will be tablets stations within the retail space that will allow patrons and caregivers to review the Cannabis and Cannabis products that are for sale, that will provide specific information about the strain of the Cannabis and Cannabis products, the dosage of the Cannabis and Cannabis products, the proper consumption of the Cannabis and the Cannabis products, health risks associated with the use of Cannabis and Cannabis products.

**Customer Service Representative:** A customer service representative will be available to answer any questions that a customer, caregiver and or patron may have. There will be a private room available for consultation with the customer service representative. They will be able to educate customers, caregivers and patrons about how to store Cannabis and Cannabis products, safe consumption of Cannabis and Cannabis products, transportation of Cannabis and Cannabis and Cannabis and the prohibitions as to consuming Cannabis and Cannabis and Cannabis products and as to the passion of



Cannabis and Cannabis products. These customer service representatives will receive substantial training about the effective patrons and consumer education and the tools that can be used during the interaction.

**Take Home Material:** All educational materials that are available at the CRE will be placed in every bag a point of sale. This will ensure that all customers, patrons, caregivers and patrons will have the educational materials.

**b. Service Area: A map and narrative describing the area the proposed to be served by the CRE, and the anticipated number of patrons, caregivers and patrons that will be served within the area. This description shall indicate where other CREs, MTCs, and/or CREs exists or have been proposed with the expected service area.**

The Applicant anticipates serving the immediate neighborhood and those persons utilizing the Porter Square MBTA Station and the Porter Square Shopping Center. By the time that the CRE is open for business, there will be numerous CREs, Medical Dispensaries in Cambridge and the surrounding communities.

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

Please see the enclosed traffic impact statement prepared by Vanasse & Associates, Inc. attached hereto.” The Applicant submits that the proposed use of the Property will not disturb the existing right of way, pedestrian access, and will not cause a serious hazard to vehicle or pedestrian traffic. Traffic generated and patterns of access and egress will not cause congestion, hazard, or a substantial change to the neighborhood character.

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

Please see the enclosed context map done by David Barsky-Architect AIA

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

Please see the proposed site plan prepared by David Barsky-Architect AIA

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

Please see the enclosed building renderings and signage prepared by David Barsky-Architect AIA.

**g. License Materials: Copies of license materials issued by the Massachusetts Cannabis Control Commission and any materials submitted to the Massachusetts Cannabis Control Commission for propose of seeking a license, to confirm that all information provided to the Planning Board is consistent with the information provided to the Massachusetts Cannabis Control Commission.**

The Applicant has not filed its application with the Cannabis Control Commission seeking an CRE License to operate at 1908 Massachusetts Avenue. The Applicant cannot submit its application to the Cannabis Control Commission until it has met two preconditions. The two conditions are: proof that the Applicant has conducted a community outreach meeting and proof that it has executed a community host community agreement with the city or town's executive, in which case for the City of Cambridge in the City Manager.

The Applicant has conducted two community outreach meetings and pre-application meetings. The first was held on May 9th. The second was held on May 10th. In addition, the Applicant has given a presentation of its proposal to the Porter Square Neighbors Association and the Agassiz-Baldwin Community Organization.

The Applicant has not executed a host Community Agreement with the City Manager. The process of obtaining a host community agreement with the City Manager requires that the applicant be granted a special permit first and provide the City Manager with a State of Interest in executing a host community agreement with the City.

Please see a draft of the application to be submitted to the Cannabis Control Commission, attached hereto as "Exhibit A."

**C. Satisfaction of Review Criteria for a Special Permit set forth in Section 803**

**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 (IA-1) Industry B (IB), Industry B-1 (IB-1), and Industry B-2 (IB 2) 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 A-1 district, only applicants that have been designed as Economic Empowerment Applicants or certified as eligible to participate in the Social**



**Equity Program by the Massachusetts Cannabis Control Commission may be permitted and it shall be made a condition of the special permit that such designation or eligibility shall be maintained.**

The proposed CRE is located in the Porter Square neighborhood. The Property is zoned Business District C. A CRE business usage shall only be allowed by a Planning Board Special Permit in Business District C.

**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 CRE is not within 1,800 of an existing Registered Marijuana Dispensary. The three approved MTCs are: Healthy Pharms Harvard Square, 1.14 miles away; Sira Naturals on Massachusetts Avenue between Central Square and Harvard Square although none are operating as of January 22, 2020, 1.41 miles away; Revolutionary Clinics in Cambridge Highlands, 1.38 miles away; and Commonwealth Alternative Care, which is not yet operation and holds a provisional license from the Cannabis Control Commission and a special permit from the Planning Board, 1.43 miles away. Proposed locations at 1686 Massachusetts Avenue is more than 2,267 feet away from the CRE.

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

All Cannabis and Cannabis products will be prepackaged off-site prior to be delivered to the CRE. The CRE will not repackage packages that have been deliver to the CRE. Cannabis and Cannabis products that have been delivered to the CRE prepackaged will be sold in same packaging caregivers and patrons.

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

There are no pre-existing public or private school providing education in kindergarten or any grades 1 through 12 within a 300-foot radius of the CRE.

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

There are no pre-existing public children's playground, public youth athletics field or public your recreation facility within a 300-foot radius of the CRE.

**D. Satisfaction of the Criteria set forth in Section 11.805.**

**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 proposed RME sited at 1908 Massachusetts Avenue is conveniently located adjacent to the Porter Square MBTA Redline and Commuter Rail Station. The Blue Bike sharing station is directly across the street at the MBTA Porter Square Station with 18 bike stations. MBTA Bus Routes 77 and 96 starting at Harvard Square and ending at Arlington Heights and Medford Square, respectively, and MBTA Bus Route 83 starting at Central Square and ending at Ridge Ave. are accessible with bus stops across the street from the RME/MTC, ending north and less than a block away from the CRE heading south.

Based on the various modes of transit and the number of CRE that will soon be available in the Boston Metro area the Applicant expects most customers to come from the surrounding neighborhood and will use non-motor vehicle forms of transportation. In addition, there is also off-site parking lots directly across the street is the Porter Square Shopping Center that contains numerous parking spaces that a patron may be able to use. In addition, at Lesley Hall, 1815 Massachusetts Ave. there is a parking lot that patrons may pay to park.

There are six bike short-term parking spaces directly in front of the CRE. There are also numerous bike parking spaces at the adjacent Porter Square MBTA Station, as well at the Porter Square MBTA Station directly across the street from the CRE.

Although not directly in front of the CRE, there are numerous public meter parking spaces along this area of Massachusetts Avenue.

There is a handicap parking space on the side street, Porter Road, adjacent to the Property. In addition, a parking space in the onsite parking lot will be marked handicap parking only.

The proposed location of the CRE provides convenient, safe and secure access and egress for patrons and caregivers and employees arriving and leaving the CRE using all modes of transportation.

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

The Applicant intends to utilize one of the two pre-existing dedicated parking spaces behind the Property dedicated for loading, refuse and service. There is a rear secured alarmed door that provides access to the rear parking spaces. The door will be used to utilize the parking lot for loading, refuse and service. The parking lot is shielded from the abutting uses by the Property itself and existing fencing. The main abutting use to the Property is the MBTA Commuter Rail Tracks that runs adjacent to the Property.

Unregulated solid waste will be stored inside the CRE for commercial collection by a private vendor.

All regulated waste containing Cannabis and Cannabis products will be stored onsite within the CRE vault. The Cannabis and Cannabis and Cannabis products will be transported back to the cultivation facility or other facility designated by the Cannabis Control Commission where they can be properly destroyed.

The majority of product deliveries will be conducted via small unmarked sprinter van. The layout of the parking lot enables drivers to back up directly to the rear entry, eliminating the need to transport product in the open. Product deliveries will occur between two to three times each week in unmarked sprinter vans. There will be no advertising, markings, or branding indicating that the vehicle is being used to transport Cannabis. Routes and times used for the transportation of Cannabis and Cannabis products are randomized. Cannabis and Cannabis products will be transported in secure, locked storage compartments that are a part of the vehicle transporting the Cannabis products and cannot be easily removed. At least two agents will staff vehicles transporting Cannabis. One agent will remain in the vehicle at all times, and the other will be accompanied by a dispensary staff member into the facility and within the vault.

**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.**

Since the Cannabis Control Commission regulations does not allow Cannabis, Cannabis products and Cannabis related products be visible to the public, the Applicant will use various window displays that will provide visual interest and active streetscape while adhering to the regulations and the Ordinance. Such display will ensure that Cannabis, Cannabis products and Cannabis related products will not be visible to the public while at the same time meeting the urban design objectives set forth the Section. The window displays will be designed to let as much natural light into the waiting room area of the CRE. The Applicant hopes to work with the Cambridge Arts Council and the Cambridge Historic Commission to be able to display various artistic displays produced by local artists and to display historical displays that provide a story of the history of Porter Square.

The façade of the CRE and signage will be designed to blend in with the existing businesses, while still complying with Cannabis Control Commission regulation and the Ordinance.

The Applicant will ensure that the surrounding community will be able to provide feedback on the proposed artistic display.

The proposed lighting and security measures will be strategically placed to provide a safe yet unobtrusive means of surveillance for the appropriate and most sensitive portions of the Building and the Property.

The design and use of the proposed CRE will be consistent with and maintain the form and character desirable for the Porter Square neighborhood,

**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 façade of the facility will be welcoming and blend with the surrounding businesses. Opaque windows will not be used in the design of the façade. The Applicant will use various window displays that will provide visual interest and active streetscape while adhering to the Cannabis Control Commission regulations and the Ordinance. Such displays will ensure that Cannabis, Cannabis products and Cannabis related products will not be visible to the public while at the same time meeting the urban design objectives set forth the Section. The window displays will be designed to let as much natural light into the waiting room area of the CRE. The Applicant hopes to work with the Cambridge

Arts Council and the Cambridge Historic Commission to be able to display various artistic displays produced by local artists and to display historical displays that provide a story of the history of Porter Square.

**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 patrons within the city or neighborhood who are registered through the Massachusetts Medical Use of Cannabis Program in obtaining services under that program.**

The applicant will apply only for a Cannabis Retail License during its initial opening due to the high cost of the Medical Marijuana program. Once the store is viable the Applicant intends to apply for a license to sell Medical grade marijuana to its customers who are registered medical marijuana patients. The Applicant will ensure that a trained staff member is present and available to answer any questions for a registered marijuana patient. Additionally medical patients will have priority in wait lines and a separate pay stations/consultation area.

#### **IV. CONCLUSION**

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

### **Host Community Agreement:**

The Applicant has participated in meeting with City Manager's office to discuss a Community Host Agreement. According to the new procedures set forth in order to execute a host community agreement with the City Manager, CRE must first be granted a special permit from the Planning Board. It has sent the City Manager a Statement of Interest to execute a host community agreement with the City Manager.

### **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 9<sup>th</sup>, 2019 at 1000 Massachusetts Avenue Cambridge at 6pm: In compliance with the City of Cambridge Outreach requirements and the Cannabis Control Commission requirements a copy of the notice was mailed to abutters within 300 feet of the CRE 7 days prior to the meeting and published in the Local newspaper for two consecutive weeks prior to the meeting.
  - 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 property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town (the town or city clerk may be able to assist with the abutters list).
  - 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);
  - 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.
  - 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 12 members of the community attended, and the presentation included detail information about the proposal including the following:
  - Location of the proposed Cannabis Establishment.
  - What type(s) of Cannabis Establishment will be sited at the location?
  - Is the proposed Cannabis Establishment allowed under current zoning bylaws/ordinances or is a zoning amendment required to allow it to go there?
  - Is the proposed Cannabis Establishment allowed by right or does it require local zoning permitting?
  - What are the Required Permits?
  - Does the proposed location comply with the 500-foot buffer zone from existing public or private school buildings (K-12)? Do local bylaws or ordinance create a smaller buffer zone?

- If the applicant is moving into an existing building or building a new one, will its premises comply with the security requirements set forth in 935 CMR 500?
  - Steps will be taken by the Cannabis Establishment to prevent diversion to minors.
  - Information demonstrating how the applicant intends to ensure that the location will not constitute a nuisance to the community as defined by law.
  - A plan for how the Cannabis Establishment will positively impact the community.
  - City of Cambridge can tax the Dispensary 3% of the gross sales to benefit the community.
- Questions from the public included
    - What types of products are planned to be sold in the dispensary.
    - Is the group a social equity or empowerment group?
    - Why do we need to open a retail dispensary?
    - How is the dispensary use being funded?
    - Does the dispensary have a wholesale agreement with an existing cultivation site?
    - Who are the members of the LLC?

A Second Community Outreach Meeting was held on May 10<sup>th</sup>, 2019, at 1815 Massachusetts Avenue, Cambridge at 6pm. In compliance with the City of Cambridge Outreach requirements and the Cannabis Control Commission requirements a copy of the notice was mailed to abutters within 300 feet of the CRE 7 days prior to the meeting and published in the Local newspaper for two consecutive weeks prior to the meeting.

- Porter Neighborhood Association Meetings May 16, 2019 and February 20, 2020, at Lesley University
  - The Applicant explained it plans and answered questions and concerns from the people attending the meeting.
  - Prior to meetings with the PSNA, it met with its president, Ruth Ryals on May 3, 2019
- Agassiz Baldwin Neighborhood Council Meeting June 11, 2019 at Maud Morgan Art Center
  - The Applicant explained it plans and answered questions and concerns from the people attending the meeting.
- Councilor Meetings
  - Councilor Denise Simmons – May 2019
  - Councilor Quinton Zondervan – June 2019
  - Councilor Timothy Toomey – February 2019
  - Councilor Sumbul Sidiqui – July 2019
  - Mayor Mar McGovern – July, 2019

# DESCRIPTION OF ACTIVITIES

Porter Remedies LLC

July 1, 2019



## **DISPENSARY OPERATIONAL INFORMATION:**

- **Hours of Operation.** The proposed dispensary hours are seven days a week from 10am to 11pm.
- **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 Massachusetts Avenue. 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 the Applicant may require customers to 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 Porter Remedies will coordinate with the Porter Square Sargent of the Cambridge Police to arrange for the appropriate detail, discuss any proposed logistics for crowd management and share any industry information the police may find useful.
  - **Loading and Delivering Plan:** All loading delivers will be handled utilizing an existing loading area in the rear of the property shielded from public view. 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.

## **EMPLOYEE STAFFING AND TRAINING PLAN:**

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

**Sourcing:** Applicants will be sourced through numerous channels, including, but not limited to, postings on job boards, referrals by owners and current employees, and referrals by trusted local community agencies.

**Screening:** Applicant screening will be conducted through a rigorous interview process in which candidates will be interviewed by management and by owners, as well as an in-depth background check. Candidates will also be subject to a complete background check by the Cannabis Control Commission in order to receive a registered agent license.

***Responsible Vendor Program and other Training.*** Upon successful completion of the interview and background check, applicants will be required to participate in a Responsible Vendor Program, as required by 935 CMR 500.105(2)(b), Business and Operations Training, and Diversity Training (as discussed elsewhere in this Application). After initial completion of the Responsible Vendor Program, all employees will receive a minimum of eight hours of training annually. As required, all owners, managers and employees will participate annually in the Responsible Vendor program. The CCC may access training records as necessary and upon request. Upon hiring, all employees will be required to read and demonstrate their understanding of the Employee Handbook, which will be provided to them. Details of the content of this Handbook are found in an appendix to this Application. New Employee Orientation sessions will be held on a regular basis. During these sessions, Porter Remedies will instruct employees in the skills required to properly execute the duties of their positions and for the successful and safe operation of the retail facility. Employees will also be made familiar with 935 CMR 500.00 et. seq., standard operating procedures and protocols for the retail facility, security policies and procedures, and proper employee-customer, and employee-vendor interaction. Before being allowed to operate within the retail facility, employees will be required to demonstrate that they understand what they have been taught, through an interactive review process with management.

## **SUMMARY OF OPERATING PLANS AND PROCEDURES:**

### **SECURITY**

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

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

***Security Policy*** for Porter Remedies provides a comprehensive and detailed written policy for all employees and owners. Employees will be introduced to the policy at their new employee orientation. As required, Porter Remedies will share security information, plans, and procedures with local law enforcement and fire services. Porter Remedies will appoint one manager or owner as a single point of contact, known as the "Community Liaison," who will serve as the go-between for the Company and any law enforcement or fire services. The

Community Liaison will be authorized to update plans, share information, or make requests of law enforcement and fire services.

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

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

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

**Lighting** for Porter Remedies will be designed to illuminate the entire perimeter of the facility and will be maintained over time in such a way that the chance that a point on the perimeter of the facility being dark for a given period of time is minimized. It will ensure that such lighting does not have a detrimental impact on neighbors or on the community.

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

## **PREVENTION OF DIVERSION**

Prevention of Diversion is a top priority for Porter Remedies, as the success of the recreational Cannabis industry depends on the continued support of our city, the Commonwealth, and its surrounding states. Porter Remedies is closely tracking how diversion affects similarly situated businesses in other states which have already proceeded through the Cannabis legalization process. As a small business, Porter Remedies is committed to achieving sustained success in our community. Porter Remedies' anti-diversion program is designed to minimize the opportunities for potential diversion, and Porter Remedies will continue to update and monitor our program as the industry becomes more mature and learns how to better prevent diversion

in all its forms. All of Porter Remedies' products will be meticulously tracked through an Inventory Control System, employees will be trained to recognize and prevent diversion, and the site security plan will act as a deterrent to diversion. In addition, inventory checks will be performed by employees at regular intervals on a daily basis. Employees will be trained to immediately and effectively report any possible diversion to management or to relevant authorities within a 24-hour period following any occurrence of such activity. Employees will be compartmentalized by function and will only have access to inventory if it is required at that time, and all access to inventory will be monitored, tracked, and reported to our Inventory Control System. At all times, Porter Remedies will be monitored remotely by trained off-site security personnel, and employees will be aware of that 24-hour, 365-day monitoring.

Porter Remedies' policy on diversion is a strict one: employees will be terminated for diversion. All Cannabis products are maintained in a secure room, inside a safe, when not in use on the retail floor. Porter Remedies will engage with third-party security companies to ensure its policies and procedures around diversion are properly written, and that all employees receive training around those policies and procedures. Employees will be required to sign an anti-diversion policy. If any changes in the industry require us to implement stronger anti-diversion protections, Porter Remedies will follow best practices in the industry as they develop. The entire industry, Porter Remedies and other retailers included, must work as hard as possible to combat diversion for the good of the community, public health, and maintaining good working relationships in and between governments.

## **STORAGE OF CANNABIS**

Porter Remedies will store finished products on-site in a secure, locked storage room/vault, and create policies and procedures in accordance with relevant regulations. Porter Remedies will not package or process any Cannabis products; all products will arrive at the retail facility in final, consumer-ready form, and will be tracked from receipt of goods to sale. Porter Remedies will store all Cannabis products in the secure area of the basement of its retail facility while not in use in the consumer-facing portion of the retail facility. All Cannabis products will be kept in a safe, which will be kept in a locked, windowless room with keycard access. Keycard access will be limited to owners and critical retail staff members who are on duty at that time. The room in which Cannabis products are kept will be maintained in a clean and sanitary manner, which will be checked on a daily basis by employees.

The Cannabis storage room will be well-lit, temperature and humidity controlled, in order to maintain the health, safety and longevity of all products. All Cannabis products will be kept in retail packaging and will not be removed from its packaging by staff. All Cannabis products will be maintained securely in compliance with all applicable regulations in 935 CMR 500.105, and in accordance with the security requirements found in 935 CMR 500.110. Any products that are damaged or defective will be destroyed in accordance with applicable regulations and will be kept in the same secure manner as standard products in the interim period between removal from the retail stream and destruction.

## **TRANSPORTATION OF CANNABIS**

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

## **INVENTORY PROCEDURES**

Porter Remedies' inventory procedures and practices are designed to provide real-time inventory information in accordance with applicable regulations. A solidly built, robust inventory system is absolutely necessary for many reasons related both to the health of the business, and to public policy concerns. Such a system assures that management has real-time knowledge of its inventory, which helps prevent diversion and ensures a full accounting of all product at any given moment. This system also allows for compliance with regulations and immediate insight into where all product currently stands in the sales cycle. At regular intervals, Porter Remedies will take a full, physical, hand-counted inventory. Such inventory will be compared against its electronic inventory system, and all discrepancies will be investigated. Porter Remedies will carefully track which employees perform, and sign-off on inventory.

In terms of an electronic/cloud-based Point of Sale (POS) system, Porter Remedies is considering several options which are widely used in the industry. The current top contender for the POS system is CannaPoint, which is designed around Cannabis retail establishments. This system, although not yet definitively selected, is a strong choice because of its tracking

and control functions, ID scan and purchase tracking, as well as its robust compliance and reporting abilities. If Porter Remedies chooses another POS system, it will be of comparable or better quality and functionality than CannaPoint. In order to maintain tight inventory controls, Porter Remedies is committed to training all employees on inventory tracking procedures and practices and will monitor employee use of the POS system on an ongoing basis.

## **QUALITY CONTROL AND TESTING PROCEDURES**

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

## **PERSONNEL POLICIES**

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

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

Porter Remedies is committed to educating all people, especially youth and families in the community, about the effects and dangers of the consumption of Cannabis. While some members of the community may be more experienced with Cannabis than others, Porter Remedies will do its best to provide evidence-based information to educate and to make sure that Cannabis consumption is carried out in a safe and legal manner. This responsibility falls on Porter Remedies, but also on the entire Cannabis industry. Porter Remedies will contribute to the maximum extent possible when it comes to providing educational opportunities. Educational opportunities are abundant and will take many forms. First, for people 21 and older, Porter Remedies' website will contain myriad information about the health effects and



dangers of Cannabis. This website will be accessible over desktop and mobile and will have global reach. Additionally, Porter Remedies has sourced and begun discussions with a local Cannabis educator. This educator will make regular appearances at the retail facility and will offer classes which cover topics for potential, novice, and experienced Cannabis users. The curriculum provided by this educator will always include information about safe usage. It is likely that, due to regulations, these classes will only be available to members of the public who are 21 and older. In order to educate youth and families in a compliant manner, Porter Remedies will employ a different strategy: partnerships with local community agencies to provide educational programming and written educational materials that are distributed in the community through various channels. Community agencies who work with youth and families are an important resource in the City, and Porter Remedies' Community Liaison will form partnerships between the Company and those agencies after determining how to maximize positive impact. It may be the case that multiple local companies within the Cannabis industry form a coalition centered around education of youth and families, and Porter Remedies would gladly lend whatever support it can to these efforts. Porter Remedies plans to create written materials for distribution in the community. This written material will have content that is determined by evaluating high-quality educational material already in circulation in other localities, using best practices from the industry, and will be written in collaboration with the Cannabis educator for maximum impact and effectiveness. Content will vary but will generally be related to raising awareness of Cannabis use, Cannabis laws, safe consumption practices, public health concerns, risks, best practices for storage of Cannabis, and human developmental issues related to Cannabis use. In order to sustain its efforts over time, Porter Remedies will make sustained financial commitments to local community agencies and provide financial contributions to them at regular intervals which will be ongoing, such that the community agencies can count on them. The exact timing and magnitude of these financial commitments will be determined as Porter Remedies progresses towards opening its doors, and as the Community Liaison begins to form partnerships with selected agencies. In addition, Porter Remedies will undertake annual evaluations of its educational programming, which will include a roundtable discussion between owners, managers, employees, community agency representatives, and the Cannabis educator. Those annual evaluations will determine how resources are deployed throughout the community to provide educational programming which has maximum positive impact.

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

Porter Remedies will have a three-part strategy for informing customers and the public about public health issues that may arise around the consumption of Cannabis. The three parts are: in-store information, online information, and public advertising. Each of these three parts form a cohesive strategy for Porter Remedies to provide value to the community by keeping customers and the public informed about health risks, public consumption, workplace use,



dangers of second-hand smoke, and dangers of operating a motor vehicle while under the influence of Cannabis.

**In-Store Information** involves a strategy of providing written materials to customers inside the retail facility, as well as educational programming. Porter Remedies is working with an outside consultant who will provide educational programming on a regular and ongoing basis. This programming will be designed to teach the public about all risks of smoking Cannabis, as well as to educate new users about safe consumption and the legality of workplace or public use. Curriculum for this programming will be advertised in the retail facility and online. In addition to in-person programming, Porter Remedies will always have pamphlets about safe consumption in its waiting area. New customers will be provided with pamphlets in their exit package (the final retail wrapping that leaves the facility with the customer). Porter Remedies will look to city and state public health resources and associations to provide its users with up-to-date information that is correct, and evidence based.

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

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

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

Marketing is a core component of Porter Remedies' business strategy. Advertising, both online and through traditional methods, is part of Porter Remedies' marketing mix. All marketing will be undertaken in a thoughtful and compliant manner, in accordance with 935 CMR 500.105 et. seq. This compliant marketing and advertising will allow Porter Remedies to grow its customer base, and to remain a successful and committed part of the Porter Square business community for years to come. First, Online Advertising will come in two primary forms: website and social media. Both forms will comport with the regulation that at least 85% of all viewers of that advertising must be at least 21 years old, as determined by reliable, third-

party data. No advertising will be targeted at minors, nor contain images that are designed to appeal to minors. Given those restrictions, Porter Remedies will maintain a website for online advertising and educational purposes. The website, like alcohol-related websites, will contain a "layover" which will ask users if they are over 21. If they are not, the website will redirect them to a safe website. Otherwise, the user, over 21, will be brought to Porter Remedies' website. Website content has not been finalized, but will contain information about Cannabis use, health effects, and will direct users to come to Porter Remedies in order to make a purchase. Porter Remedies expects that its website will help to augment foot traffic over time. Social Media is an important component of a modern marketing and advertising strategy. While remaining compliant with restrictions on user base (must be reliably estimated that 85% of users are 21 or older), Porter Remedies will use various forms of social media as part of its marketing and advertising strategy. This will include, but not be limited to Facebook, Instagram, Snapchat, Twitter, YouTube, and similar, well-known and recognized social media platforms. Not all advertising content will be structured around generating foot traffic to the retail facility, some will be to promote reasonable and healthy consumption, and some will be to educate potential consumers. There are numerous regulations around advertising content, and Porter Remedies will be compliant at all times with those content regulations. 935 CMR

500.105 et. seq. contain language around the prohibition of use of certain types of advertising. This list includes a prohibition of the use of "colloquial references," certain signage, pop-up internet ads, placement on apparel, giveaways, and others. Porter Remedies will employ advertising that strictly avoids all of the items prohibited in the regulations. Porter Remedies will also not make any "false or misleading claims" about Cannabis or Cannabis use, as required by regulations. The regulations also require that certain warnings and disclosures are made in marketing and advertising, and Porter Remedies will require that those disclosures are made on all public-facing marketing materials. This includes, but is not limited to, the phrase that consumers should "Please Consume Responsibly", printed conspicuously on advertisements. Advertisements will also have any disclosures as required by regulations, and disclosures of potential side-effects or warnings as required by regulations.

# MEMORANDUM

FCH

**TO:** Porter Square Remedies LLC  
(Laxmi Pradhan)  
1908 Massachusetts Avenue  
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:** February 14, 2020

**RE:** 8178

**SUBJECT:** Transportation Logistics Plan  
Proposed Cannabis Dispensary – 1908 Massachusetts Avenue  
Cambridge, Massachusetts

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Vanasse & Associates, Inc. (VAI) has conducted a Transportation Logistics Plan in order to determine potential impacts associated with the proposed cannabis dispensary to be located at 1908 Massachusetts Avenue in Cambridge, Massachusetts (hereafter referred to as "The Project"). The purpose of this memorandum is to identify available public transit options, evaluate parking supply/demand, evaluate loading/delivery areas and the impacts on nearby streets, sidewalks and surrounding neighborhoods, estimate traffic volumes expected to be generated by the proposed facility, and recommend a Transportation Demand Management (TDM) Plan for customers, employees, and delivery/loading activities, in order to minimize project impacts. The general scope of this assessment is outlined in the City of Cambridge Transportation Logistics Plan Guidelines.

## PROJECT DESCRIPTION

The proposed project will consist of 1,100 sf cannabis dispensary with six (6) registers. Two employee spaces are located to the rear of the site. The facility will be opened seven days a week from 10:00 AM to 11:00 PM. Figure 1 depicts the site location in relation to the local roadway network.

## INTRODUCTION

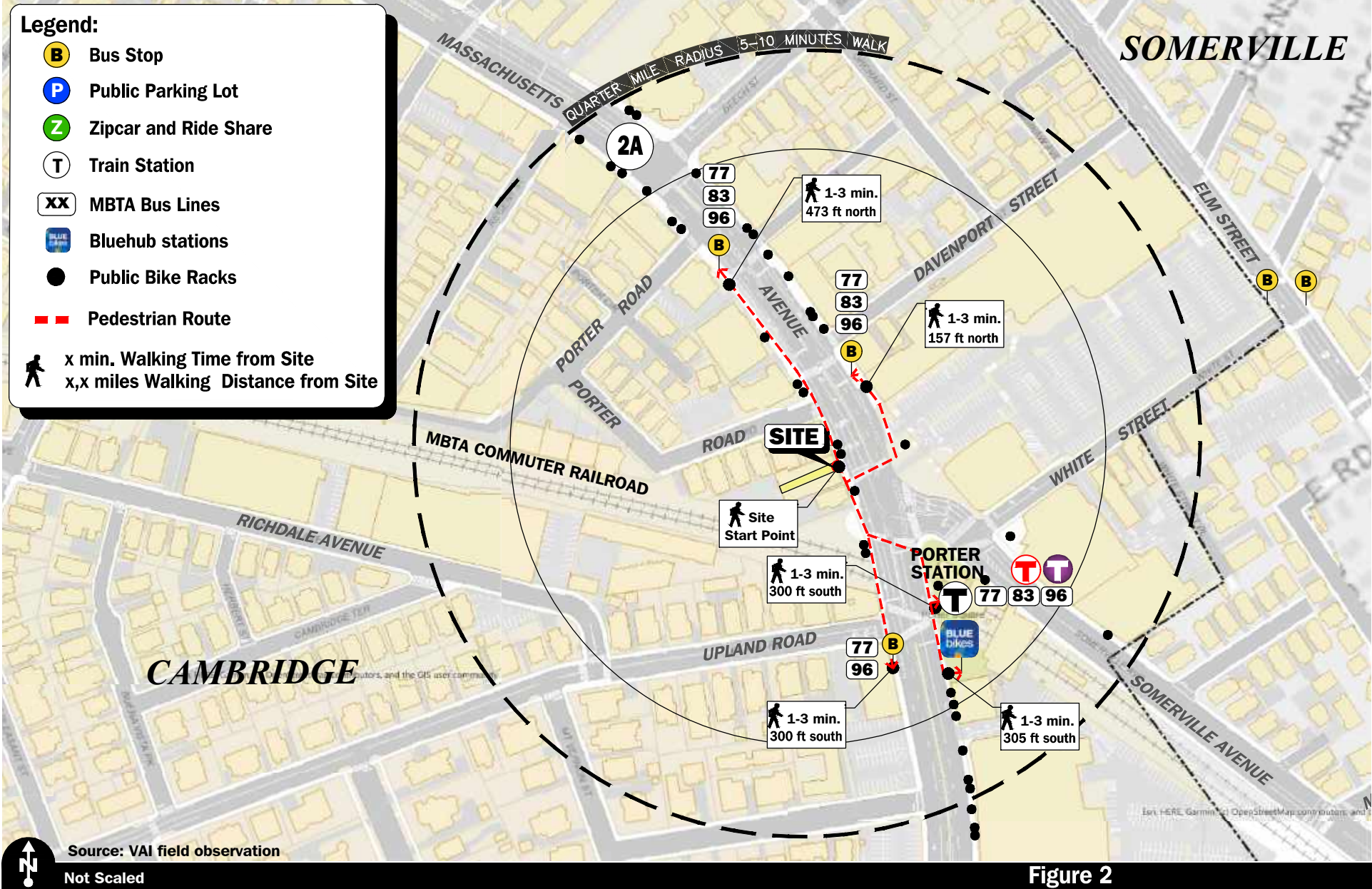
As part of this study, a comprehensive field inventory of available public transit options, parking supply and demand, loading zone, pedestrian, and bicycle facilities within the study area was undertaken in June 2019, within 500-foot and quarter mile radius around the site. Figure 2 graphically depicts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





Figure 1  
Site Location Map





**Figure 2**  
Public Transportation Services  
1908 Massachusetts Avenue

**Pedestrian and Bicycle Facilities**

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

**Public Transportation Services**

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

**Table 1  
MBTA BUS SERVICE SUMMARY**

Route	Service	Stop Closest to Site	Distance from Site	Distance Walking	Frequency (Weekday)	Frequency (Saturday)
77	Arlington Heights - Harvard	Massachusetts Avenue at Davenport Street / Porter Square	157 ft north/ 297 ft/south	1-3 minute	First 05:03a, Last 12:46a, Every 7 Mins to 21 Mins.	First 05:01a, Last 12:44a, Every 7 Mins to 21 Mins.
83	Rindge Avenue - Central Square, Cambridge	Massachusetts Avenue at Davenport Street/ Porter Square	157 ft north/ 297 ft/south	1-3 minute	First 05:13a, Last 12:38a, Every 20 Mins to 1 Hr	First 05:12a, Last 12:53a, Every 25 Mins to 54 Mins
96	Medford Square - Harvard	Massachusetts Avenue at Davenport Street/ Porter Square	174 ft north	1-3 minute	First 06:05a, Last 01:00a, Every 10 Mins to 57 Mins	First 05:51a, Last 01:11a, Every 25 Mins to 1 Hr

**MBTA SUBWAY SERVICE SUMMARY**

Line	Stop Closest to Site	Distance from Site	Distance walking	Frequency
MBTA Red line Ashmont / Alewife	Porter Station	297 ft south	1-3 minute	First 05:54a, Last 01:07a, Trains arrive every 9-16 minutes





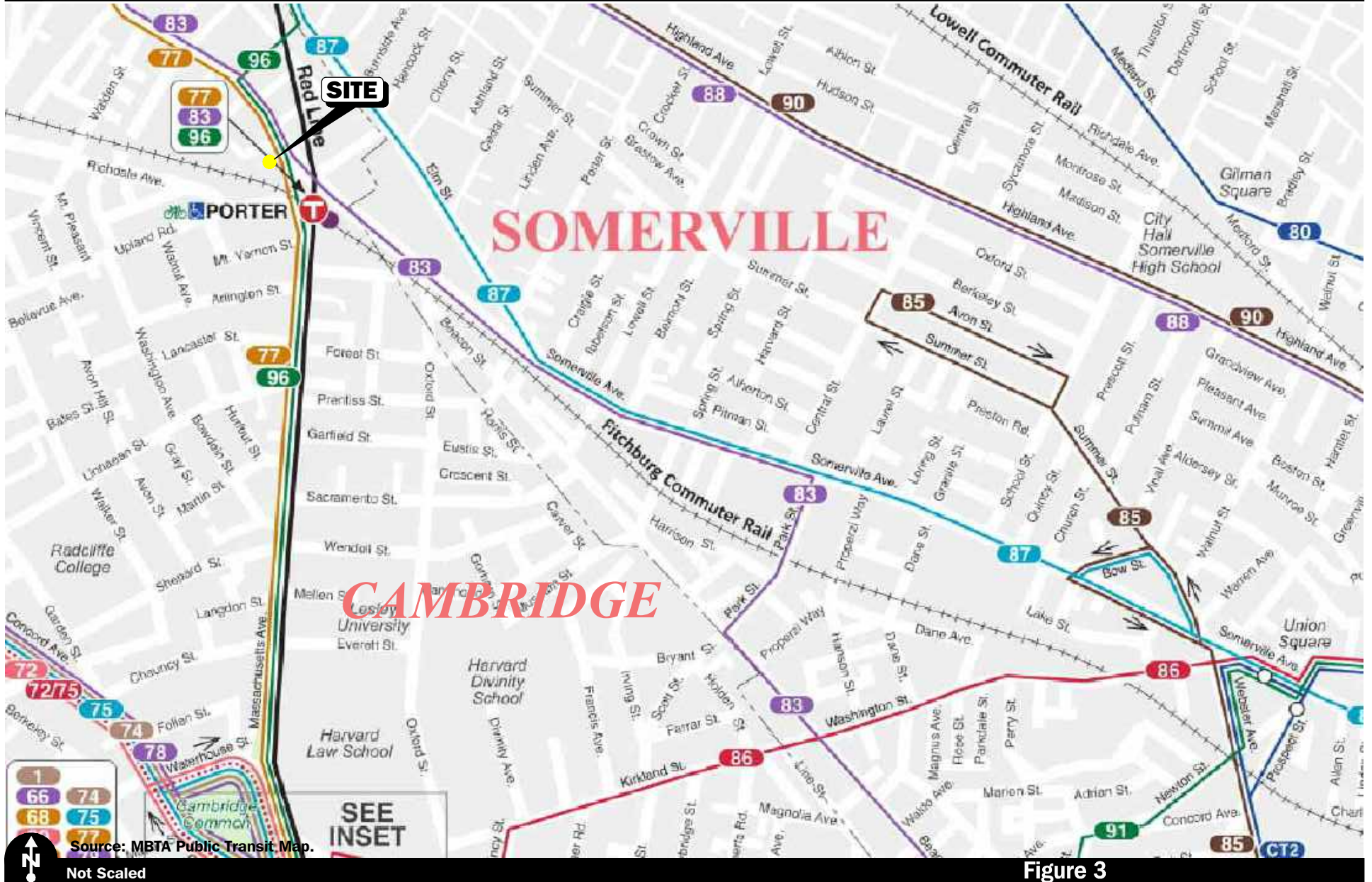


Figure 3

Bus/Train Routes  
1908 Massachusetts Avenue

**Parking and Loading Availability**

The project proposes to use existing on- and off-street public parking and a loading zone to the rear of the site shielded from public view. In order to determine the availability of parking spaces, a parking supply/demand survey was conducted within 500 feet 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.). In order to identify parking trends occurring within the study area, parking demand surveys were conducted during typical weekday at 10:00 AM, 12:00 PM, 3:00 PM, 5:00 PM, and 7:00 PM, and a Saturday at noon, 3:00 PM and 7:00 PM. Table 2 and Figure 4 summarize the parking supply and demand observations for the available costumers parking.

**Table 2  
CAMBRIDGE PARKING SUPPLY AND DEMAND OBSERVATIONS**

Zone	Supply	On Street Parking							
		Wednesday 06/20/19				Saturday, 06/15/19			
		Regular	10:00 AM	12:00 PM	3:00 PM	5:00 PM	7:00 PM	12:00 PM	3:00 PM
1	4	2	0	3	3	1	0	1	3
2	5	1	3	0	2	0	3	5	0
3	4	1	2	2	1	0	0	2	0
4	4	0	1	2	1	0	0	3	0
5	5	4	2	0	2	0	0	1	0
6	2	2	0	1	2	1	1	1	2
7	3	1	2	3	0	1	0	3	3
<b>Total</b>	<b>27</b>	<b>11</b>	<b>10</b>	<b>11</b>	<b>11</b>	<b>3</b>	<b>4</b>	<b>16</b>	<b>8</b>

As shown in Table 2, the peak-hour demand during a typical weekday occurs at 7:00 PM when 3 spaces were vacant and the peak hour demand during a typical Saturday occur at 12:00 PM when 4 spaces were vacant. It should be noted that public parking lots are available outside of the 500-foot radius.

All loading delivers will be handled utilizing an existing loading area in the rear of the property shielded from public view. 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.

**PROJECT-GENERATED TRAFFIC**

The only Massachusetts dispensary that is similar to 1908 Massachusetts Avenue is located at 160 Washington Street in Brookline. The existing Neta Brookline Cannabis facility will remain to be extremely busy until other urban facilities developed. Peak-hour observations of pedestrian traffic was conducted at the Neta facility during typical weekday evening peak hour (4:00 to 6:00 PM) and during typical Saturday midday peak hour (11:00 AM to 2:00 PM). Trip-generation rates per register were developed and applied to the proposed facility. Based upon observations in Brookline, the estimate opening condition trip-





PARKING INVENTORY	
Regulation	Spaces
Handicap	3
30 minutes Metered Parking (8AM - 8PM)	2
1 Hour Metered Parking (8AM - 8PM)	3
2 Hour Metered Parking (8AM - 8PM)	22
<b>Total</b>	<b>30</b>
Public Bike Racks Within 500'ft	194

CAMBRIDGE

SOMERVILLE

**Legend:**

- Taxi Space
- Loading Zone
- Permit Only
- No Parking
- Handicap Parking
- 1 Hour Metered Parking (8AM - 8PM) Except Sundays
- 2 Hour Metered Parking (8AM - 8PM) Except Sundays
- 30 Minutes Metered Parking (8AM - 8PM) Except Sundays
- XX On-Street Parking Spaces
- XX Parking Zone

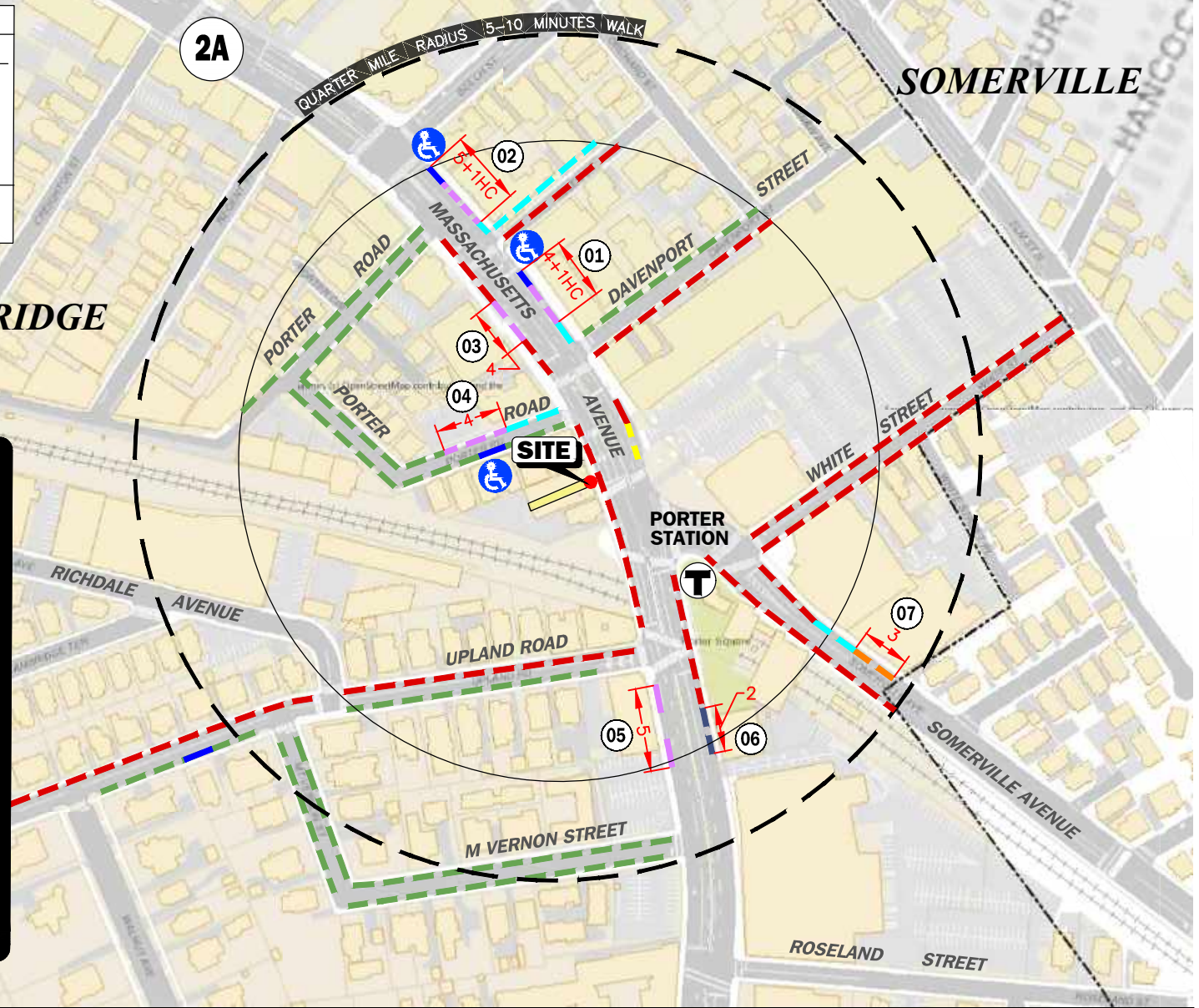


Figure 4

**Parking Alternative  
Public Parking Lot/Garage  
On-Street Parking  
1908 Massachusetts Avenue**

generation is presented on Table 3 with background calculations contained in the Appendix. These estimates assume unconstrained conditions and not appointment only.

*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.*

### **Project-Generated Traffic-Volume Summary**

As can be seen in Table 3, the cannabis dispensary is predicted to generate approximately 109 vehicle trips (55 vehicles entering and 54 exiting) expected during the weekday evening peak-hour, and 81 vehicle trips (41 vehicles entering and 40 exiting) expected during the Saturday midday peak hour. It should be noted that at least 40 percent of the customer peak-hour trips will be transit, pedestrian, and bicycle trips. It is important to note that these estimates are conservatively high and given the area constrained parking supply actual vehicle-trip generation should be significantly less.



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

Time Period/Direction	Person Trips							Automobile Trips <sup>b</sup>	Employees Trips	Total Trips
	Proposed Cannabis Dispensary (6 Registers) <sup>a</sup>	Drive Alone Trips (41%)	Ridesharing Trips (13%)	Transit Trips (16%)	Pedestrian Trips (19%)	Bicycle Trips (6%)	Other Trips (5%)			
<i>Weekday Evening Peak Hour:</i>										
Entering	102	42	14	16	19	6	5	53	2	55
<u>Exiting</u>	<u>102</u>	<u>42</u>	<u>14</u>	<u>16</u>	<u>19</u>	<u>6</u>	<u>5</u>	<u>53</u>	<u>1</u>	<u>54</u>
Total	204	84	28	32	38	12	10	106	3	109
<i>Saturday Midday Peak Hour:</i>										
Entering	78	32	10	12	15	5	4	40	1	41
<u>Exiting</u>	<u>78</u>	<u>32</u>	<u>10</u>	<u>12</u>	<u>15</u>	<u>5</u>	<u>4</u>	<u>40</u>	<u>0</u>	<u>40</u>
Total	156	64	20	24	30	10	8	80	1	81

<sup>a</sup>Based on customer counts conducted at the Existing Cannabis Dispensary in Brookline June 19. Projection on 16.9 Costumes per register Rate (20 Registers)

<sup>b</sup>Drive-alone plus rideshare person trips divided by vehicle occupancy ratio of 1.05 persons per vehicle per local census data



## OPENING CONDITIONS OPERATIONS PLAN

### Crowd and Customer Management Logistics

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

- **Additional Staff:** There will be additional security/concierge specifically focused on managing the crowds, both internally and on the street along Massachusetts Avenue. 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, Porter Remedies will require customers be by appointment only to reduce any issues of lines obstructing the public way. During the initial 6 to 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 Porter Remedies 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.

### 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 Bluebikes 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 annual 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 1908 Massachusetts Avenue in Cambridge, Massachusetts. 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 (limited with appointment only) 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.



## APPENDIX

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SITE PLAN

EXISTING FACILITY TRAFFIC COUNTS

US CENSUS

TRIP GENERATION CALCULATIONS

## SITE PLAN

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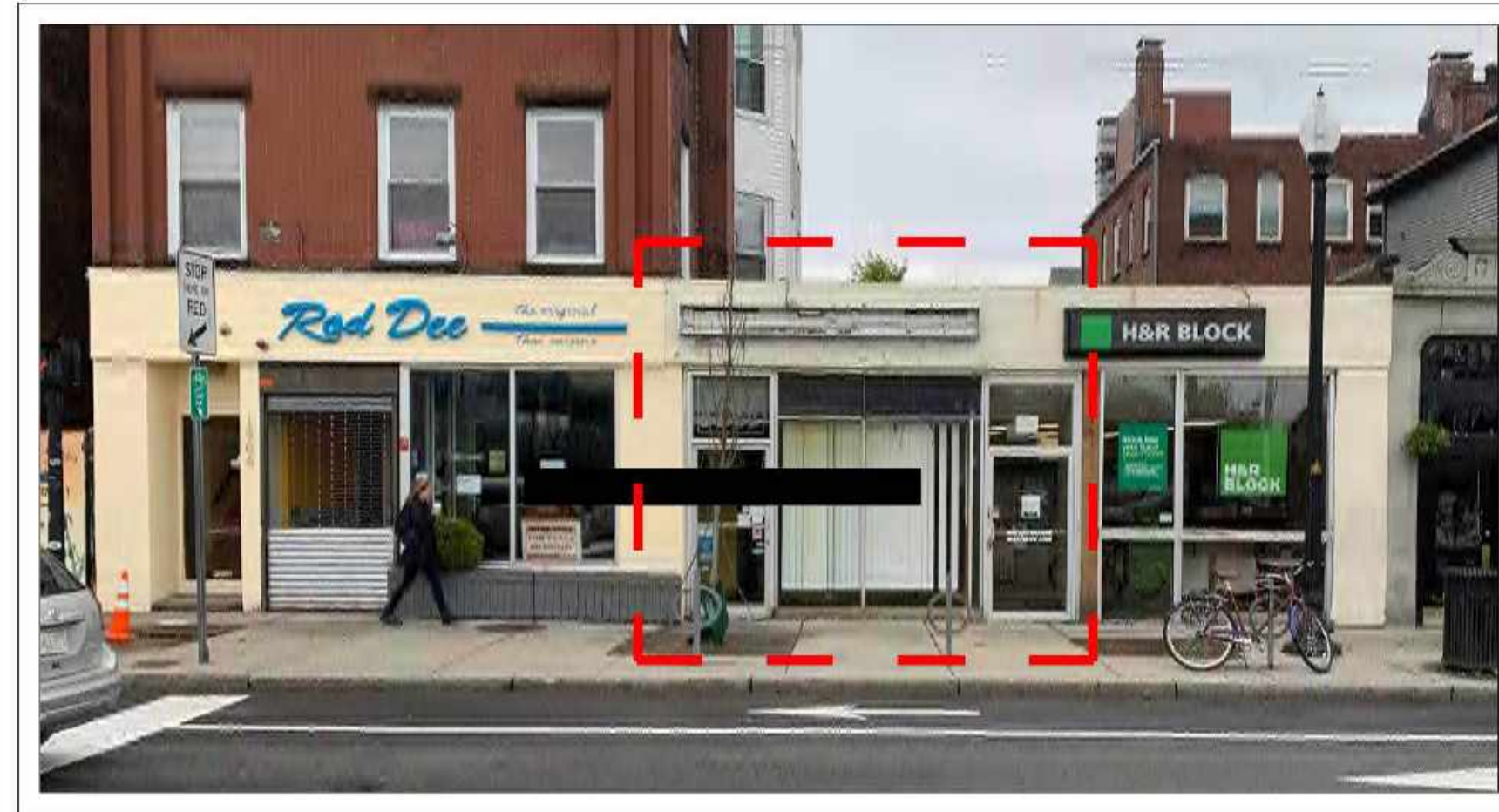


# PROJECT TITLE: PORTER SQUARE REMEDIES - DISPENSARY

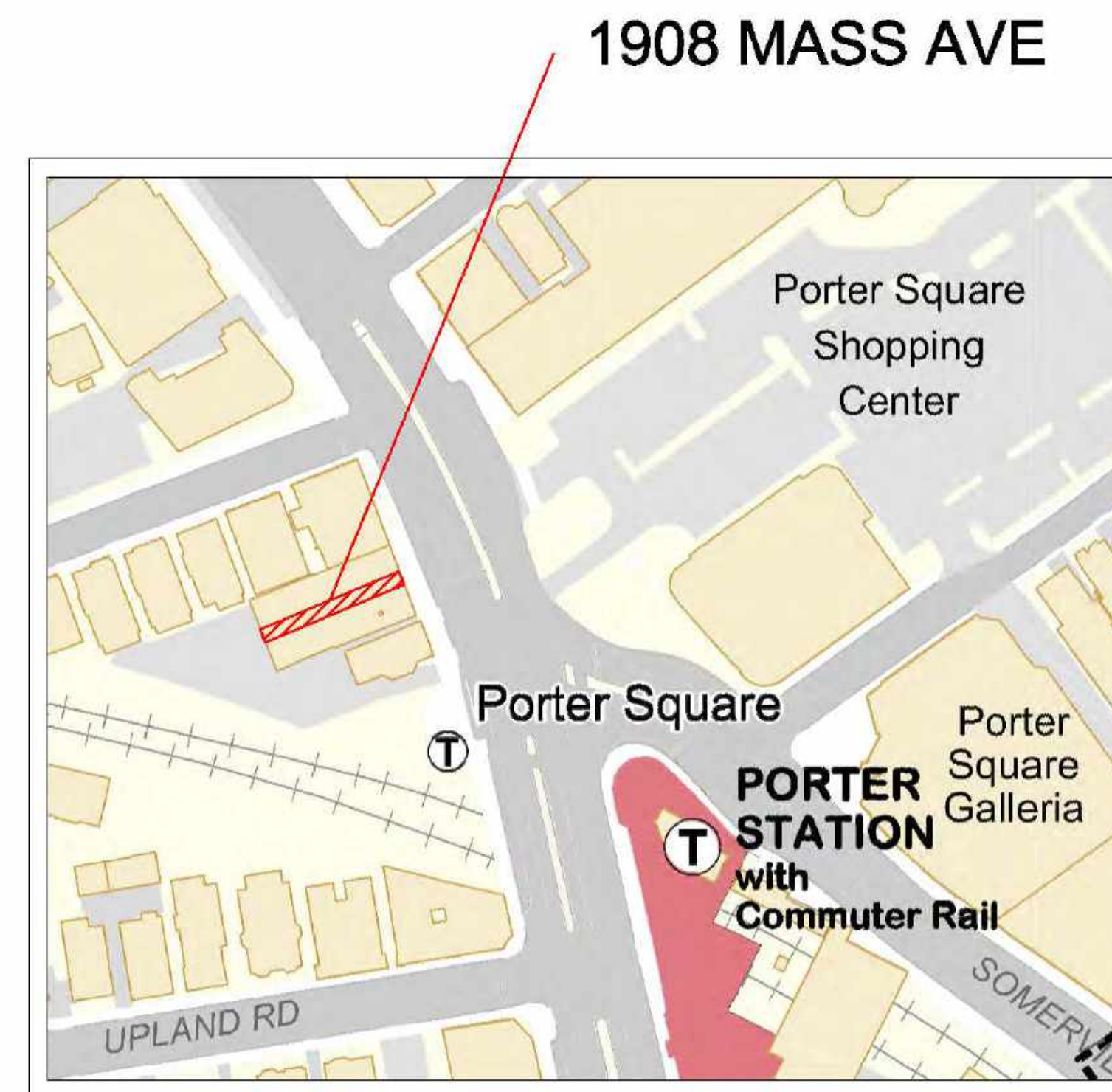
PROJECT ADDRESS: 1908 Massachusetts Avenue, Cambridge, MA 02138

SUBMISSION TO CITY OF CAMBRIDGE

DATE: 1.22.2020



**STREET VIEW - EXISTING**

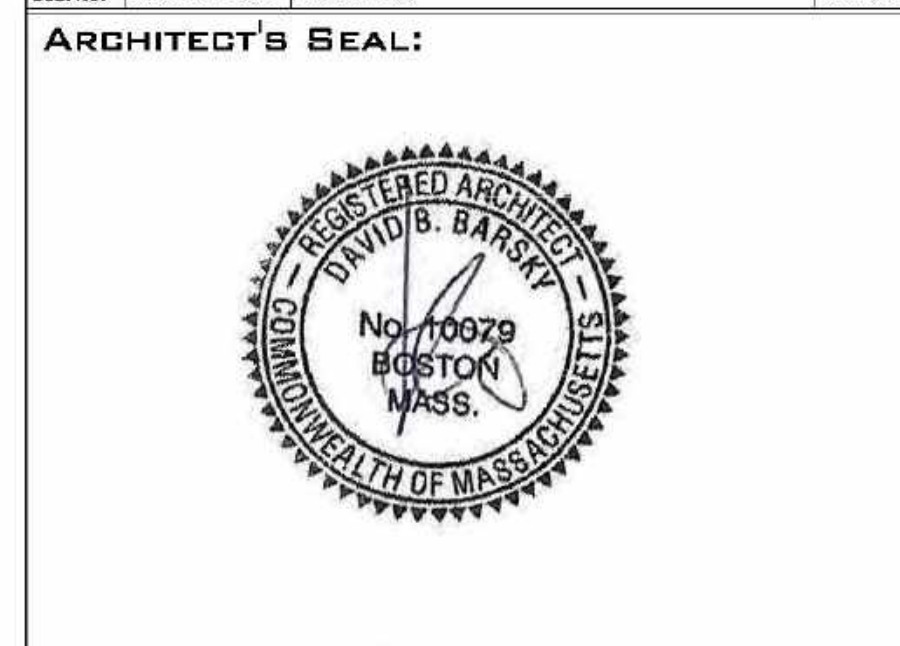


**GIS MAP**

**LIST OF DRAWINGS:**

Drawing No.	Drawing Title	Issue Date:
A0.01	COVER SHEET	1.22.2020
A0.02	LOCUS MAP - 300' RADIUS	1.22.2020
A0.03	LOCUS MAP - 1800' RADIUS	1.22.2020
A0.04	SITE CONDITIONS/LOGISTICS	1.22.2020
A0.05	PROPOSED DISPENSARY PLAN	1.22.2020

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
2	1-22-2020	ISSUED FOR INFORMATION	0
1	7-1-2019	ISSUED FOR INFORMATION	0



320 NEVADA STREET  
NEWTON MA 02460  
TEL: 617.448.5873

E-MAIL: DAVID.B.BARSKY@DAVIDBARSKYARCHITECT.COM

CLIENT INFORMATION

**PORTER SQUARE REMEDIES LLC.**

PROJECT LOCATION

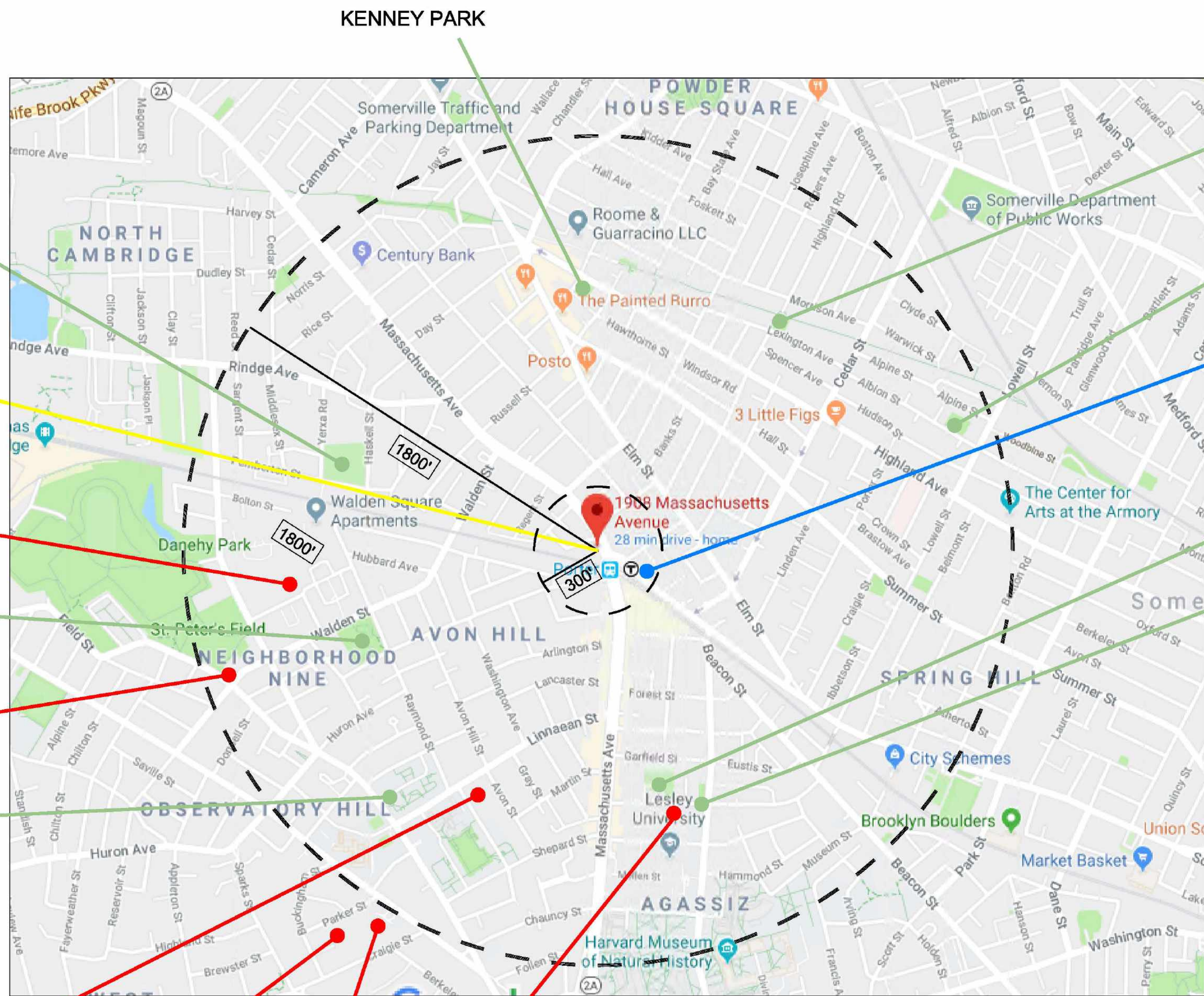
1908  
Massachusetts Avenue,  
Cambridge, MA 02140

DRAWING TITLE

**COVER SHEET**

SCALE	N/A	DATE	06-14-2019
PROJECT NO.	05082019	REVISION NO.	0
DRAWN BY	DB	DRAWING NO.	<b>A0.01</b>
VERIFIED BY			





RINDGE FIELD

1908 MASS AVE

CAMBRIDGE FRIENDS SCHOOL

CORCORAN PLAYGROUND

CAMBRIDGE MONTESSORI SCHOOL

BOTANIC GARDENS CHILDREN'S CENTER

GRAHAM PARK SCHOOL

BUCKINGHAM BROWN & NICHOLS SCHOOL

ST. PETER'S SCHOOL  
MARIA L. BALDWIN SCHOOL

KENNEY PARK

LEXINGTON PARK

ALBION PLAYGROUND

PORTER SQ. 'T' STATION

SACRAMENTO FIELD

ALDEN PLAY AREA

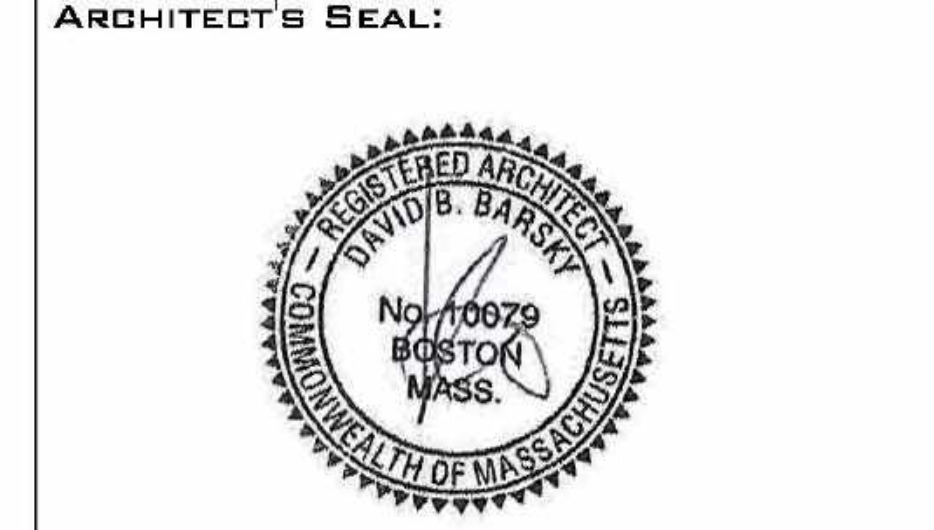
LEGEND

- 31 CHURCH STREET
- APPROVED RMD
- SCHOOLS K-12
- MBTA TRAIN STATION
- PLACES OF WORSHIP
- PARKS AND PLAYGROUNDS



LOCUS MAP

SUB. NO.	SUBMITAL DATE	DESCRIPTION	REV. NO.
2	1-22-2020	ISSUED FOR INFORMATION	0
1	7-1-2019	ISSUED FOR INFORMATION	0



**DAVID BARST ARCHITECT**  
 330 NEVADA STREET  
 NEWTON MA 02460  
 TEL: 617.448.5972  
 E-MAIL: DAVID.B.BARST@DAVIDBARSTARCHITECT.COM

CLIENT INFORMATION  
**PORTER SQUARE REMEDIES LLC.**

PROJECT LOCATION  
 1908  
 Massachusetts Avenue,  
 Cambridge, MA 02140

DRAWING TITLE  
**LOCUS MAP  
 1800' RADIUS**

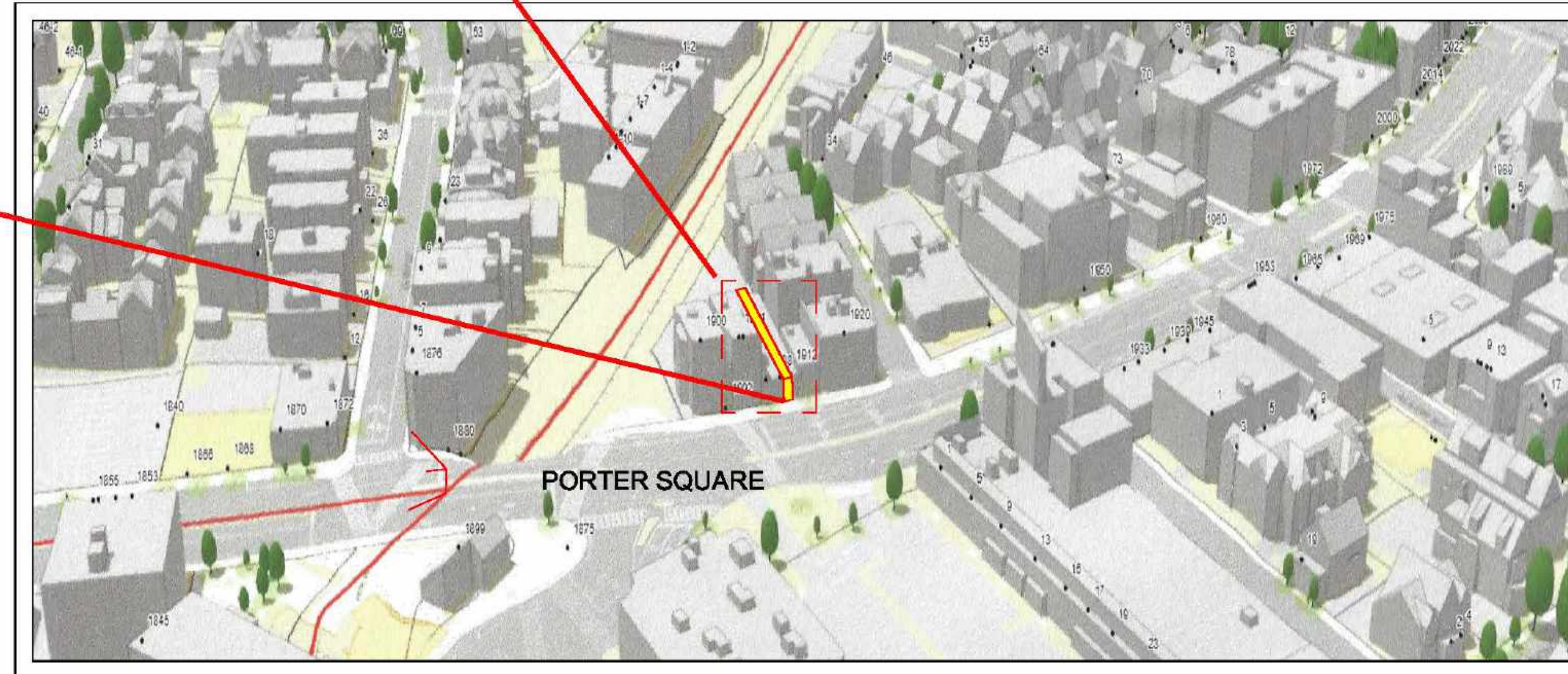
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PROJECT NO. NA	REVISION NO. 0
DRAWN BY DB	DRAWING NO. <b>A0.03</b>
VERIFIED BY	



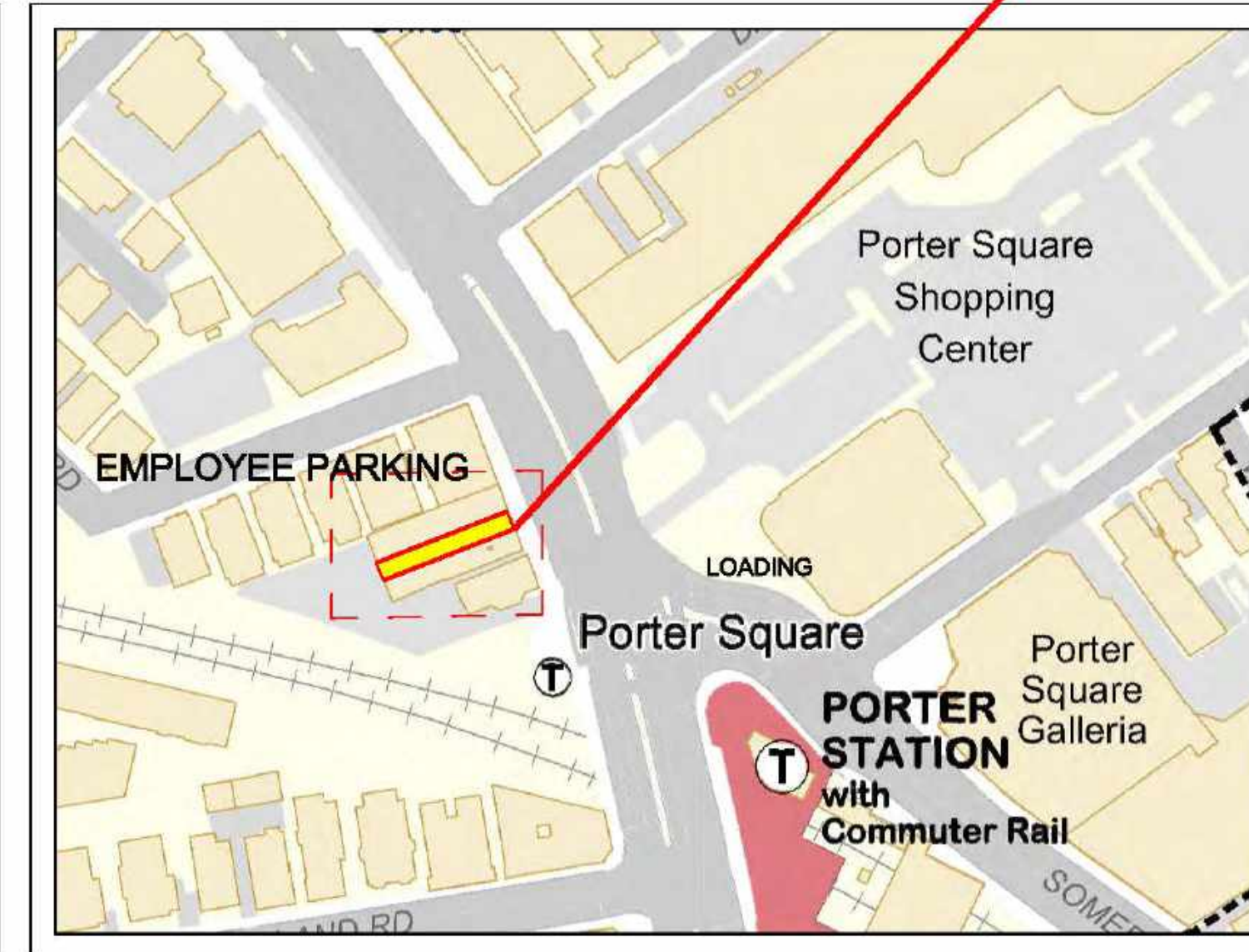
TENANT & EMPLOYEE PARKING

1908 MASS AVE.

1908 MASS AVE.



CONTEXT - 3D VIEW



G.I.S. - SITE MAP



DELIVERY VEHICLE ACCESS FROM MASS AVE.

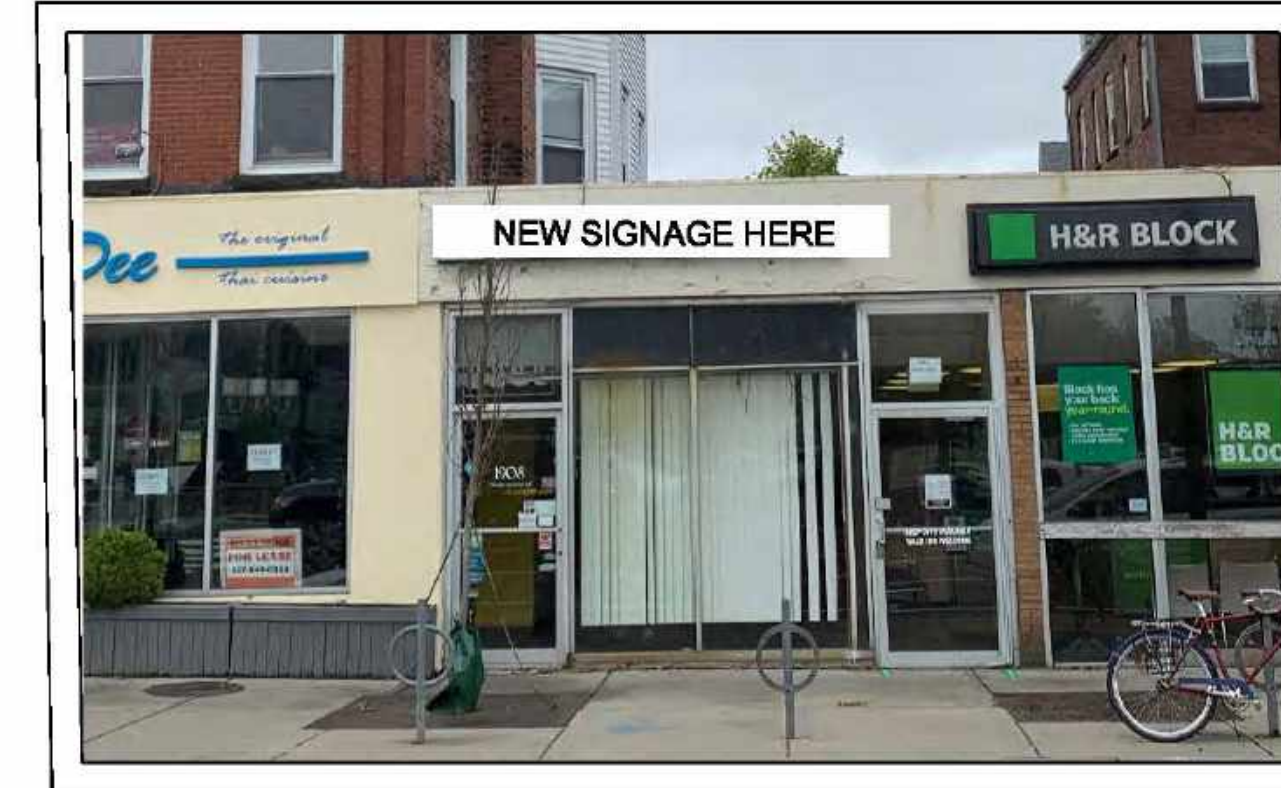


DELIVERY ACCESS (EXISTING) FROM REAR PARKING LOT



2 DEDICATED PARKING SPACES

TRASH CONTAINER



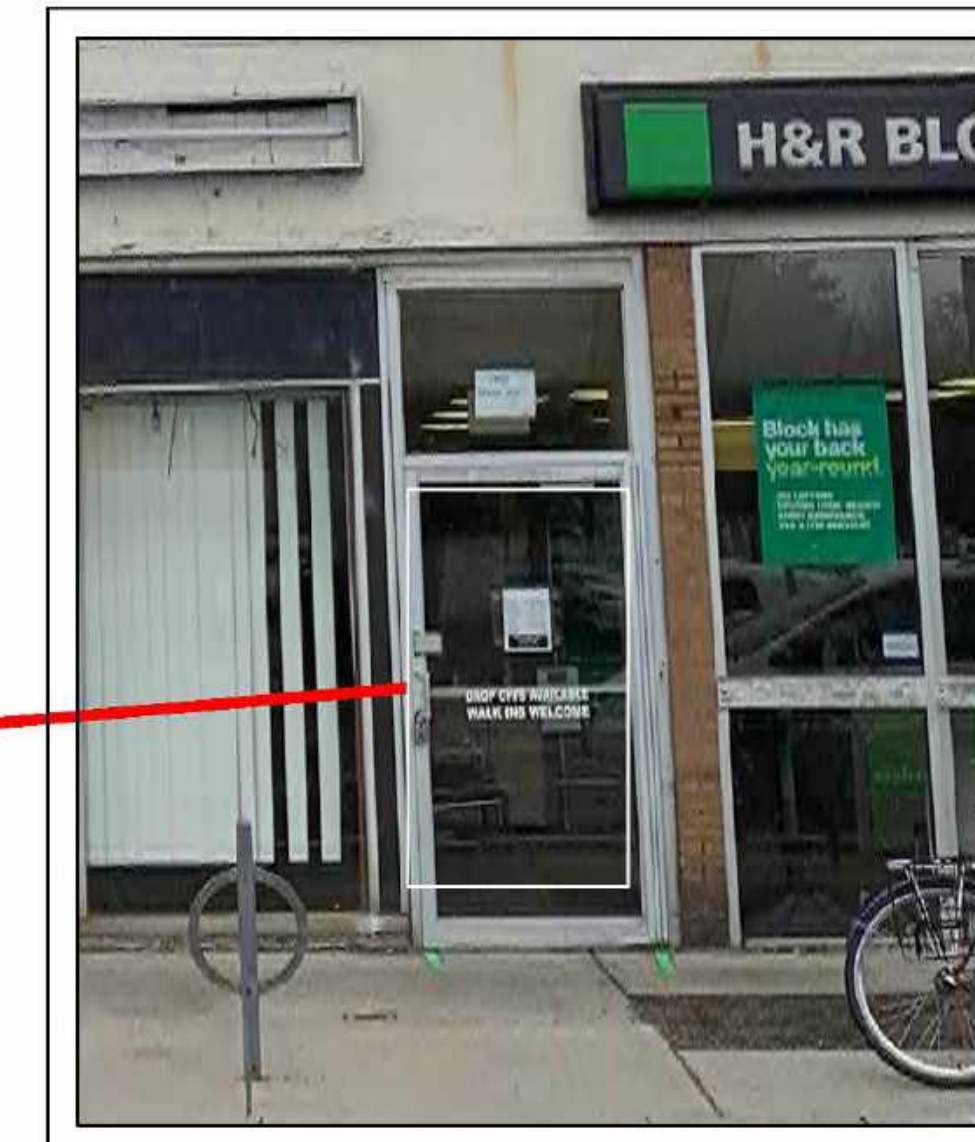
EXISTING SIGN BAND TO BE RE-USED

NOTES:

1. CONDITIONS SHOWN ARE EXISTING.
2. BIKE RACKS ARE EXISTING
3. ACCESSIBLE PARKING AND METERED PARKING EXISTING ON CHURCH ST.
4. AFTER HOURS DELIVERIES THROUGH REAR PARKING LOT ENTRY.
5. DELIVERY VEHICLE ACCESS AS INDICATED.
6. WIDTH OF SIDEWALK AT STORE ENTRY = APPROX. 20'
7. TOTAL WIDTH OF STREET ON MASS AVE = APPROX. 32'



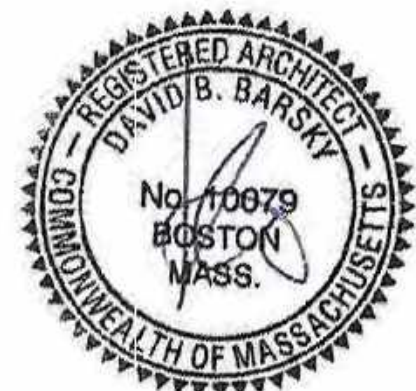
AERIAL FRONT VIEW - EXISTING



CUSTOMER ENTRY (EXISTING) ON MASS AVE.

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
2	1-22-2020	ISSUED FOR INFORMATION	0
1	7-1-2019	ISSUED FOR INFORMATION	0

ARCHITECT'S SEAL:



320 NEVADA STREET  
NEWTON MA 02460  
TEL: 617.448.5972  
EMAIL: DAVID.B.BARSKY@DAVIDBARSKYARCHITECT.COM

PORTER SQUARE REMEDIES LLC.

PROJECT LOCATION  
1908 Massachusetts Avenue, Cambridge, MA 02140

DRAWING TITLE  
LOGISTICS

SCALE N/A DATE 06-14-2019

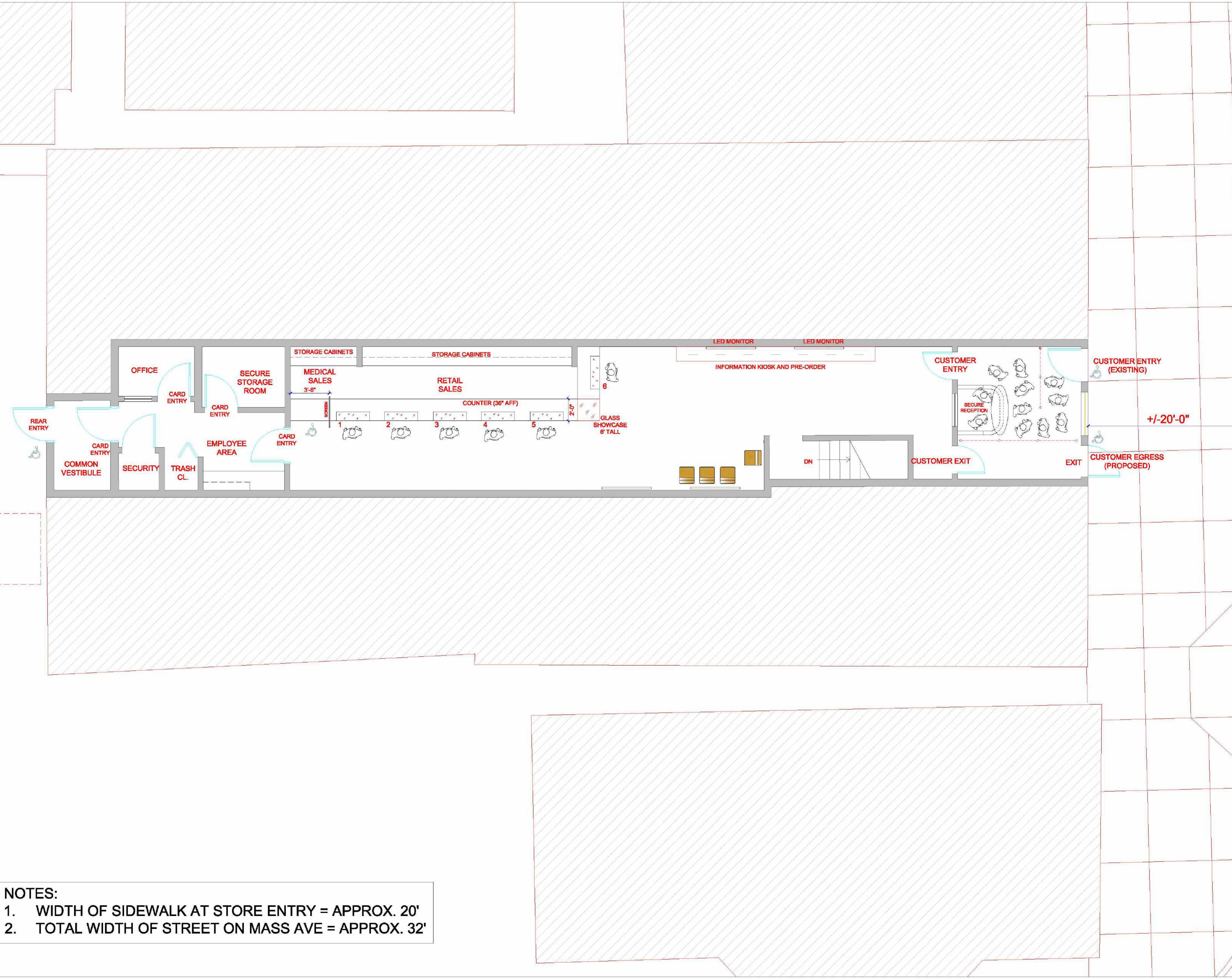
PROJECT NO. N/A REVISION NO. 0

DRAWN BY DB DRAWING NO.

VERIFIED BY A0.04



MASSACHUSETTS AVENUE



**NOTES:**  
 1. WIDTH OF SIDEWALK AT STORE ENTRY = APPROX. 20'  
 2. TOTAL WIDTH OF STREET ON MASS AVE = APPROX. 32'

SUB. NO.	SUBMITAL DATE	DESCRIPTION	REV. NO.
3	1-22-2020	ISSUED FOR INFORMATION	0
2	8-22-2019	ISSUED FOR INFORMATION	0
1	7-1-2019	ISSUED FOR INFORMATION	0

ARCHITECT'S SEAL:

DAVID B. BASKIN ARCHITECT, P.C.  
 320 NEVADA STREET  
 NEWTON MA 02460  
 TEL: 617.448.5872  
 EMAIL: DAVID.BASKIN@DAVIDBASKINARCHITECT.COM

CLIENT INFORMATION  
**CHARLES RIVER REMEDIES LLC.**

PROJECT LOCATION  
**31 Church Street,  
 Cambridge, MA 02138**

DRAWING TITLE  
**PROPOSED FLOOR PLAN**

SCALE 1/4" = 1'-0"	DATE 05-09-2019
PROJECT NO. N/A	REVISION NO. 0
DRAWN BY DB	DRAWING NO. <b>A0.05</b>
VERIFIED BY	



**EXISTING FACILITY TRAFFIC COUNTS**

---

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

**Accurate Counts**  
978-664-2565

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

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

*Friday*

**Groups Printed- Pads**

Start Time	From North		From South		Int. Total
	OUT	IN	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
<b>Total</b>	<b>35</b>	<b>338</b>			<b>373</b>
05:00 PM	6	61			67
05:15 PM	2	72			74
05:30 PM	4	88			92
05:45 PM	7	92			99
<b>Total</b>	<b>19</b>	<b>313</b>			<b>332</b>
<b>Grand Total</b>	<b>54</b>	<b>651</b>			<b>705</b>
Approch %	100	100			
Total %	7.7	92.3			

*Pop => 2*  
*Register = 10 + 4 + 4 = ≈ 20 Register*

*Rate = 16,9*

*Rate per hour = 338 costumes hour*

**Accurate Counts**  
878-684-2565

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

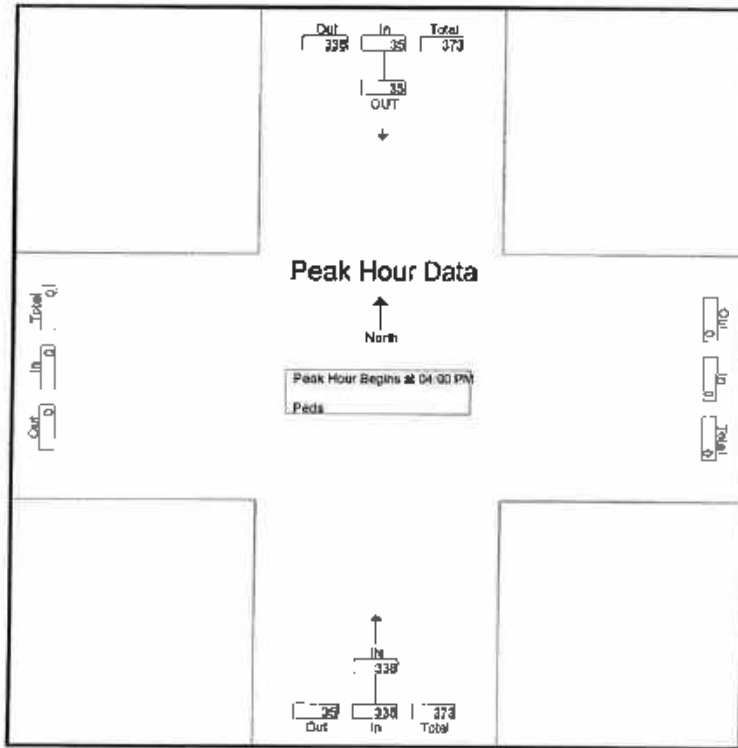
File Name : 82740001  
Site Code : 82740001  
Start Date : 8/7/2019  
Page No : 2

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>							
<b>Peak Hour for Entire Intersection Begins at 04:00 PM</b>							
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	82	82	0	100
Total Volume	35	35	0	338	338	0	373
% App. Total	100			100			
PHF	.673	.673	.000	.918	.918	.000	.933

**Accurate Counts**  
978-864-2585

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 : 3



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

Peak Hour for Each Approach Begins at:

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

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**  
978-864-2365

SPT

File Name : 82740081  
Site Code : 82740001  
Start Date : 6/8/2019  
Page No : 1

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

Groups Printed- Peds

Start Time	From North		From South		Inl Total
	OUT	IN	OUT	IN	
11:00 AM	3	70			73
11:15 AM	1	55			58
11:30 AM	6	73			79
11:45 AM	2	51			53
<b>Total</b>	<b>11</b>	<b>249</b>			<b>260</b>
12:00 PM	3	66			69
12:15 PM	6	69		259	75
12:30 PM	0	63			63
12:45 PM	3	47			50
<b>Total</b>	<b>12</b>	<b>245</b>			<b>257</b>
01:00 PM	0	71			71
01:15 PM	1	58			59
01:30 PM	2	69			71
01:45 PM	1	56			57
<b>Total</b>	<b>4</b>	<b>254</b>			<b>258</b>
<b>Grand Total</b>	<b>27</b>	<b>748</b>			<b>775</b>
<b>Approch %</b>	<b>100</b>	<b>100</b>			
<b>Total %</b>	<b>3.5</b>	<b>86.5</b>			

01 10 05



**Accurate Counts**  
978-884-2585

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

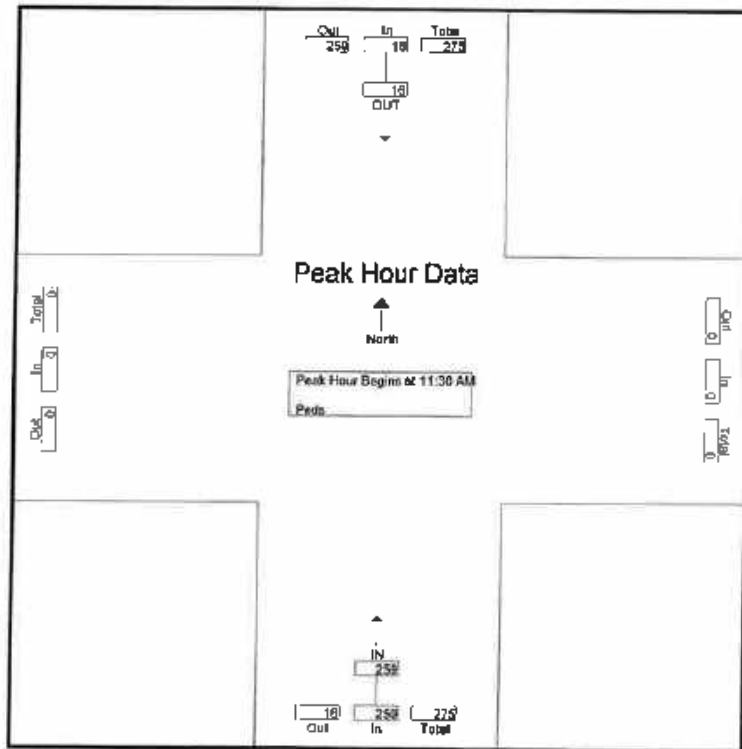
File Name : 82740051  
Site Code : 82740001  
Start Date : 6/8/2019  
Page No : 2

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

**Accurate Counts**  
978-884-2566

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 : 6/8/2018  
Page No : 3



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

Peak Hour for Each Approach Begins at:

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

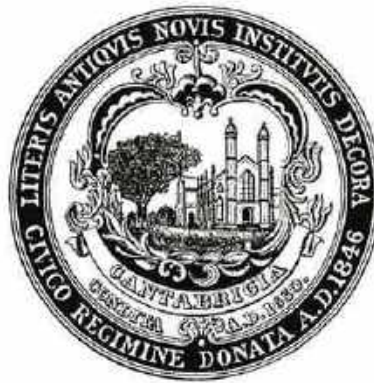
US CENSUS

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**Registered Marijuana Dispensary Operations  
January 1<sup>st</sup>, 2018 – December 31<sup>st</sup>, 2018**

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



### PATIENT DEMOGRAPHIC DATA

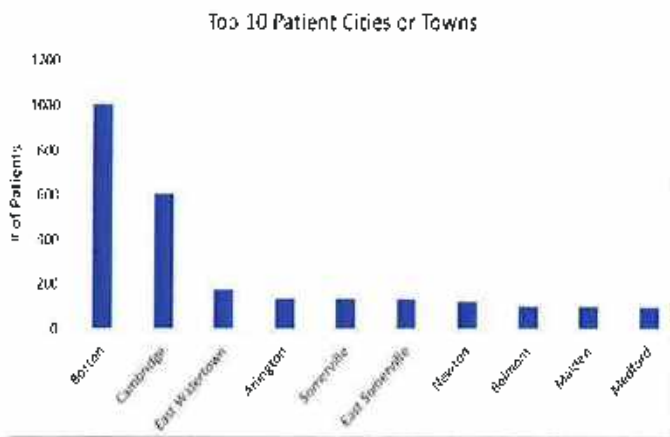
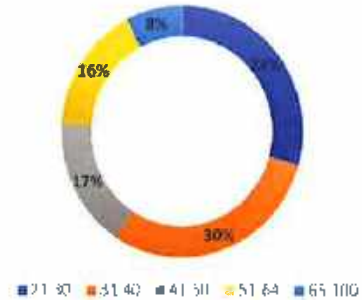
Like the City of Cambridge, SIRANATURALS serves a diverse community of patients with a wide range of ages, schedules and conditions. A convenient location, extensive hours and trained Patient Advocates ensure Sira Naturals meets the needs of all its patients. Our Cambridge location is open from 11AM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

### AGE RANGE

Average Age: 39 years old

Median Age: 35 years old

Patient Age Range 2018



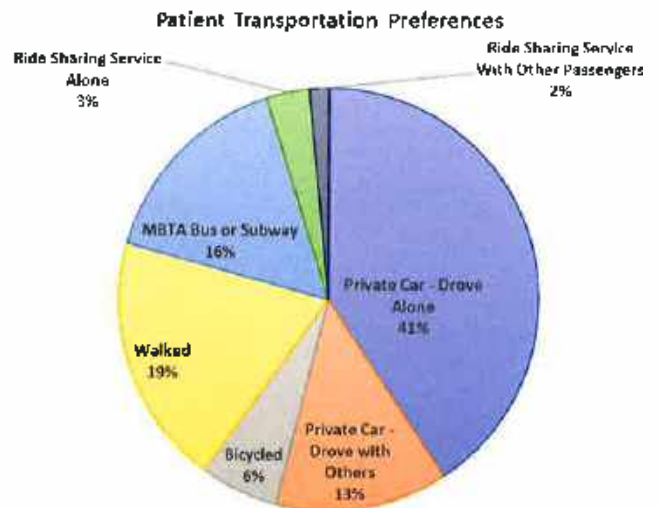
### WHERE OUR PATIENTS ARE FROM

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

### HOW OUR PATIENTS REACH US

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

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



Customers Made Share

## 2006 - 2008 Cambridge Journey to Work

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

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

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

### Persons Living in Cambridge - Mode of Travel to Work

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

#### Footnote:

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

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

#### For More Information

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

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

## TRIP GENERATION CALCULATIONS

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Job 8178  
 Location 1908 Massachusetts Av, Cambridge MA  
 Calculated by: jc

## Calculation

### Trip Generation

#### Neta Brookline

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

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

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

#### Proposed 1908 Massachusetts Avenue Facility

Proposed Register            6

weekday evening	Vehicle trips	Saturday	Midday
In	102	In	78
Out	102	Out	78
Total	204	Total	156

(Rate\*Register rate PM=trips)      (Rate\*Register rate SAT = trips)

Job 8178  
 Location 1908 Massachusetts Av, Cambridge MA  
 Calculator: jc

**Cannabis Retail Store Summary Form Calculations**

**Number of customers per day.**

ITE Weekday Daily Rate 252,70 per SF  
 ITE Peak Hour Evening Rate 29.93 per SF  
 Propose Facility 1,100 sf  
 weekday evening Costumers  
 Costumers in hour 102

$$\frac{102 = \text{ITE peak hour rate}}{(X) \text{ project trip rate}}$$

x= 861.18944  
 Used 860

**Maximum number of customers expected at any one time.**

Costumes entering 102 costumers per hour  
 Costumes entering 51 costumers per 30 minutes  
 \* Maximun time inside the store

(SOV) 41% single 51\*0.41= 20.91 cost  
 (HOV) 13% sharing 51/2\*0.13= 3.315 trips  
 \*2 = sharing vehicle 24.225

**Number of employee parking**

Number of employees per day 4

(SOV) 46.4% single 4\*0.464= 1.856  
 (HOV) 8.6% sharing 4/2\*0.086= 0.172  
 \*2 = sharing vehicle 2.028

## Cannabis Retail Stores Summary Form

<b>Project Site:</b>		
1	Store Address.	1908 Massachusetts Avenue
2	Total floor area of store (including sales, back of house, other).	1,100 sf
3	Retail sales area (including customer waiting areas).	Retail Sales and Waiting Area = 895 S.F.
4	Maximum customer capacity – sales area.	Waiting area (15 sf/person) 6 persons Sales (mercantile 60 sf/person) 14 persons
5	Maximum customer capacity – waiting area.	Waiting Area (15 Sf/Person) 6 Persons
<b>Employees:</b>		
6	Number of full-time employees (total).	Total employees: 4 Total employees: 4 (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.	4 employees
	<b>Employee mode shares:</b>	Obtained from Cambridge Website, Transportation Data: 2006 - 2008 Cambridge Journey to Work.
9	% single-occupancy vehicle (SOV) (including ride-hailing):	46.4%
10	% high-occupancy vehicle (HOV):	8.6%
11	% public transit:	25.4%
12	% walk:	12.4%
13	% bike:	3.4%
14	% other:	3.8%
<b>Customers:</b>		
15	Number of customers per day.	(860 costumers under unconstrained conditions) (312 costumers by appointment only)
16	Maximum number of customers expected at any one time.	26
	<b>Customer mode shares:</b>	Based upon Sira Natural's Survey 2018
17	% single-occupancy vehicle (SOV) (including ride-hailing):	41%
18	% high-occupancy vehicle (HOV):	13%
19	% public transit:	16%
20	% walk:	19%
21	% bike:	6%
22	% other:	5%

**Transit Availability:**

23	List the public transportation services within ¼ mile of the site, including type (subway, bus, bike share), walking distance, and frequency.	<p><u>Subway</u></p> <ul style="list-style-type: none"> <li>• MBTA Red line - 297ft. south - 1-3 minutes walking – Frequency: 9 -16 minutes</li> </ul> <p><u>Bus</u></p> <ul style="list-style-type: none"> <li>• 77- Arlington Heights – Harvard - 174 ft north /297 ft/south - 1-3 minute</li> <li>• 83 -Rindge Avenue - Central Square, - 174 ft north/ 297 ft/south - 1-3 minute</li> <li>• 87 - Clarendon Hill or Arlington Center - Lechmere via Somerville Av. - 0.2 miles north/east - 5 minutes</li> <li>• 96 - Medford Square – Harvard - 174 ft north - 1-3 minute</li> </ul> <p><u>Bike Share</u></p> <ul style="list-style-type: none"> <li>• Porter Square Station- 297 ft. south– 1-3 minutes walking – 17 Docks</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>• Frequency: 9 -12 minutes</li> </ul> <p><u>Bus</u></p> <ul style="list-style-type: none"> <li>• Weekday Frequency: 7 minutes to 1 hour</li> <li>• Saturday Frequency: 7 minutes to 1 hour</li> </ul>

**Auto Parking Availability:**

25	List public parking facilities within 500 feet of site (with addresses/locations, distance, and number of spaces) and parking occupancy for minimum one weekday (e.g., minimum 10 am, 12 pm, 3 pm, 5 pm, 7 pm), and minimum one Saturday (e.g., minimum noon, 3 pm and 7 pm).	<p><u>Vacant Spaces</u></p> <p>Weekday 10:00 AM: 11 vacant spaces          Weekday 12:00 PM: 10vacant spaces          Weekday 3:00 PM: 11 vacant spaces          Weekday 5:00 PM: 11 vacant spaces          Weekday 7:00 PM: 3 vacant spaces          Saturday 12:00 PM: 4 vacant spaces          Saturday 3:00 PM: 16 vacant spaces          Saturday 7:00 PM: 8 vacant spaces</p>
26	Estimated peak parking demand needed for employees.	2
27	Estimated peak parking demand for customers.	25
28	Number of employee parking spaces on-site.	2
29	Number of customer parking spaces on-site.	0
30	Number of employee parking spaces off-site (describe location and distance from site).	0
31	Number of customer parking spaces off-site (describe location and distance from site).	0

**Bicycle Parking Availability:**

31	Number of Employee long-term bicycle parking spaces on the Project site.	0
32	Number of Customer short-term bicycle parking spaces on the Project site.	0 ( 194 Nearby Spaces are available within 500ft radius distance from the site)
33	Number of public bicycle parking spaces within 100 feet of the main entrance of the site.	8 bicycle spaces

**Loading and Delivery:**

34	Address of proposed Loading and Delivery Service Location (note whether it is on-street or off-street).	1908 Mass Ave. Service Entry accessed from at rear parking lot located on site.
35	List the types of loading and delivery trips that will service the site (e.g., product delivery, cash pick-up, refuse collection) and expected number of trips per week for each type.	Product: 3 times per week Cash: Max twice per day Trash: 3 times per week

**Project Trip Generation:**

36	Daily, Morning and Evening Peak Hour Employees and Customer trip generation by mode.  Note: Unconstructed conditions – total entering and exiting.		Employees - Trips			Customers – Trips		
			Daily	Evening	Saturday	Daily	Evening	Saturday
		SOV	8	3	1	705	84	64
		HOV	1	0	0	224	28	20
		Transit	4	1	1	275	32	24
		Walk	1	0	0	327	38	30
		Bike	1	0	0	103	12	10
		Other	1	0	0	86	10	8
	<b>Total</b>	<b>16</b>	<b>4</b>	<b>2</b>	<b>1,720</b>	<b>204</b>	<b>156</b>	