



**Healing Greene Massachusetts LLC
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:	1960 Massachusetts Avenue, Cambridge, MA 02138		
Zoning District:	B-C		
Applicant Name:	Healing Greene Massachusetts LLC DBA Greene Street		
Applicant Address:	1960 Massachusetts Avenue, Cambridge, MA 02138		
Contact Information:	617.934.2121	rebecca@vicentesederberg.com	N/A
	Telephone #	Email Address	Fax #

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

Healing Greene Massachusetts LLC DBA Greene Street seeks a Special Permit to operate a Cannabis Retail Store at 1960 Massachusetts Avenue, Cambridge, MA pursuant to Sections 10.40 and 11.800, et al., of the City of Cambridge's Zoning Ordinance.

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

Enclosed, please find: Special Permit Cover Sheet, Fee Schedule, Ownership Certificate, Dimensional Form, project narrative, site plans, floor plans, elevations, renderings, a Traffic Impact Statement, and documentation evidencing Healing Greene Massachusetts LLC's qualifications as a Cannabis Control Commission-certified Economic Empowerment Applicant.

Signature of Applicant

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

Date

Signature of CDD Staff

FEE SCHEDULE

Project Address: 1960 Massachusetts Avenue

Application Date:

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

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

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 7,526 × \$0.10 = 752.60

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

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

TOTAL SPECIAL PERMIT FEE Enter Larger of the Above Amounts: \$752.60

DIMENSIONAL FORM

Project Address: 1360 Massachusetts Avenue

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	9,001 SF	none	No change proposed.	
Lot Width (ft)			No change proposed.	
Total Gross Floor Area (sq ft)	6,616 SF		No change proposed.	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	N/A	N/A	N/A	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio			No change proposed.	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	N/A	N/A	N/A	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Dwelling Units	N/A	N/A	N/A	
Base Units	N/A	N/A	N/A	
Inclusionary Bonus Units	N/A	N/A	N/A	
Base Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Total Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Building Height(s) (ft)	15 ft.	55 ft	No change proposed.	
Front Yard Setback (ft)	1.05 ft	none	No change proposed.	
Side Yard Setback (L) (ft)	1.68 ft	none	No change proposed.	
Side Yard Setback (R) (ft)	27.07 ft	none	No change proposed.	
Rear Yard Setback (ft)	22 ft	20 ft	No change proposed.	
Open Space (% of Lot Area)	~4.5%	none	No change proposed.	
Private Open Space			No change proposed.	
Permeable Open Space			No change proposed.	
Other Open Space (Specify)			No change proposed.	
Off-Street Parking Spaces	7	5	No change proposed.	
Long-Term Bicycle Parking	0	1	2	
Short-Term Bicycle Parking	0	2	3	
Loading Bays	0	0	No change proposed.	

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

OWNERSHIP CERTIFICATE

Project Address: 1960 Massachusetts Avenue

Application Date:

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

I hereby authorize the following Applicant: Healing Greene Massachusetts LLC

at the following address: 1960 Massachusetts Avenue

to apply for a special permit for: Cannabis Retail Store

on premises located at: 1960 Massachusetts Avenue

for which the record title stands in the name of: Ramsey, Richard J. and Robert J. Ramsey, Trustees, Dilboy Realty Tr.

whose address is: 63 Trapelo Road, Belmont, MA 02478

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex N. Book: 43868 Page: 270

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

Book: Page:

Richard R. Ramsey

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

To be completed by Notary Public:

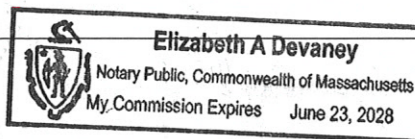
Commonwealth of Massachusetts, County of Massachusetts

The above named Richard Ramsey personally appeared before me,

on the month, day and year 2, 7, 22 and made oath that the above statement is true.

Notary: Elizabeth A Devaney

My Commission expires:





Healing Greene Massachusetts LLC (“**Greene Street**”) seeks a Special Permit from the City of Cambridge Planning Board (the “**Planning Board**”) to operate a Cannabis Retail Store (the “**Store**”) engaged in the retail sale of marijuana and marijuana products within the existing commercial building located at 1960 Massachusetts Avenue in Porter Square (the “**Property**”) within the B-C Zoning District. Pursuant to Section 11.803.1 of the Cambridge Zoning Ordinance (the “**Ordinance**”), the use of the Property for these purposes is permitted subject to the issuance of a Special Permit from the Planning Board. Greene Street only intends to utilize this Property for the retail sale of cannabis to eligible consumers. Absolutely no cultivation, manufacturing, or social consumption uses will occur on site.

Greene Street is a minority-owned Economic Empowerment Applicant, with close ties to the Cambridge community and the surrounding Greater Boston area. Greene Street’s mission is to inspire change within the industry and, through its Cannabis Retail Store, create a local model for training, educating, and empowering the next generation of entrepreneurs in and outside of cannabis—with a focus on women and multicultural individuals.

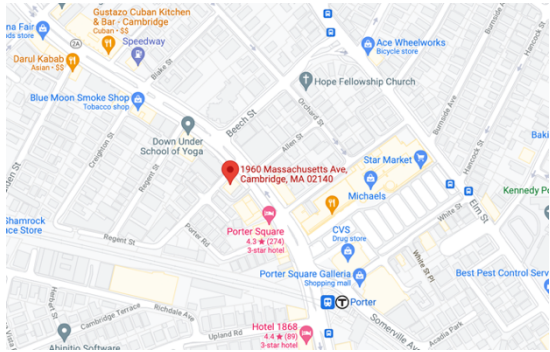
Please be advised that in compliance with the City of Cambridge’s Cannabis Business Permitting Ordinance Section 5.50.040, Greene Street is applying for a license to operate a Cannabis Retail Store as a Group A Priority Applicant by virtue of its status as an Economic Empowerment Applicant. Greene Street is a Massachusetts limited liability company with the following schedule of members:

Name of Member	Affiliated Manager	Percentage of Ownership	Commission Designation
Michael Ortoll	Michael Ortoll	51%	Cannabis Control Commission-certified Economic Empowerment Priority Applicant as evidenced by Exhibit A
Dream Greene Massachusetts LLC	Alexa Wolman	49%	N/A

In accordance with Section 11.803.3 of the Ordinance, the Property is not located within 300 feet of a pre-existing public or private school providing education in kindergarten or any grades one through 12, public children’s playground, public youth athletic field, or public youth athletic recreation field. Full compliance is demonstrated in the context map provided within Greene Street’s Site Plans, enclosed hereto as **Volume II**. Further, pursuant to Section 11.803.1(b) of the Ordinance, the Property is not located within 1,800 feet of another Cannabis Retail Store. The nearest licensed cannabis retail store is located approximately 1.5 miles away in Harvard Square.

I. Project Context

Located at the intersection of Massachusetts Avenue and Porter Road, the Property is an existing commercial building that was previously used as a bank. The Property has an existing accessory parking lot comprised of seven (7) parking spaces, including one ride-share / after-hours loading space and one handicapped-accessible space. Greene Street proposes modest modifications to the interior of the existing building in conformance with the performance standards set forth in the Ordinance. Exterior renovations of the facility site plan are proposed to enhance the security of the site, encourage the use of sustainable transit alternatives, and comport with the City of Cambridge’s urban design objectives. Please see the enclosed site plans, floor plans, exterior renderings, and exterior elevations (collectively, the “Plans”) , attached hereto as **Volume II**, which were designed in full compliance with the standards set forth by the Ordinance.



II. Project Narrative

With a focus on safe, sustainable, and efficient operations, Greene Street has identified the Property as an ideal and important location for an Economic Empowerment Applicant to open, contribute, and participate in one of the State’s more prosperous marketplaces. The Property is located in an area designated by local zoning for the aforementioned use; is surrounded by similarly situated commercial buildings providing local services to the surrounding community; allows for easy access for customers and employees by vehicle, bicycle, public transit, and by foot; and will allow the parcel to be developed to satisfy a previously unmet need within the Porter Square community.

A. Project Exterior

To reinforce Cambridge’s desire to reinforce a strong connection and gradual transition between the public and private realm, Greene Street seeks to utilize its ground level window space to feature a window display with stimulating local mixed media art and signage treatments to draw the eye of the viewer. The selection of materials, fenestration, and ornamentation was designed to result in a consistent and harmonious composition that appears as a unified whole.

Window Displays:



Existing Storefront Treatment



Proposed Storefront Treatment



Existing Southwest Façade Treatment



Proposed Southwest Façade Treatment

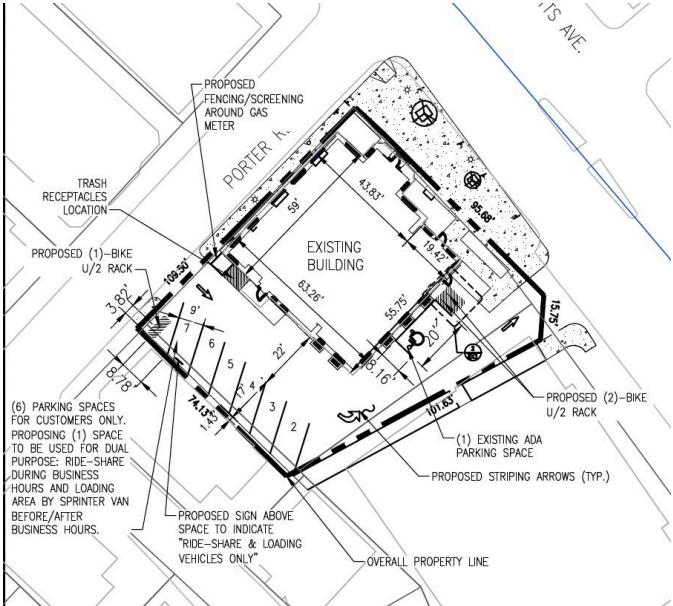
Greene Street shares the City of Cambridge’s commitment to ensuring that all proposed exterior changes to the building are intended to activate the streetscape, especially the window displays. Greene Street proposes the installation of a rotating window display that will change periodically and feature local art. Window light boxes will be use to create the sensation of depth. Upper windows will be frosted to allow natural light within the sales areas while still restricting public sight into the building.

The existing fencing at the Property will be repaired and maintained appropriately.

Signage: Please see the proposed facility signage affixed hereto within **Volume II**. Signage was designed to be tasteful and discrete while still advancing the City’s urban design objectives and

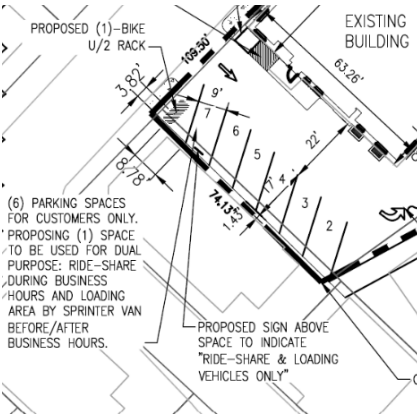
Greene Street’s branding goals. Greene Street will not utilize signs or printed materials advertising marijuana products or any logo or symbols with images of marijuana.

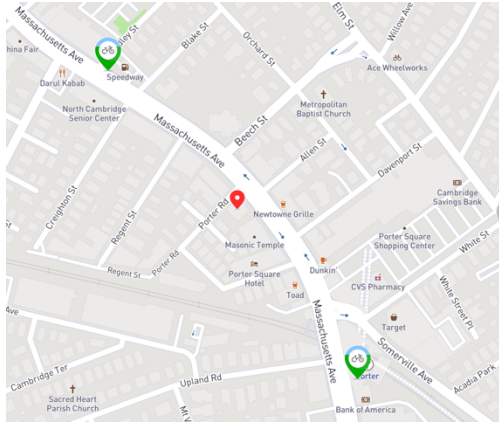
Site Access: Access to the premises is currently gained through two existing nine-foot curb cuts—one along Massachusetts Avenue and one along Porter Road. As shown, Greene Street proposes the installation of onsite signage and pavement markings to restrict the Massachusetts Avenue curb cut to an exit only, and the Porter Road curb cut to an entry only.



Vehicular Parking and Loading: There are seven (7) parking spaces, including one ride-share / after-hours loading space and one handicapped-accessible space. Greene Street does not propose any modifications to the existing parking layout.

All loading will occur within the rear entry of the building utilizing the proposed after-hours loading space adjacent to the loading door as shown within the portion of the site plan demonstrated to the right. Greene Street’s loading and delivery protocols will strictly comply with all standard operating procedures that comply with the Massachusetts Cannabis Control Commission’s (“**Commission**”) regulations and in a manner approved by the Commission following review of such procedures and an on-site inspection to ensure site security.

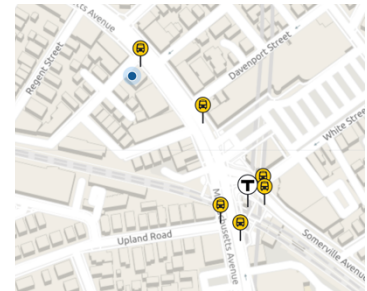




Transit Access: The Property is located along a commercial stretch of Massachusetts Avenue with bicycle lanes. In conformance with the Ordinance, Greene Street proposes the installation of both long and short-term bicycle parking. The Property is three blocks away from two existing BlueBikes hubs with 38 stalls. A map featuring the location of the nearest BlueBikes location is featured to the left. Employees will receive Gold Level BlueBike membership subsidies. Bike repair tools and an air pump will be accessible to both staff and customers by asking within the facility.

Massachusetts Avenue and Porter Road both have sidewalks along the side of the facility. The facility is located near a signalized intersection providing designated pedestrian crossing of Massachusetts Avenue. Streetlights are installed along Massachusetts Avenue and Porter Road illuminating the sidewalk and crosswalks.

In addition to being just blocks away from the Porter Square MBTA, the Property is within 65 feet of the 77, 83, and 96 bus lines and within .1 mile of the 87 bus line—which collectively provide access throughout Somerville, Cambridge, Medford, and Arlington, as shown by the MBTA access map featured on the right. Employees will receive MBTA transit subsidies as a benefit of employment. Bus schedules will be available to both employees and customers by asking within the facility.

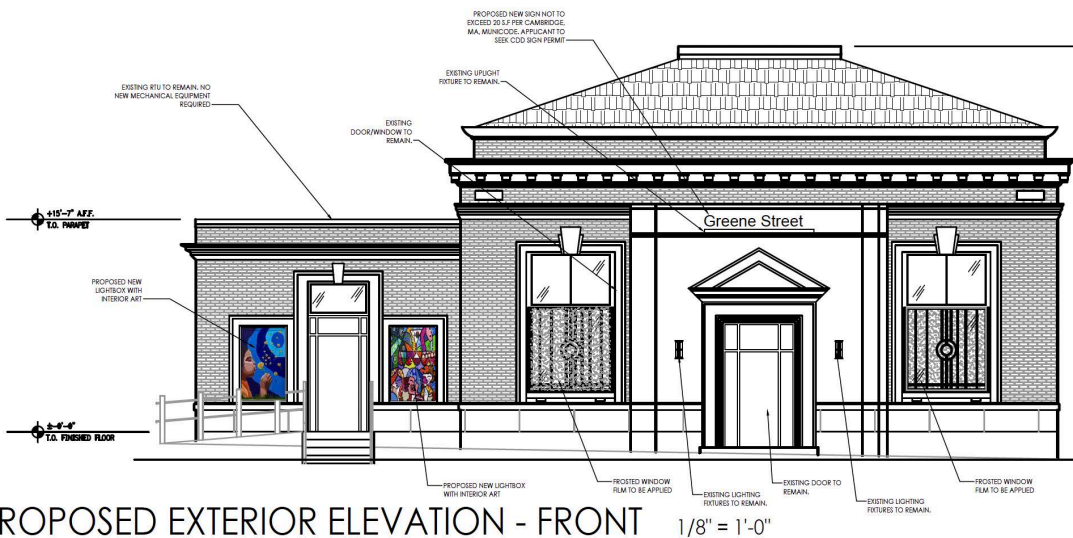


Trash Storage: The parking lot includes an existing trash receptacle adjacent to the rear of the building. Greene Street intends to continue the use of the dumpster with the addition of screening mechanisms surrounding the sides and a lock to ensure it is secured in accordance with Commission security preferences. No marijuana waste will be stored within the exterior waste receptacles under any circumstances.

Lighting: No changes to exterior lighting fixtures are proposed to the existing downcast dark sky compliant fixtures. Greene Street’s exterior security cameras utilize infrared capabilities and do not require external sources of light to operate effectively.

Landscaping: Greene Street proposes to maintain the existing landscaping program along Massachusetts Avenue which features shrubs, flowers, trees, leafy vegetation, and ornamental grasses. Please see the landscaping overlay within **Volume II**. It will ensure landscaping is routinely maintained and altered to reflect the changing seasons.

Mechanical Equipment: No updates to existing mechanical equipment are proposed.



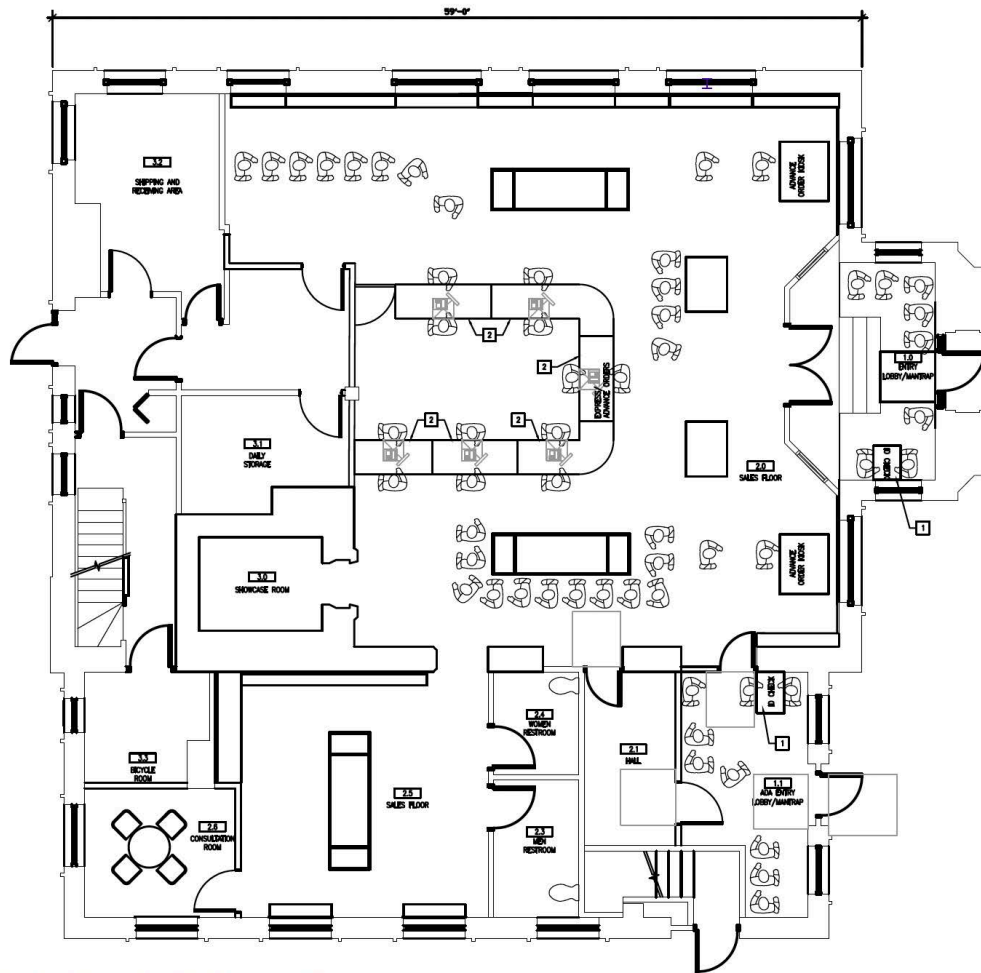
Facility Access: The primary customer entry to the facility will remain the existing entry vestibule located on Massachusetts Avenue—the door to the right. The entry vestibule is designed using an interlock, meaning that the main entry to the facility will only open if all interior access doors leading to the dispensary or employee areas are closed and locked, ensuring that no individual is able to gain immediate access to secured areas within the facility.

Customers may also enter the facility through the use of the ramp and ADA access point located in the former vestibule of the site, as shown at the door to the left. The ramp extends along the side of the building.

B. Project Interior

Customers will only have access to designated portions of the facility, including (1) a secure entry vestibule in which customers must demonstrate proof that they have the appropriate credentials to enter the facility; (2) a general sales floor with point-of-sale terminals; (3) a secure consultation room; and (4) restrooms. The secure entry vestibule and general sales floor will be appropriately sized to ensure the facility can accommodate all customers seeking entry to the facility to prevent exterior queuing.

The rest of the facility will only be accessible to staff on a tiered basis and includes (1) day storage rooms; (2) staff offices; (3) a shipping and receiving area; (4) a vault storage area; (5) a conference room; (6) a waste disposal room; (7) storage areas; (8) quarantine areas; (9) security rooms; and (10) mechanical and IT rooms.



① CUSTOMER QUEUING PLAN 1/8" = 1'-0"

In accordance with 935 CMR 500.140(2)(a), access to the facility is limited to individuals that are 21 years of age or older that can provide a valid government-issued identification. Upon a customer's entry into the premises, an agent will immediately inspect their proof of identification and determine the individual's age and the validity of their identification card. Failing this confirmation, an individual will be required to leave the facility utilizing the same door in which they entered. Customers can indicate while checking in that they are interested in a discrete consultation in Greene Street's consultation area.

Once inside the sales area, customers will enter a queue to obtain individualized service where they may select any of the products available to them with the help of an agent. Once a customer has selected a product for purchase, an agent will collect the chosen items from the designated product storage area. An agent will then scan each product barcode into the point-of-sale system. Upon checkout, customers will be required to confirm their identities and age a second time. In the event an agent determines an individual would place themselves or the public at risk, the agent will refuse to sell any marijuana products to the consumer.

All customer exits from the sales floor will occur via the dedicated exit door into a mantrap 'Hall' and then out of the ADA access vestibule.

III. Property Operations

A. Trash

Marijuana Waste: All waste containing marijuana will be quarantined in a separate portion of the facility and returned to the licensed cultivation or manufacturing facility from which it was originally purchased wholesale. Absolutely no waste will be disposed of on site. When marijuana waste is disposed or handled, Greene Street will create and maintain a written or electronic record of the date, the type and quantity disposed or handled, the manner of disposal or other handling, the location of disposal or other handling, and the names of the two Greene Street agents present during the disposal or other handling, with their signatures.

Non-marijuana Waste: Waste that does not contain marijuana will be stored in the locked and screened dumpster to the rear of the building and picked up weekly by a commercial trash vendor.

B. Loading

Product deliveries will arrive to and depart from the facility between two to three times each week in unmarked transport vans. Pursuant to state regulations, there will be no advertising, markings, or branding indicating that the vehicle is being used to transport marijuana. Routes and times used for the transportation of marijuana and marijuana products are randomized. Marijuana and marijuana products will be transported in secure, locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily removed. At least two agents will staff vehicles transporting marijuana. Loading will occur in the designated after-hours loading space that is immediately adjacent to the rear door.

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

C. Traffic and Parking

Greene Street respectfully submits that there is appropriate parking to accommodate its projected customers. Greene Street will take great care to develop, implement, and refine operational procedures that ensure that customer visits are short and will not result in congestion within the parking lot or the store. Operational procedures will be continually evaluated and adjusted as necessary to ensure optimal function of the facility.

Greene Street respectfully submits that its proposed use of the Property will not disturb the existing right of way, pedestrian access, and will not cause a 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. Please see the Traffic Impact Statement attached hereto as **Exhibit B**.

Greene Street recognizes the critical importance of operational planning and collaboration with the City to ensure that its fledgling months of operation do not pose a nuisance to the surrounding community. Please see Greene Street's proposed Operations Plan, attached hereto as **Exhibit C**.

Although Greene Street does not anticipate that the proposed use will result in any adverse traffic impacts as a result of its appointment-only operations and its parking plan, Greene Street is willing to undertake any of the following traffic mitigation efforts to protect against adverse effects:

- Provide 100% MBTA T-Pass subsidies to all employees, with a pro-rated incentive for any part-time employees;
- Provide lockers in the break room for employees that walk or bike to work;
- Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
- Provide employees a gold level Bluebikes membership to encourage employee use of alternatives to single-occupancy vehicles for commuting
- Provide customers with information regarding transportation options to access the facility;
- Provide and maintain information on the Applicant's website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on non-automobile modes;
- Participate in transportation-related training offered by the City of Cambridge or a local Transportation Management Association; or
- Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management plan.

D. Security

Greene Street prioritizes ensuring the safety and security of its customers, staff, neighbors, and the surrounding community. Greene Street's security measures will exceed the requirements set forth in 935 CMR 500.00 *et seq.* Greene Street will submit confidential information about its security plans and operating procedures to the Cambridge Police Department for review and feedback.

Greene Street will employ live on-site security during all opening hours to ensure the safety of the perimeter and maintain access control to the facility. Greene Street will also invest in state-of-the-art security infrastructure to prevent and detect potential loss and diversion of marijuana. This equipment will include perimeter alarms, failure notification systems, panic alarms connected to local law enforcement, and video cameras in all areas that contain marijuana as well as all points of entry and exit that are instantly accessible to local law enforcement. Redundant alarm systems will be installed to ensure that security features will remain operational in instances of power outages or system failure.

Staff access within the facility will be monitored by a keycard program, with different levels of access granted to different staff members. Only essential staff will be granted access within limited access areas such as the vault.

Security personnel will be trained in the security industry and crime prevention standards and will have experience in the surveillance of highly regulated retail operations. All staff will receive comprehensive training relative to standard operating procedures in the unlikely case of a security incident. Greene Street's operating policies and procedures ensure the prevention of diversion, theft, and illegal or unauthorized conduct.

E. Customer Education

Greene Street's customers will receive substantive educational materials relative to compliant and safe storage, use, and transport of their products. The educational material must include at least the following:

- (a) A warning that marijuana has not been analyzed or approved by the FDA, that there is limited information on side effects, that there may be health risks associated with using marijuana, and that it should be kept away from children;
- (b) A warning that when under the influence of marijuana, driving is prohibited by M.G.L. c. 90, § 24, and machinery should not be operated;
- (c) Information to assist in the selection of marijuana, describing the potential differing effects of various strains of marijuana, as well as various forms and routes of administration;
- (d) Materials offered to consumers to enable them to track the strains used and their associated effects;
- (e) Information describing proper dosage and titration for different routes of administration. Emphasis shall be on using the smallest amount possible to achieve the desired effect. The impact of potency must also be explained;
- (f) A discussion of tolerance, dependence, and withdrawal;
- (g) Facts regarding substance abuse signs and symptoms, as well as referral information for substance abuse treatment programs;
- (h) A statement that consumers may not sell marijuana to any other individual;
- (i) Information regarding penalties for possession or distribution of marijuana in violation of Massachusetts law; and
- (j) Any other information required by the Commission.

Greene Street's agents will receive substantial training about how to appropriately and effectively educate customers during a point-of-sale transaction. Employee training subjects will range from the types of products that are available; safe and compliant use, transport, and storage of products; and the consequences of diversion of products to unauthorized parties.

F. Nuisance Prevention

Greene Street believes that an effective plan to mitigate nuisance behaviors on the surrounding community requires both prevention and corrective action.

Prevention: Customers visiting the facility for the first time will go through an intake process where they receive a primer on regulations surrounding cannabis; how to safely consume, store, and transport their product; and information regarding strains, dosage, and desired effects. All customers will be required to review and sign a community norms agreement, in which they certify that they understand that the ability to utilize Greene Street's store is contingent on respect for the surrounding neighborhood. Public consumption, littering, loitering, disturbance of the peace, and other nuisance behaviors are not tolerated and practicing them will eliminate the opportunity for future store visits.

Corrective Action: Greene Street's security personnel will diligently monitor the exterior of the facility to ensure that customers or other members of the public are not engaging in nuisance behaviors. Public consumption of marijuana or other drugs, disturbances of the peace, lewd behavior, harassment, and undesirable behaviors are all strictly prohibited. All security personnel will undergo rigorous training in de-escalation techniques. When appropriate, law enforcement will be notified. Customers who behave in such a manner will not be granted access to the facility in the future. Public consumption of marijuana is strictly prohibited.

G. Odor Control

All marijuana and marijuana products will be packaged off-site and odor impacts are not expected. Nevertheless, Greene Street will utilize state-of-the-art technology in the facility vault to ensure that odor does not unintentionally permeate throughout the facility. Please see the enclosed Odor Control plan, attached hereto as **Exhibit D**.

IV. Compliance with Cambridge Zoning Ordinance Section 11.80: Application Requirements

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

Please see the above sections of Greene Street's application.

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

Please see **Volume II** which includes a Context Map that identifies the location of the proposed establishment, the locations of all other Cannabis Uses in the vicinity, the locations of all public or private schools providing education in kindergarten or any of grades one through 12, and the locations of all children's playgrounds, youth athletic fields, or other youth recreation facilities,

with measured distances provided to demonstrate whether the location complies with the standards of Section 11.803 above.

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

Please see **Volume II** which includes plans depicting all existing and proposed development on the property, including the dimensions of the building, the detailed layout of automobile and bicycle parking, the location of pedestrian, bicycle, and vehicular points of access and egress, the location and design of all loading, refuse and service facilities, the location, type and direction of all outdoor lighting on the site, and any landscape design.

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

Please see **Volume II** for architectural drawings of all exterior building facades and proposed signage.

(e) Initial Operations and Logistics Plan

Please see the Operations Plan affixed hereto as **Exhibit C**.

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

Please see Greene Street's application for a Cannabis Business License attached hereto as **Exhibit E**. Greene Street has not submitted an application to the Commission at this time.

V. Compliance with Cambridge Zoning Ordinance 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.

Greene Street's plan has been designed to ensure 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. While Greene Street believes that the proposed facility is located on a commercial stretch that supports retail establishments of this scale, proactive actions taken by Greene Street will include:

- Updating the circulation of the parking lot to enhance safety for vehicles, and pedestrians, bicyclists;
- The implementation of programmatic strategies to reduce undesired queuing;
- The identification of offsite parking to limit traffic impact at the site;
- The installation of short term and long term bicycle parking; and
- A commitment to implementing both transportation demand management measures and a monitoring program to mitigate any unexpected impacts.

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

The parking lot includes an existing trash receptacle adjacent to the rear of the building. Greene Street intends to continue the use of the dumpster with the addition of screening mechanisms surrounding the sides and a lock to ensure it is secured in accordance with Commission security preferences.

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

The Cannabis Retail Store is sited in an existing retail building adjacent to other commercial uses. The proposed storefront design will retain the existing look and feel of the property. The proposed treatment of the windows will provide interesting, rotating street frontage while meeting the state's security requirements.

(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.

Greene Street shares the City of Cambridge's commitment to ensuring that all exterior changes to the building proposed are intended to activate the streetscape, especially the window displays. Greene Street proposes the installation of a rotating window display that will change periodically and feature local art. Inverted windows are proposed at the top of the display area to allow for the natural flow of light into the facility.

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

Although Greene Street's proposed Cannabis Retail Store does not currently seek to include a Medical Marijuana Treatment Center, Greene Street will assist qualifying patients within the city

or neighborhood who are registered through the Massachusetts Medical Use of Marijuana Program in obtaining services under that program.

VI. Compliance with Cambridge Zoning Ordinance Section 10.43

Special permits will normally be granted where specific 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 interest because:

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

With the requested special permit, the requirements of the Ordinance will be met.

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

Porter Square is a neighborhood characterized by local retail uses and the addition of Greene Street's Cannabis Retail Store will not cause congestion, hazard, or substantial change in the established character of the neighborhood. As set forth above, the proposed use is not expected to adversely impact traffic patterns or the retail-oriented character of the area in general. Although Greene Street's proposed onsite parking is otherwise sufficient pursuant to the requirements outlined in the City of Cambridge's Zoning Ordinance Section 6.36.5(s), Greene Street has taken proactive measures to mitigate traffic on the site through operational measures and redevelopment of the existing parking lot to enhance circulation and public safety.

The proposed site is also serviced by MBTA rail, bus, bike, and on street metered parking. Greene Street will promote and encourage customers, visitors, and agents to use public transportation, ride sharing, and bicycle transportation when possible.

In addition, customers will have the ability to order ahead and pick up their purchases, limiting the time they spend onsite and the need for lines or queuing.

(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.

The proposed Cannabis Retail Store will be operated in accordance with applicable state and local regulations. The use will generate pedestrian and vehicular traffic that is equal to or less than that generated by a similarly sized allowed retail use. The use will be complimentary to the adjacent retail, restaurant, and other commercial uses.

(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.

The proposed Cannabis Retail Store will be operated in accordance with applicable health and safety regulations, as well as state and local regulations particular to Cannabis Retail Stores, which are specifically intended to prevent nuisance or hazard.

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

The site is located within the Business C District, which allows Cannabis Retail Stores. The Applicant is also an Economic Empowerment Applicant, which the zoning is intended to support.

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

The proposed new use will minimally impact the design of the building and all exterior alterations will be conducted in accordance with applicable zoning and other regulations for Cannabis Retail Stores. The proposal will retain the existing look and feel of the door and window treatments while enhancing the streetscape view of the facility through a rotating window display. All exterior alterations will be subject to ongoing review by Community Development Department staff.

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

Community Outreach Meeting

The company held a Community Outreach Meeting on February 7, 2022 which was available to residents both virtually via Zoom and in person. Pursuant to the Cannabis Control Commission's outreach guidelines and the City of Cambridge's requirements, the meeting was:

- Advertised in the Cambridge Chronical;
- Submitted to the City Clerk as an official meeting notice;
- Mailed to all required abutters.

The applicant utilized a neutral moderator to facilitate questions and also had closed captioning in place. In addition to advertising the meeting and permitting recipients to submit questions via email, the outreach notice also encouraged recipients to contact the project team via email to schedule a video chat or telephone call if they had questions about the project. To date, the project team spoke with three individuals.

The following questions were asked:

- Where are you in the process of obtaining a license and how long until you intend to open?
- What will the hours of operation be and will onsite consumption be permitted?
- How many customers do you expect to have in your store at once and how does this relate to the size of your parking lot?
- Will you be open 7 days a week?
- Comment from neighbor re: lighting design, glare, and being "well-lit"
- What plans do you have for air safety and air circulation quality inside the business? (relating to COVID concerns)
- Elaborate on parking and traffic mitigation measures that will be taken
- Will there be lighted signage, neon lights, etc. advertising products?
- What is your remedy if you cannot get traffic under control and the area becomes impassable? Traffic and/or parking?
- Question re: crime in the area correlating to cannabis
- Question re: impaired driving prevention
- Is the BlueMoon Smoke shop or the CBD store on Mass Ave also planning to dispense cannabis products?
- Will there be online ordering and scheduling of pick up available?
- Is the ownership of this enterprise local or out-of-state?
- Do you know when the dispensary might open? And is there anything I can do -- such as make a phone call or write a letter or email -- to expedite the process
- Are you affiliated with any other dispensaries locally?

The company also reached out to Councillor Paul Toner and Porter Square Neighbors Association with requests to meet.

Exhibit A:
Certification of Economic Empowerment Applicant Status



January 24, 2022

Michael Ortoll
EE201902
mortoll@healingcalyx.org

NOTICE: ECONOMIC EMPOWERMENT CERTIFICATION STATUS

WHY ARE YOU RECEIVING THIS NOTICE?

You are receiving this notice because you are certified as an Economic Empowerment Applicant. Your certification was approved by the Cannabis Control Commission in April or May of 2018. Your certification is active and currently has no expiration date.

You should have previously received an approval notice in April or May of 2018 regarding your Economic Empowerment Applicant certification status. However, if you are unable to locate this approval notification, this notice can serve as proof of your active Economic Empowerment Applicant certification status from the Commission.

Please note that the certification application number starting with “EEA” and certification number “EE” will be different. If applying for licensure as a Marijuana Establishment, you will be prompted to input the “EE” number.

WHAT ARE YOUR NEXT STEPS?

There are no required next steps regarding this notice. However, it may be prudent to have a copy of this notice on hand as proof of certification may be requested by third parties such as municipal officials or departments during the local approval process.

If you should have any questions regarding this notice, please email licensing@cccmass.com.



Exhibit D
Operations Plan: Greene Street Cannabis Retail Store

Please be advised that this Operations Plan (the “Plan”) is a working document that may be amended by the City of Cambridge (the “City”) or the applicant from time to time should the need arise.

I. Plan Goals

Greene Street shares the City of Cambridge’s goals of ensuring that all operations at the proposed facility are designed to optimize local safety, minimize impact to the surrounding neighborhood, and allow Greene Street to operate harmoniously within the larger Cambridge community.

1. Ensure the safety of customers, employees, and surrounding abutters;
2. Minimize the impact of customer access on adjacent businesses, nearby streets and sidewalks, and parking lots;
3. Implement operational systems to mitigate traffic burdens;
4. Provide information for customers to get to/from the facility sustainably and safely;
5. Cooperate and coordinate with the City of Cambridge, including the Cambridge Police Department and the Traffic, Parking and Transportation Department;
6. Establish and maintain open lines of communication with abutters and nearby residents and local businesses;
7. Prevent customers, and/or their ride hailing services, from blocking, stopping, or parking in the bicycle lane or taxi stand on Massachusetts Avenue adjacent to the store;
8. There shall be no lines of customers on the sidewalk or sidewalk crowding. All customer queuing will occur inside the store.

II. Site Plan and Access

A. Facility Access

1. Motor Vehicle Access and Parking

Greene Street will clearly post on its website and within its facility that it maintains seven on-site parking spaces available for use. The website will strongly encourage customers to utilize public transportation, bicycle, or pedestrian routes to visit the facility, but for those who must drive, it will provide instructions as to how to use Porter Street to gain access to the parking lot.

At the time of hire, employees will be made aware that Greene Street has developed an expansive transportation management program that incentivizes the use of bicycles, public transit, or pedestrian means of accessing the facility as further outlined within this Operations Plan.

Delivery vehicles will arrive off hours and utilize the designated loading space adjacent to the rear door. At no time will transport vehicles stop on Massachusetts Avenue, Porter

Street, or any public street in a way that blocks bicycle lanes or impedes the flow of traffic.

2. Bicycle Access

As part of the websites and other marketing information to encourage customers to utilize sustainable forms of transportation (e.g., walk, bike, public transit), Greene Street will clearly post on its website and within its facility the locations of the closest BlueBikes stations and provide instructions as to how to walk from the BlueBikes stations to the facility. Greene Street will also provide Gold Level Blue Bikes bikeshare memberships to all employees and lockers for employees that walk or bike to work.

Greene Street will also publicize the locations of bicycle racks along Massachusetts Avenue, as well as the short term spaces located at its site. Greene Street's website and all materials with directions to the store will clearly state that:

- ▶ Bicycle repair tools and a pump are available for customers and staff within its facility; and
- ▶ No drop-off/pick-ups, stopping or blocking of bicycle lanes in front of the store is permitted.

3. Public Transit Access

Greene Street will clearly post on its website and within its facility:

- ▶ The location of the Porter Square MBTA station;
- ▶ Links to current MBTA schedules and directions to access the facility; and
- ▶ The location of the closest bus routes.

Greene Street will maintain paper copies of current MBTA schedules and provide a real time transit screen monitor on site to display MBTA bus and subway departure times and other transportation information, such as available BlueBikes bikes. The monitor will be placed in the waiting room.

Greene Street will provide 100% monthly MBTA T-Pass subsidies to all employees.

4. Maintaining Current Access Information

Greene Street will designate an employee to serve as the Transportation Coordinator (“TC”) and this employee will be responsible for posting and providing information to employees about available pedestrian and bicycle facilities, MBTA maps, schedules, and fares, a “Getting Around Cambridge” map, a list of locations for bicycle parking, information pertaining to the BlueBikes regional public bikeshare program, coordination of carpool-matching programs, and other transportation information explaining commuter options.

The TC will also be responsible for providing customer education on transportation

options to access the site including, but not limited to, providing and maintaining this information on Greene Street’s website, newsletters, real-time transit display screen, and social media. The TC will maintain direct communication with City officials and attend all trainings as required by the City of Cambridge.

B. Exterior Management

No lines of people will be permitted on the public sidewalk on Massachusetts Avenue or any other public street. Additionally, Greene Street will advise customers on their website and in marketing materials that provide site directions that there is no vehicle drop-off or pick-ups permitted in front of the site on Massachusetts Avenue. The best drop-off and pick-up location is behind the store in the parking lot. Stopping or parking in the bicycle lane is not safe or permitted.

III. Interior Facility Capacity and Management

1. Appointment Only Use

For the first month of operation after opening, unless changed by the Cambridge Traffic, Parking, and Transportation Department, Greene Street shall manage customer demand through the implementation of an appointment-only system. Customers will schedule appointments through the following means:

- A. Telephone through a designated booking number; and
- B. Online through an appointment portal on Greene Street’s website;

The average customer is estimated to take no longer than 15 minutes within a marijuana facility between entry to departure. As such, Greene Street will phase appointments in 15-minute intervals. The number of appointments per hour or per day will be monitored and adjusted so that at no time are there queuing or lines of customers outside the facility on the public sidewalk.

Greene Street will be sure to include clearly marked information about appointment-only provisions and facility access for its Cambridge facility on its website and social media channels. Although Greene Street does not anticipate conducting any outbound media activities, it will include information about appointment requirements and facility access in its responses to inbound media requests should it receive any.

Upon confirmation of their appointment, a customer will receive an email from Greene Street confirming their appointment date and time, providing a link to modify their reservation, and providing information about access to the site that encourages sustainable forms of transportation, such as public transit, bicycling (including BlueBikes) and walking. This email will also inform customers that drop-off/pickups are not permitted in front of the site on Massachusetts Avenue and should use the rear parking lot for ride hailing services such as Ubers or Lyft.

Additional information provided will include:

1. A map showing the facility's proximity to Porter Square MBTA station, a detailed directional summary as to how to access the facility from the MBTA station, and a link to access current MBTA schedules that link specifically to the Red Line;
2. A map showing the facility's proximity to local bus stops, a detailed directional summary as to how to access the facility from each local bus stop, and links to access current MBTA schedules that link directly to each bus line that stops at the featured bus stops;
3. A map showing the facility's proximity to a BlueBikes bike sharing station, the number of stalls at the site, a detailed directional summary as to how to access the facility from the station using both bike and by foot;
4. A map and/or information about nearby bicycle racks; and
5. A map showing the facility's proximity to the nearest public parking facilities, a detailed directional summary as to how to access the facility from that lot, and a link relative to lot access and pricing, as applicable.

The key operational goal is that at no time will exterior queuing be allowed outside the facility onto the public sidewalk. Security Guards will be trained to manage customers and prevent any queuing or crowding outside the facility.

Greene Street may seek approval to eliminate or modify the appointment only operations from the Cambridge Traffic, Parking, and Transportation Department and the Cambridge Police Department.

2. Dispensing Procedures:

In accordance with 935 CMR 500.140(3), access to Greene Street's facility is limited to individuals 21 years of age and older. Upon a customer's entry into the premises, an agent will immediately inspect the customer's proof of identification and determine the individual's age. An individual will not be admitted to the premises unless the retailer has verified that the individual is a valid age to enter pursuant to the inspection of individual's proof of identification.

Once inside the sales area, customers will enter a queue to obtain individualized service where they may select any of the products available to them with the help of an agent. Once a customer has selected a product for purchase, an agent will collect the chosen items from the designated product storage area. Upon returning, the agent will review the products with the customer then scan each product barcode into the point-of-sale system for checkout. However, prior to completing the sale, customers will be asked to once again provide their government-issued ID to the agent to confirm that he/she is 21 years of age or older.

Once the customer's age is confirmed for a second time, the agent will access the point-of-sale system, which is compliant with 935 CMR 500.105(8) and integrated with the Commission's seed-to-sale tracking system, to review the customer's profile and ensure that they are permitted to purchase the amount sought. Per M.G.L. c. 94G § 7, sales are limited to one ounce of marijuana flower or five grams of marijuana concentrate per transaction.

Greene Street's point-of-sale system will be used to accept payment and complete sales. The

system has the ability to back up and securely cache each sale for inspection. All required taxes will be collected at the point of sale.

Upon completion of the sale, an agent will affix a label to each product purchased, as generated by the point-of-sale system, indicating the date, strain name, cannabinoid profile, and all applicable warnings detailed in 935 CMR 500.105. Products will then be placed in appropriate exit packaging and customers will be offered educational materials relative to the safe use of marijuana and marijuana products and regulations about the legal cannabis consumption, including any information required by the Cannabis Control Commission or produced by the City of Cambridge.

In the event an agent determines or reasonably suspects a customer would place themselves or the public at risk, the agent will have the discretion to refuse to sell any marijuana to the individual. Denials will generally occur when individuals are disorderly; intoxicated; or engaging in transactions that exceed the legal possession limits or that create a risk of diversion. All denials will be documented and such records will include a summary of why the sale was denied.

IV. Plan Evaluation

Greene Street will meet with representatives from the City Manager's office, the Traffic, Parking, and Transportation Department, the Community Development Department, and the Cambridge Police Department as requested and/or as needed, to discuss its operations, including traffic and queue management at the following times:

- a. Prior to opening the facility;
- b. One week after opening;
- c. Two weeks after opening or as needed in the month following opening;
- d. One month after opening;
- e. Two months following opening;
- f. Six months following opening; and
- g. Additionally, at the discretion of Greene Street, the City of Cambridge, and the Police Department. Greene Street acknowledges that the City of Cambridge or Police Department may require quarterly meetings on an ongoing basis.

V. Additional Mitigation Efforts

During any periods of high traffic or higher than expected volume, Greene Street will, independently or at the request of City officials or the Police Department, implement mitigating measures to ensure the facility is operating efficiently.

VI. Transportation Demand Management and Transportation Monitoring and Reporting Program

Greene Street will provide the following benefits to all employees:

- ▶ A 100% MBTA T-Pass subsidy that is administered through the MBTA Corporate Pass/Perq Program, which is made known to employees proactively as part of all

- orientation materials;
- ▶ Gold Level BlueBikes membership that is administered through the BlueBikes Corporate Program, which is made known to employees proactively as part of all orientation materials;
- ▶ Lockers for employees that walk or bike to work as shown in the attached floor plan; and
- ▶ Air pumps and bicycle repair tools for employees and customers, which is made known to employees proactively as part of all orientation materials and advertised to customers in all outbound transportation materials.

Greene Street will designate an employee of the facility as the Transportation Coordinator (“TC”) who will be in charge of:

- ▶ Posting in the waiting room real-time information on available non-automotive services, which will be provided to TP+T in advance of receiving a Certificate of Occupancy and updated routinely thereafter;
- ▶ Ensuring that all transportation information provided to employees at the time of onboarding, to customers within the facility, and via the company’s website is up to date on a routine basis;
- ▶ Participating in any TC training offered by the City of Cambridge or a local Transportation Management Association; and
- ▶ If requested by TP+T or the Community Development Department, surveying employees and customers about travel modes, parking locations, and loading and service delivery operations.

Exhibit E: Odor Control Measures

SPECIFIC ODOR-EMITTING ACTIVITIES

Greene Street is fully committed to being a positive addition to the City of Cambridge and has developed an Odor Control Plan (the “Plan”) to ensure that all odors, especially marijuana-related odors are not emitted from the facility during the course of business and detectable off-site. This Plan has been successfully implemented in similar operations and is designed to meet or exceed all local, state, and federal requirements.

SPECIFIC ODOR-CONTROLLED ROOMS

The highest concentration of marijuana and marijuana products will be in the applicant’s secured vault. Although the product packaging has been designed to eliminate odors, the applicant will employ carbon filtration odor scrubbers in this area to ensure that odor does not disperse throughout the facility.

ADMINISTRATIVE CONTROLS

Procedural activities

Building design and operations management has been optimized to restrict the flow of odor across the facility. Rooms that are odor-controlled will not have windows or other openings that allow for the release of air. Strict access control procedures including auditory notifications and weight mechanisms will be in place to ensure that doors are not left open unintentionally or propped open for long periods.

Staff training materials

As part of the onboarding process, staff members will receive comprehensive training about standard operating procedures throughout the facility, including protocols relative to odor control. In addition to training about procedural activities, employees that work in designated odor-controlled areas will be trained to ensure exhaust and filtration systems are running appropriately.

Recordkeeping systems

Greene Street will maintain comprehensive records, including records of purchases of replacement carbon, performed maintenance tracking, documentation and notification of malfunctions, scheduled and performed training sessions, and monitoring of administrative and engineering controls.

Complaint systems

Record of any odor complaints transmitted to the facility by the City, residents, or other parties will be maintained by Greene Street’s staff and addressed immediately. All complaints will be reported to the City’s designated representative, Greene Street’s Chief Executive Officer, and the facility manager. The facility manager will be responsible for coordinating with on-site staff and executive management to remedy the problem and respond in writing.

Exhibit F:
Evidence of Cannabis Business Permit Submission

Have a project #?

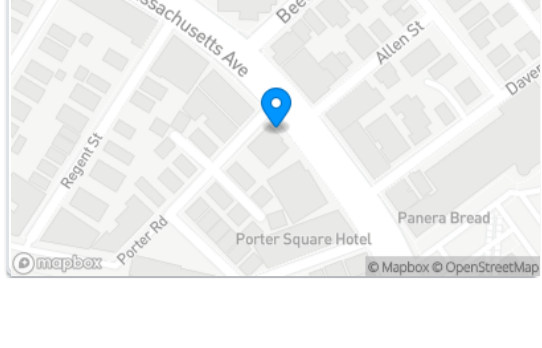
[Save Draft and Exit](#)

Cannabis Business Permit

Confirm your submission

Please ensure you've filled everything completely and accurately, then click "Confirm and Submit" below.

Contact Information Edit ...	Jamil Myrie				
	<table border="0"> <tr> <td>Email address</td> <td>Phone Number</td> </tr> <tr> <td>jamil.myrie@gmail.com</td> <td>917.701.6975</td> </tr> </table>	Email address	Phone Number	jamil.myrie@gmail.com	917.701.6975
	Email address	Phone Number			
jamil.myrie@gmail.com	917.701.6975				
Mailing Address 1960 Massachusetts Avenue , Cambridge, MA 02140					

Location Edit ...	1960 Massachusetts Ave Cambridge, MA 02140	
	Property Owner RAMSEY, RICHARD R, JR & ROBERT J. RAMSEY	

Business Information Edit ...	Business Legal Name *	
	Healing Greene Massachusetts LLC	
	Business DBA (Doing Business As) *	
	Healing Greene	
	Mailing Address (physical location of business, No post office boxes) *	
	1960 Massachusetts Avenue	
	City *	State *
	Cambridge	MA
	Phone Number *	
	917.701.6975	
Website		
--		
Federal Employer Identification Number (EIN) * Show		
xx-xxx1856		
Dun & Bradstreet Number (DUNS) *		
0		
Does the business currently possess any type of marijuana Special Permit in Cambridge? *		
No		
Are you applying as a Priority A applicant? * ?		
Yes		
Select the Priority A Applicant Type that best describes your business: * ?		
Economic Empowerment Applicant		

Proposed Hours of Operation Edit ...	Sunday Operating Hours *	Monday Operating Hours *
	9:00 AM - 9:00 PM	9:00 AM - 9:00 PM
	Tuesday Operating Hours *	Wednesday Operating Hours *
	9:00 AM - 9:00 PM	9:00 AM - 9:00 PM
	Thursday Operating Hours *	Friday Operating Hours *
	9:00 AM - 9:00 PM	9:00 AM - 9:00 PM
Saturday Operating Hours *		
9:00 AM - 9:00 PM		

Business Type Edit ...	Select the option that best describes your business structure. *
	LLC
Name of LLC *	
Healing Greene Massachusetts LLC	

Name of Manager	Ownership Stake (%)
Michael Ortoll	51
Alexa Wolman	17.15

Full name (if individual) or full legal name (if business or organization)	Ownership percentage	Interest Category	...
Michael Ortoll	51	Direct	...
Dream Greene Massachusetts LLC	49	Direct	...
Compiler Holdings, Inc.	49	Indirect	...
Stiltsville Investments, LLC	34.3	Indirect	...
Adam Wolman	17.15	Indirect	...
Alexa Wolman	17.15	Indirect	...
Waterstone Trust, Cynthia Wolman, Trustee	14.7	Indirect	...

Type of Establishment Edit ...	Type of Establishment *
	Cannabis Retail Store

Operating Information Edit ...	1. Describe how the applicant will comply with employee pay standards set out in the City's Living Wage Ordinance. *
	The company will seek to comply with employee pay standards as outlined in the City of Cambridge's Living Wage Ordinance, Chapter 2.121 to ensure that all covered employees earn an hourly wage that is needed to support a family of four. As outlined in City of Cambridge Code of Ordinance 2.121.030, the company shall pay its covered employees no less than the Living Wage, calculated on an hourly basis. For calendar year 2020, the CPI-U increased by 1.13%. Therefore, the living wage as of March 1, 2021 is \$16.65. The company will ensure that the Living Wage is upwardly adjusted each year no later than March first in proportion to the increase at the immediately preceding December 31 over the year earlier level of the Annual Average CPI-U Boston-Lawrence-Salem, MA-NH, as published by the Bureau of Labor Statistics, United States Department of Labor applied to \$10.00.
	2. Describe how the applicant will hire at least 51% minority, women and/or veterans as employees. *
	In order to staff its Cambridge Location, Healing Greene Massachusetts LLC ("Healing Greene" or the "company") is committed to hiring qualified local residents with a diverse set of backgrounds. Owned by a Cannabis Control Commission-designated Economic Empowerment Applicant, the company understands the importance of providing opportunities to individuals who have typically been excluded from the Massachusetts cannabis industry. Accordingly, the company will ensure that over 51% of its workforce identifies as women, minorities, or Veterans. In order to facilitate the hiring and recruiting from individuals within these groups, the company will use a multitude of strategies as further detailed below.
	<p>Career Fairs</p> Healing Greene will host or participate in at least two (2) job fairs per year in Cambridge to inform community members about job opportunities at Healing Greene. All career fairs will be scheduled at varying times of the day in order to accommodate individuals with nontraditional working hours. They will be publicized to local organizations including the YWCA, Margaret Fuller House, and Just-A-Start. <p>Employee Referrals</p> The company will provide incentives for existing employees to refer other qualified individuals for employment through the use of referral bonuses and priority notice. Existing employees will be notified of potential job opportunities prior to the company advertising publicly. <p>Advertising in Diverse Publications</p> Healing Greene will seek out diverse publications to advertise job opportunities at its Cambridge facility, including Blackjobs.com, United Latino Job Bank, LatPro.com, Black Career Network, HBCU Connect, Asian Hires, NAACP Career Center, iHispano, Diversity Inc., and Diversity Job Board. <p>Third Party Vendors and Suppliers</p> Healing Greene also believes in working with companies that are aligned with its values of diversity and inclusion. In addition to direct hiring, the company will also utilize the Massachusetts Supplier Diversity Office in order to identify and use designated Minority, Women, and Veteran Business Enterprises for its third-party vendor and supplier needs. <p>Measurement</p> Healing Greene will track its progress in meeting its diversity, equity, and inclusion goals and provide them to the City of Cambridge annually during its local license renewal or as requested. Healing Greene's executive management team will review all such progress and tailor its goals appropriately, whether it be increasing goals, identifying new partnerships, or increasing recruitment efforts. Information reviewed by the executive management team will include: <ul style="list-style-type: none"> • Employment data, including the number of individuals from the above-referenced demographic groups who were hired and retained after the issuance of a license; • Number of positions created since initial licensure; • Number of and type of job fairs held or participated in with supporting documentation; • Number of postings in diverse publications or general publications with supporting documentation; and • A comprehensive description of all efforts made to monitor and enforce the Diversity Plan.
3. Describe how the applicant, if they have a Board of Directors, will have a board makeup that will be at least 51% minority, women and/or veterans. *	
Please be advised that the company is a Limited Liability Company and does not have a Board of Directors.	
4. Describe how the applicant will work with the Cambridge Public Health Department to create and distribute educational materials to its customers as directed by the Cambridge Public Health Department. *	
As required by 935 CMR 5001.140(8), the company is required to provide educational materials available in commonly spoken languages which will include but not be limited to appropriate materials for the visually and hearing impaired designed to help consumers make informed marijuana product purchases. The company will work collaboratively with the Cambridge Public Health Department to ensure that its materials are appropriate for distribution and to coordinate the distribution of materials created by the City of Cambridge. Educational materials will be available on the company's website, placed near the register and in the entry and exit vestibules at the store, and included in the exit bag that each customer receives upon sale.	
5. Describe how the applicant will comply with directives of the Police Commissioner and of the Director of Traffic Parking and Transportation, or their designees, regarding traffic measures to be taken at and near the Cannabis Business site. *	
Within the company's application for a Special Permit from the Cambridge Planning Board, it will prepare a detailed operations plan to be reviewed by the Director of the Traffic, Parking, and Transportation Department or his/her designee ("TP+T") and the Cambridge Police Department ("CPD"). The operations plan will include appropriate contacts for the company, an emergency contact, a landlord contact, and a security contact; goals for its operation plan; plan to prevent exterior queuing; plan to prevent obstruction of the public way; plan to mitigate traffic concerns; detailed transit approaches relating to public transit, cyclist access, pedestrian access, and vehicular access; detailed traffic demand mitigation measures including employee benefits and the designation of a Traffic Coordinator; an outline of facility flow; a timeline for review of the plan; and any other items as may be requested by TP+T and CPD. The company anticipates that a thorough review of this plan will occur upon submittal of Special Permit, upon request for Building Permit, and in advance of receipt of Certificate of Occupancy. The company will strictly comply with any and all components of this plan which is subject to revisions as requested by TP+T and CPD. It will comply with all directives issued by CPD and TP+T during its operations.	

Property Information Edit ...	Property Owner's Legal Name *
	RAMSEY, RICHARD R, JR & ROBERT J. RAMSEY, TRUSTEE OF DILBOY REALTY TR.
	Property Owner's Mailing Address *
63 TRAPELO ROAD; BELMONT, MA 02478	
Property Owner's Phone Number *	
(617) 484-4600	

Attestation Edit ...	Full Name *	Date *
	Rebecca Rutenberg for Healing Greene Massachusetts LLC	01/21/2022

Attachment	File
Official MA CCC letter informing applicant of confirmed Economic Empowerment status. Required	IMG-2613.jpg Uploaded on Jan 21, 2022 at 12:38 pm

I certify under possible penalty of perjury under the laws of this jurisdiction that the preceding information is true and correct.

[Back](#) [Confirm and Submit](#)