

September 13, 2022

Catherine Preston Connolly, Chair
City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Dear Chair Preston Connolly:

Please accept this correspondence on behalf of Healing Greene Massachusetts LLC (“**Greene Street**” or the “**Applicant**”) as a formal response to feedback received from the City of Cambridge Planning Board (the “**Board**”) on July 12, 2022 relative to Greene Street’s proposal to site a Cannabis Retail Store at 1960 Massachusetts Avenue in Porter Square (the “**Project Site**”) (the “**Project**” or “**PB-392**”).

Please be advised that the Applicant has spoken to representatives from the Inspectional Services Department and Community Development Department on numerous occasions relative to alternative configurations that would bring the pre-existing nonconforming accessory parking lot into full conformance with the City of Cambridge’s regulations. Due to the unique features of the site, the parties have determined that an appropriate path for the Applicant is to seek relief from the Board of Zoning Appeal to preserve the existing nonconformities of the parking lot. The Applicant respectfully requests that the same is made a condition of its Planning Board Special Permit.





Enclosed, please find the original plan set for the Board’s review as well as the requested modifications to the exterior elevations.

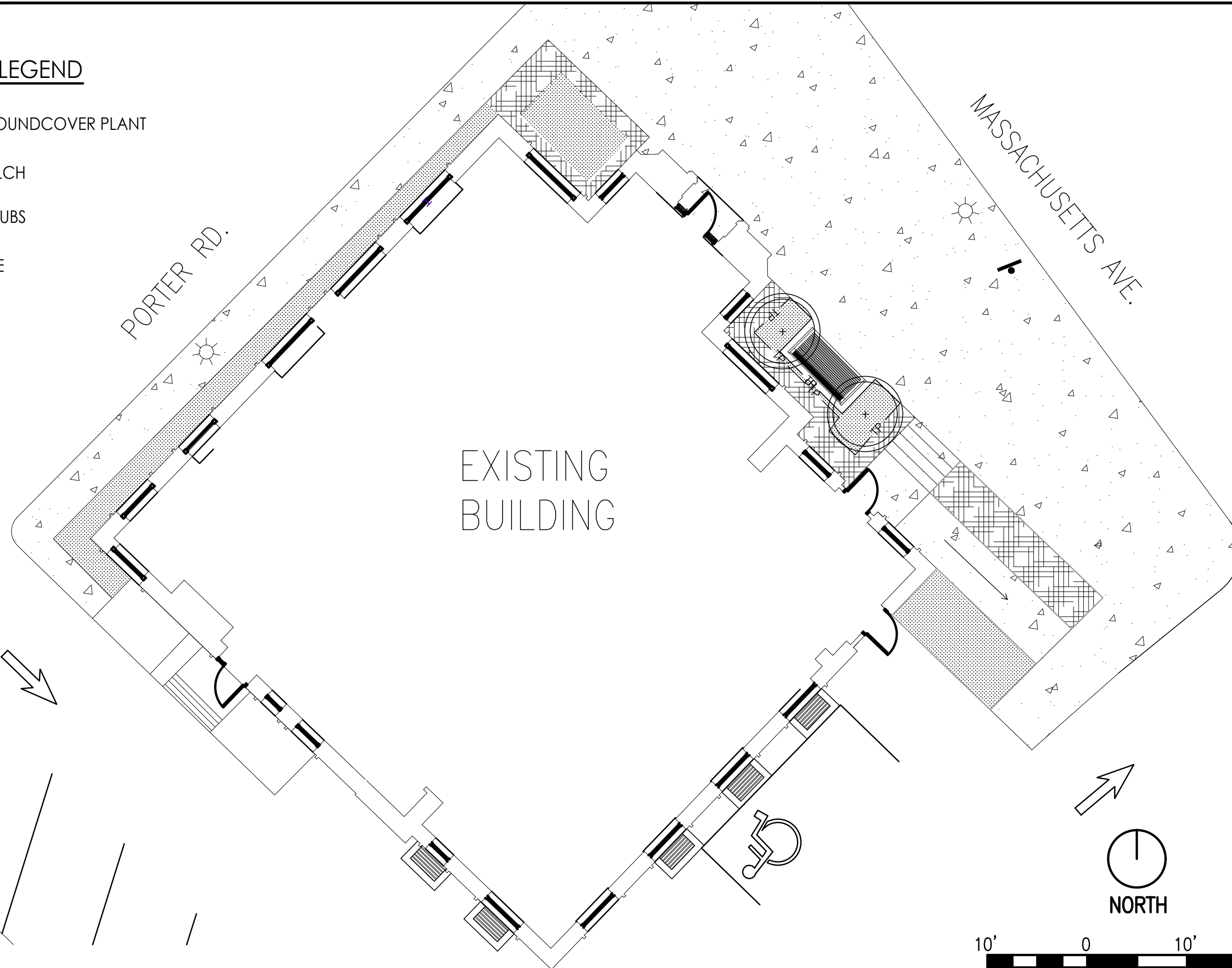
Should any additional information be required, please do not hesitate to ask.

Sincerely,

/s/ Phil Silverman, Esq.
Phil C. Silverman, Esq.

PLANT LEGEND

-  GROUNDCOVER PLANT
-  MULCH
-  SHRUBS
-  TREE



EXISTING LANDSCAPE LAYOUT PLAN 1"=10'

INTERPLAN

INTERPLAN ARCHITECTS LLC
 DAVID BOYCE, ARCHITECT
 LAUREL MARTIN, ARCHITECT
 KIMBERLY PAVLIK, ARCHITECT

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 407.645.5008

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NO	DATE	REMARKS

GREENESTREET

1960 MASSACHUSETTS AVE.
 CAMBRIDGE, MA





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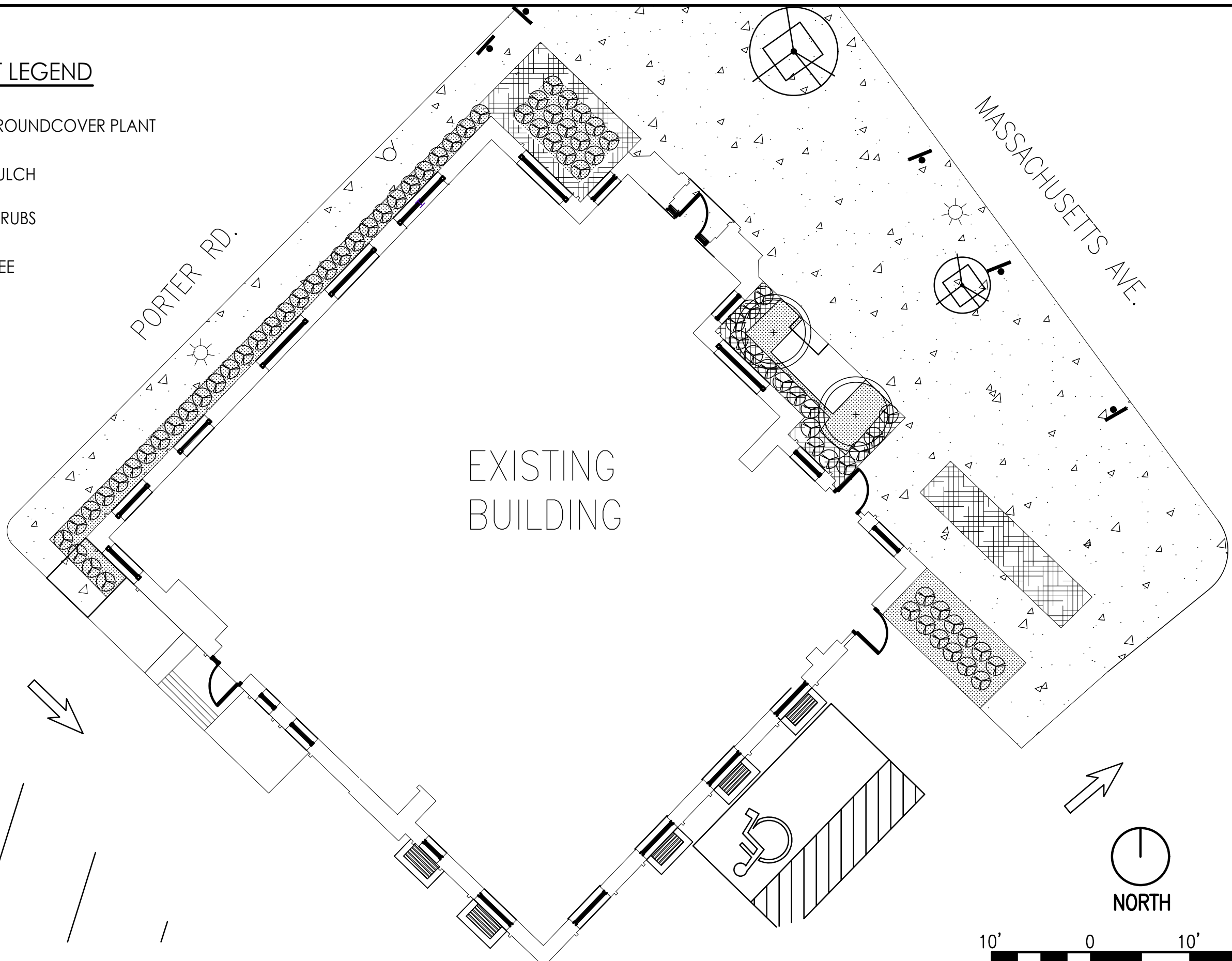
L1.0

EXISTING LANDSCAPE PLAN
 CHECKED: RW DRAWN: LS

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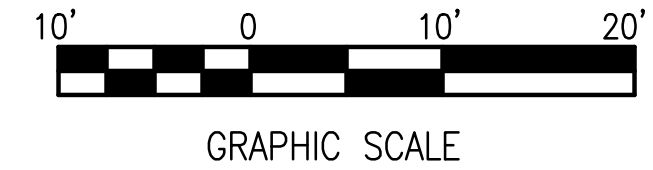
PLANT LEGEND

-  GROUNDCOVER PLANT
-  MULCH
-  SHRUBS
-  TREE



PROPOSED LANDSCAPE LAYOUT PLAN

1"=10'



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GREEN STREET

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 CAMBRIDGE, MA 02140

PROJECT NO: 2021.1214
 DATE: 2/25/2022

L1.1
 PROPOSED LANDSCAPE PLAN
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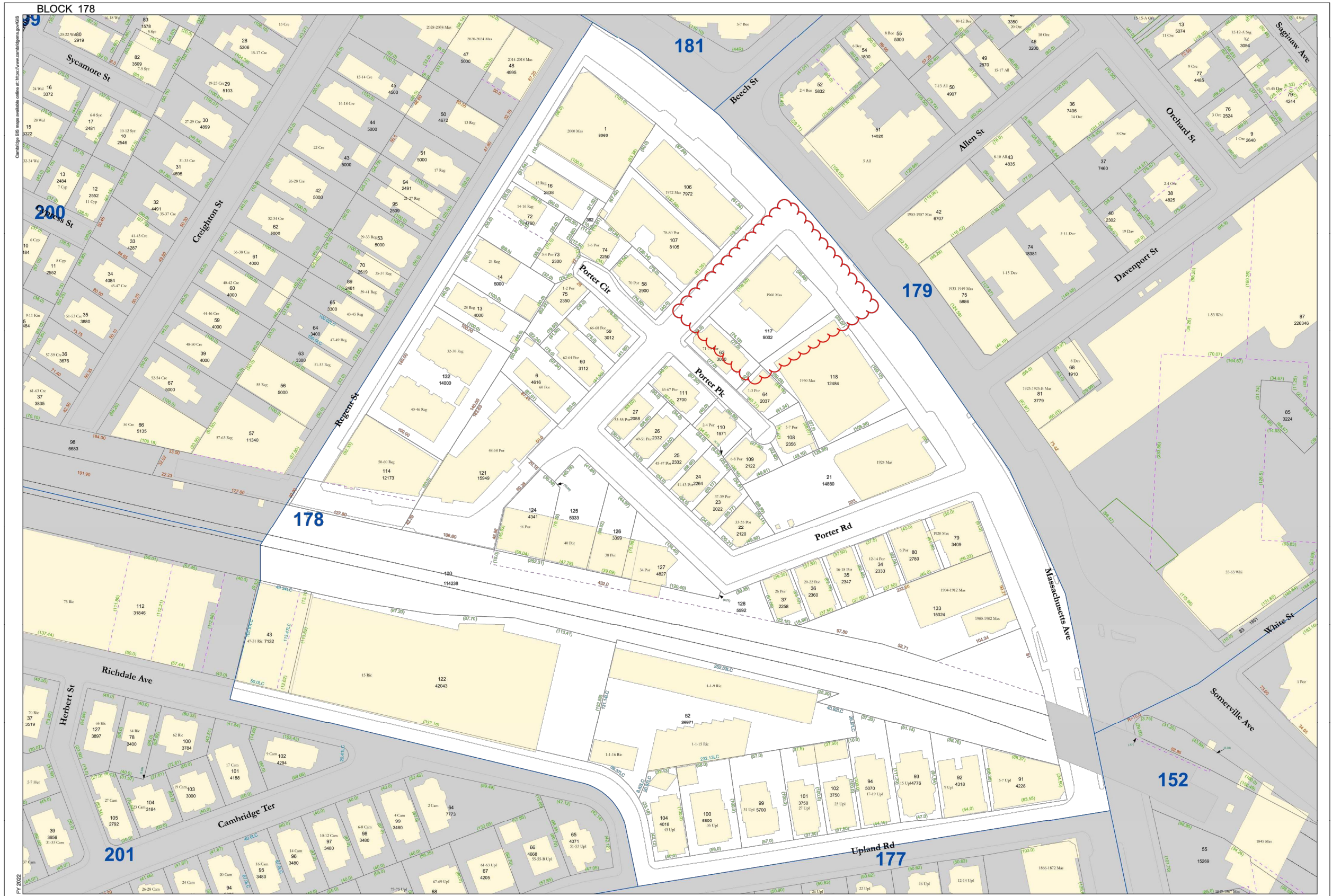
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GREENESTREET
1960 MASSACHUSETTS AVE.
CAMBRIDGE, MA

PROJECT NO: 2021.1214
DATE: 2/25/2022

EX0.0
AERIAL PARCEL MAP
CHECKED: RW DRAWN: LS

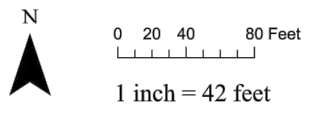


**City of Cambridge
Assessing Department**

795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway
- 10** Lot Number
- 178** Block Number
- 10 Cam** Street Number
- (125.0)** Deed Dimension
- 100** Parcel size in Sq. Ft.
- 44.0LC** Land Court Dimension
- 65.0** Survey Dimensions

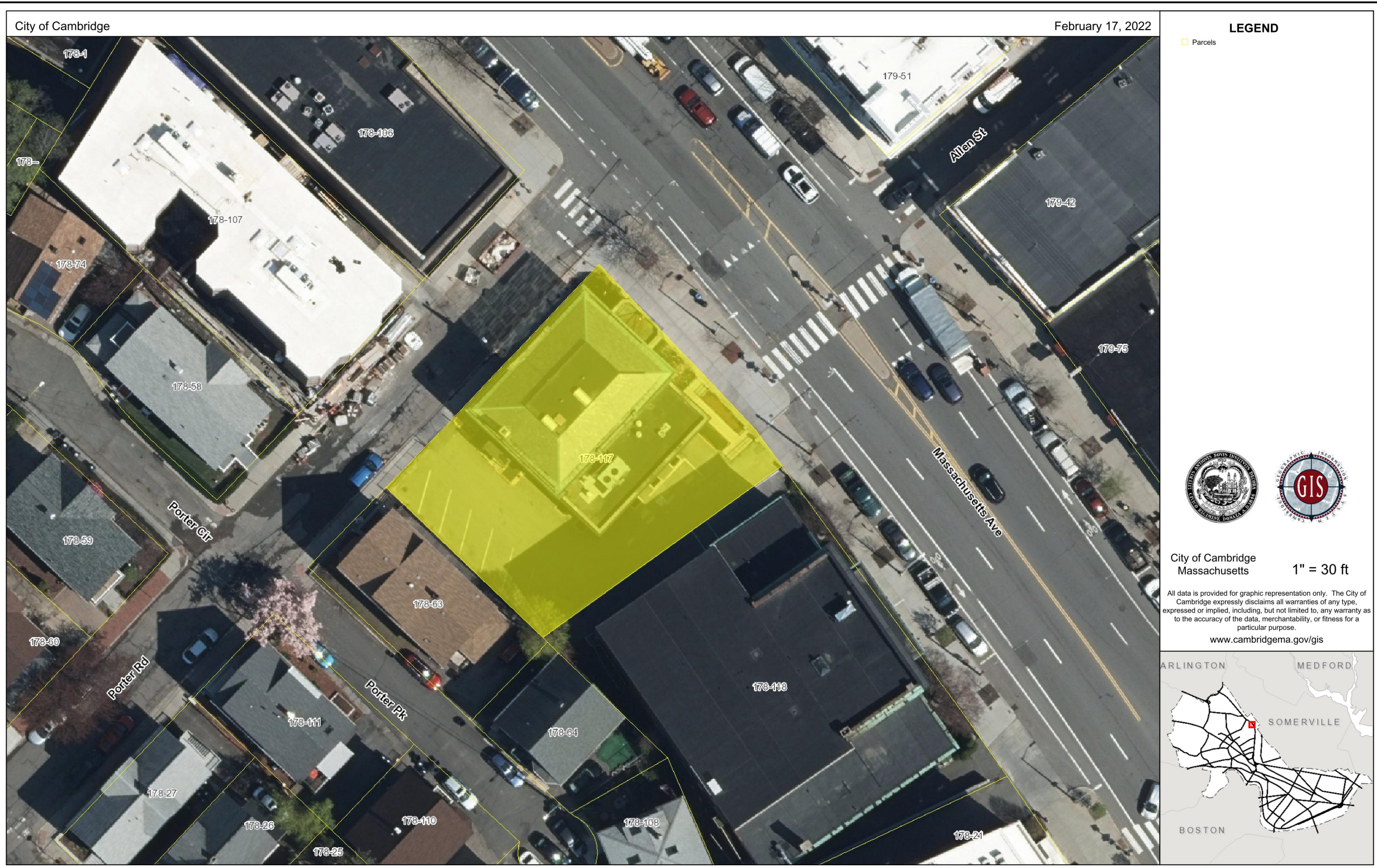
DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2021 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
178

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City of Cambridge

February 17, 2022

LEGEND

Parcels



City of Cambridge
 Massachusetts

1" = 30 ft

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www.cambridgema.gov/gis



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 CAMBRIDGE, MA

PROJECT NO: 2021.1214
 DATE: 2/25/2022

EX0.1

AERIAL PARCEL MAP
 CHECKED: RW DRAWN: LS

TOTAL SITE AREA: .23 AC. +/-
 OPEN SPACE AREA: .01 AC. (4.35%) +/-

TOTAL SITE AREA: .23 AC. +/-
 OPEN SPACE AREA: .03 AC. (13%) +/-



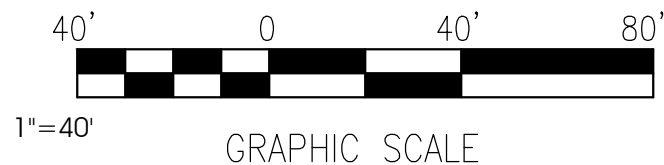
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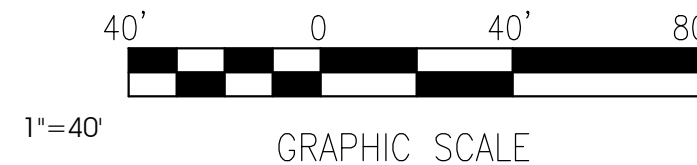
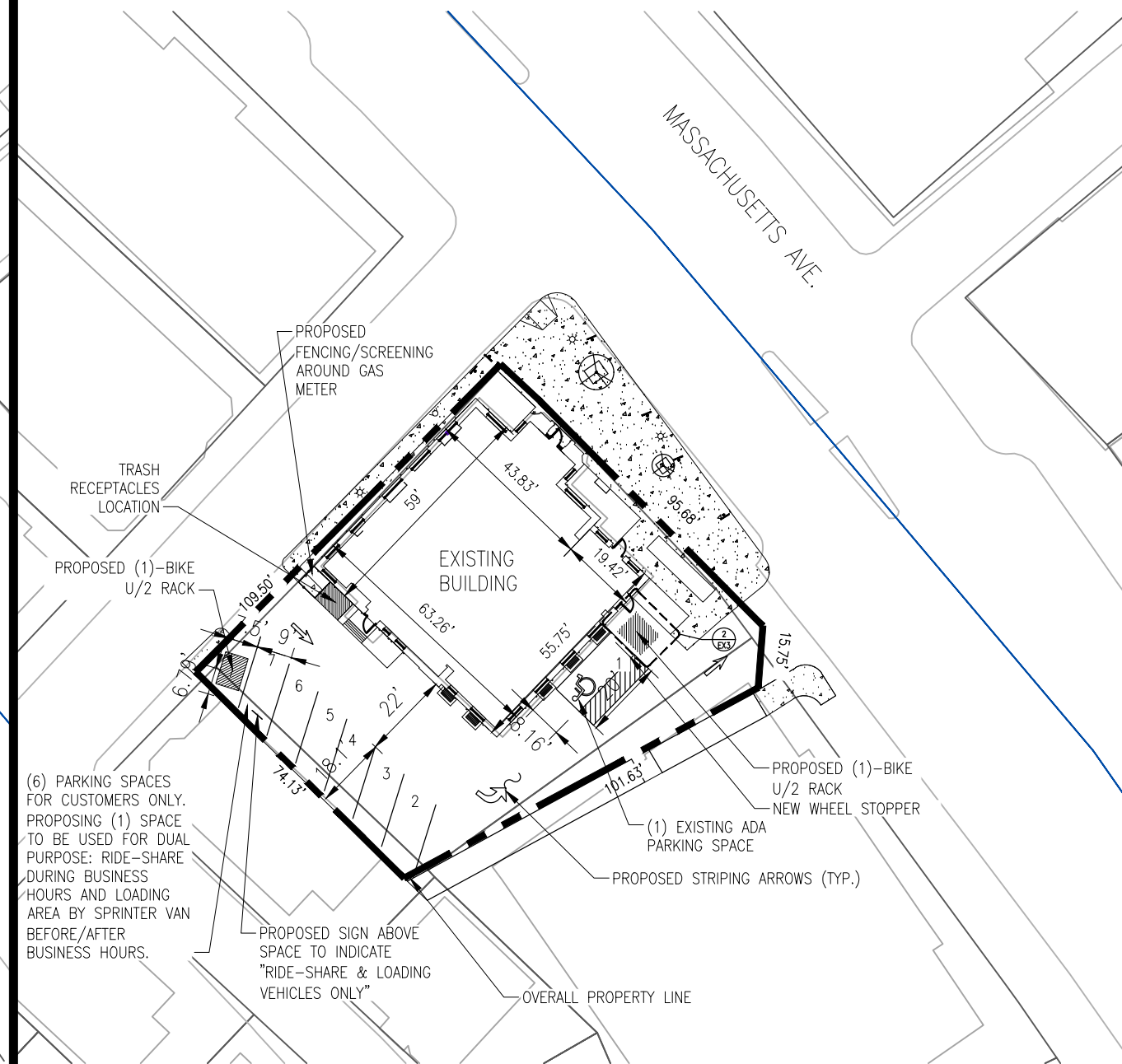
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EXISTING SITE PLAN



PROPOSED SITE PLAN

NO	DATE	REMARKS

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PROJECT NO: 2021.1214
 DATE: 2/25/2022

EX1

EXISTING/PROPOSED SITE PLAN
 CHECKED: CB DRAWN: KC

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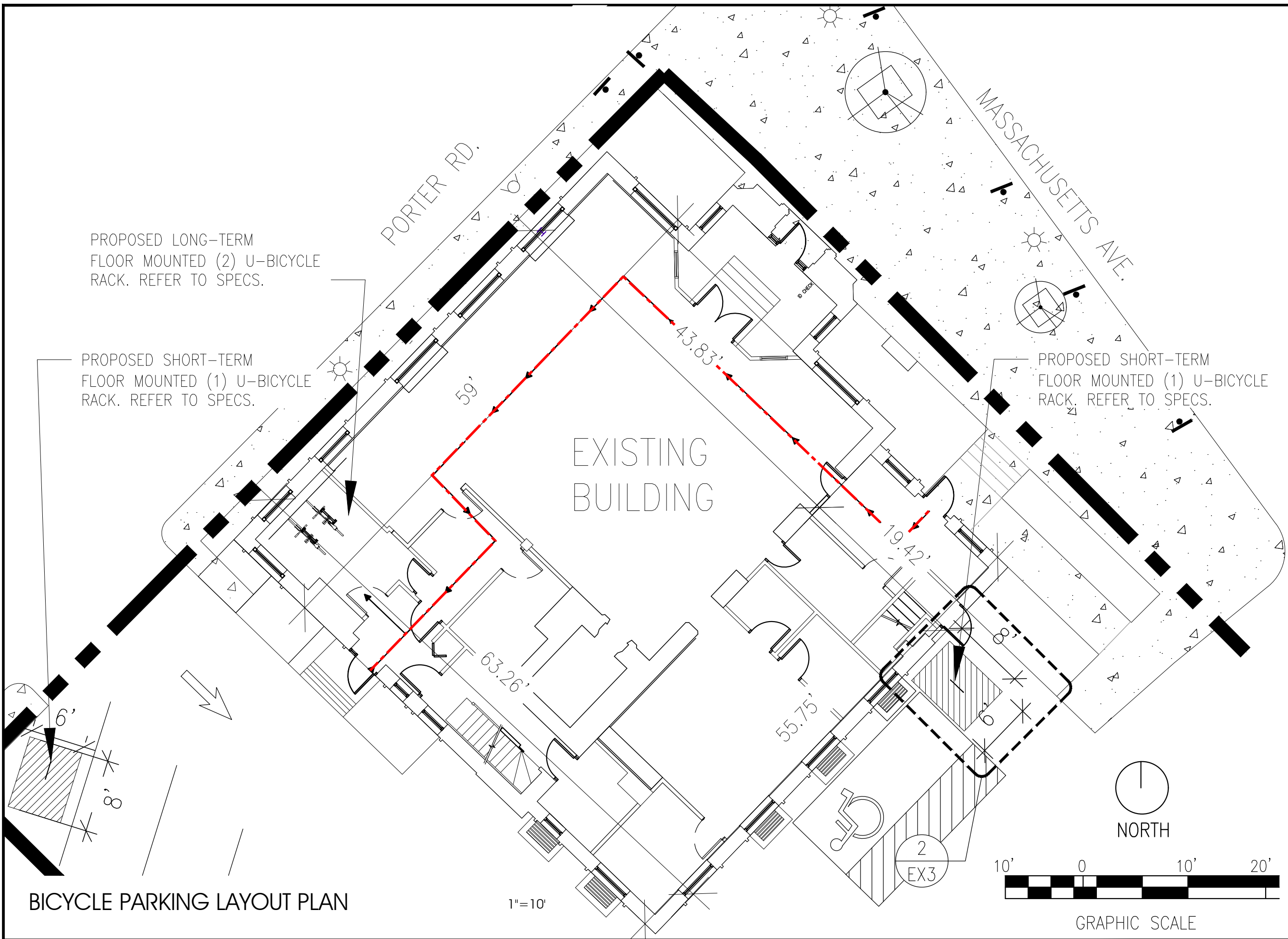
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PROJECT NO: 2021.1214
DATE: 2/25/2022

EX2
BICYCLE PARKING LAYOUT
CHECKED: CB DRAWN: KC



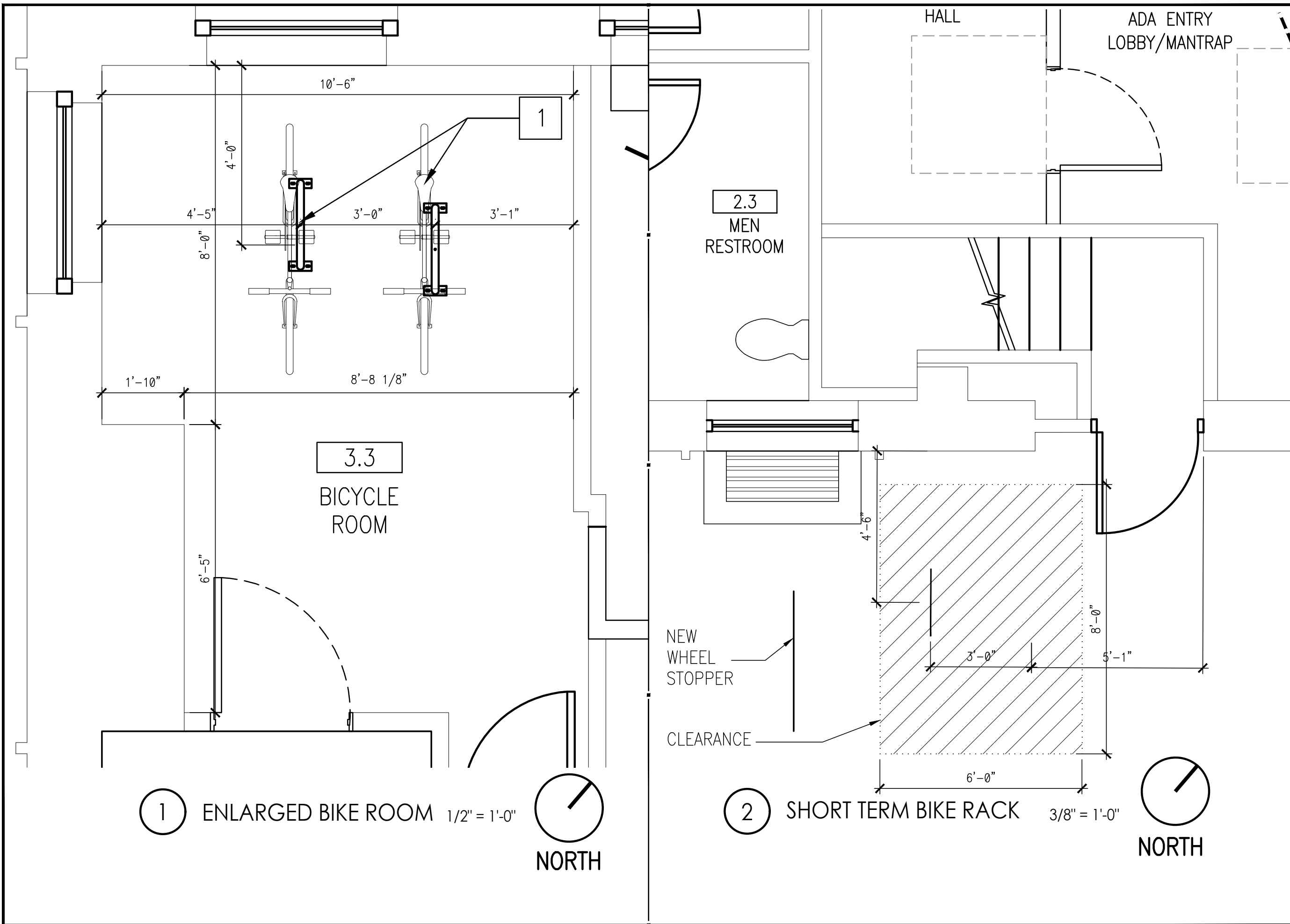
BICYCLE PARKING LAYOUT PLAN

1"=10'



GRAPHIC SCALE

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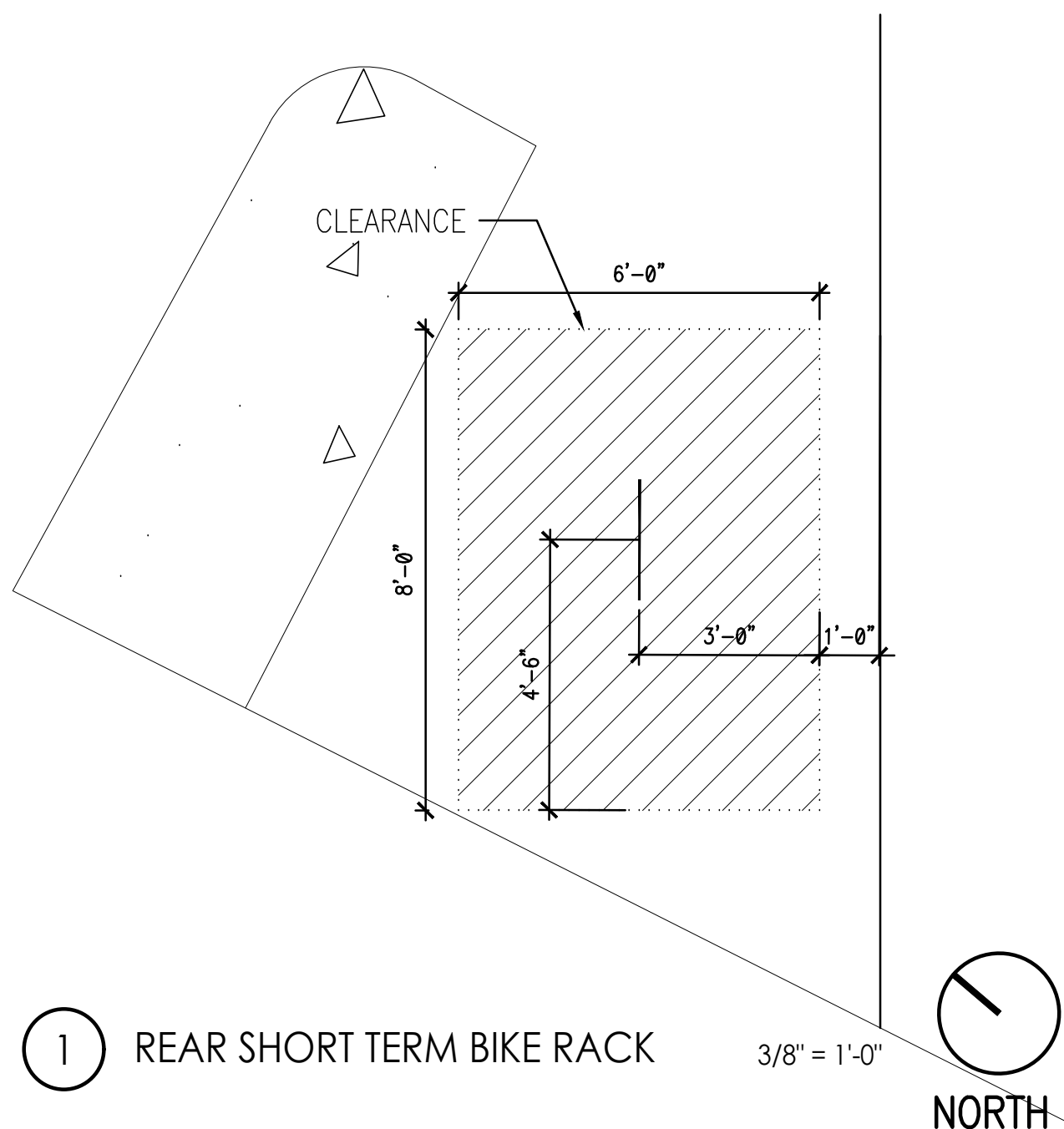
GREENESTREET
 1960 MASSACHUSETTS AVE.
 CAMBRIDGE, MA

PROJECT NO: 2021.1214
 DATE: 2/25/2022

EX3
 ENLARGED BICYCLE PARKING LAYOUT
 CHECKED: RW DRAWN: LS

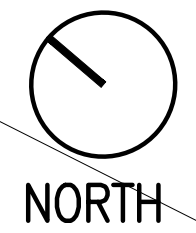
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P:\G\GreeneStreet\2021.1214 - 1960 Massachusetts Ave., Cambridge, MA\3 CAD & Drawings\1 Preliminaries\3 Civil\2021.1214 EX3 11x17.dwg, EX4 ENLARGED BICYCLE PARKING LAYOUT, 6/28/2022 6:25:45 PM, lausan, DWG To PDF.pc3, ANSI full bleed B (11.00 x 17.00 inches), 1



1 REAR SHORT TERM BIKE RACK

3/8" = 1'-0"



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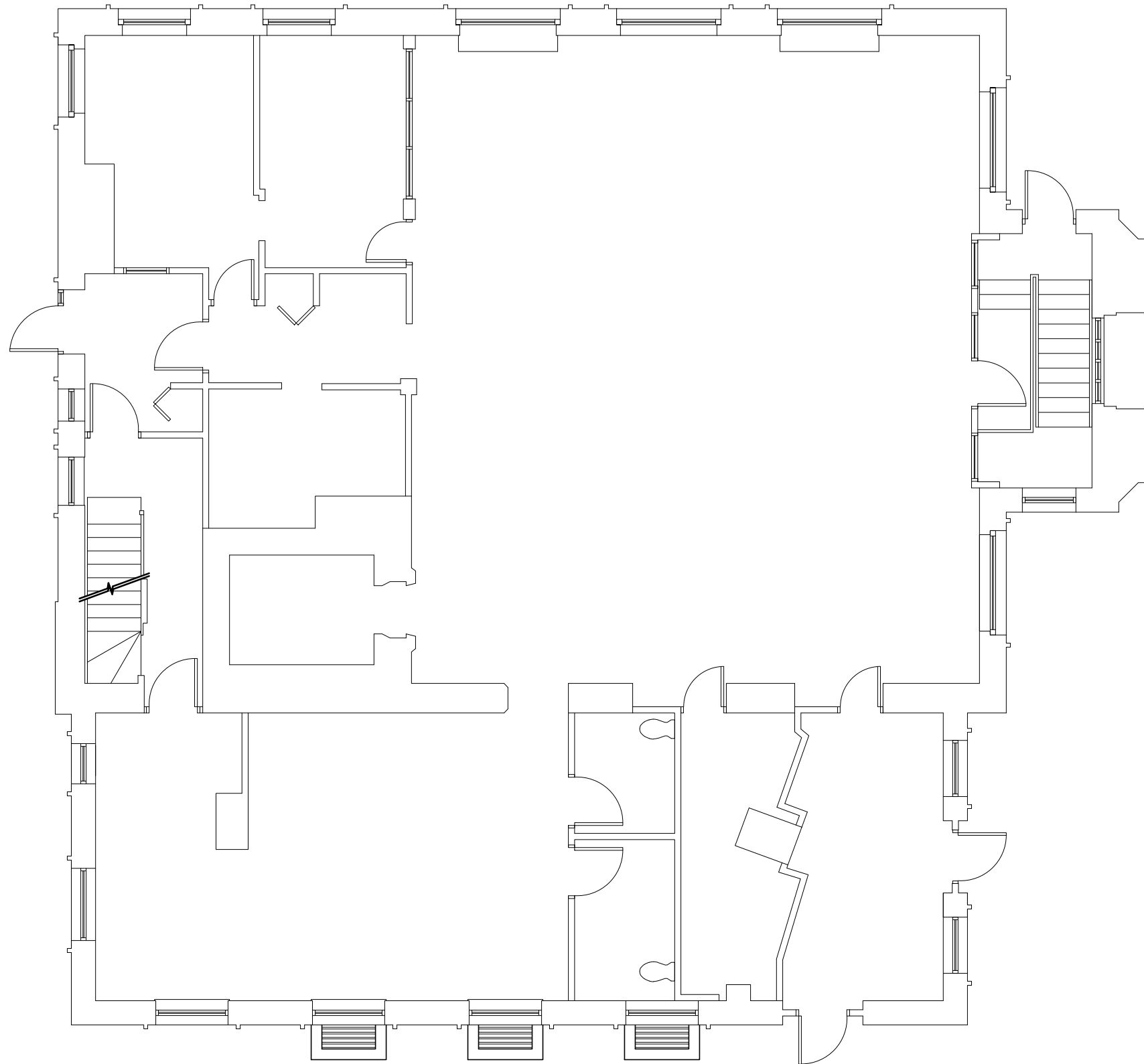
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PROJECT NO: 2021.1214
 DATE: 2/25/2022

EX4

ENLARGED BICYCLE PARKING LAYOUT
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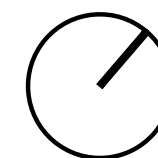
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1

EXISTING FIRST PLAN

1/8" = 1'-0"



NORTH



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GREEN STREET

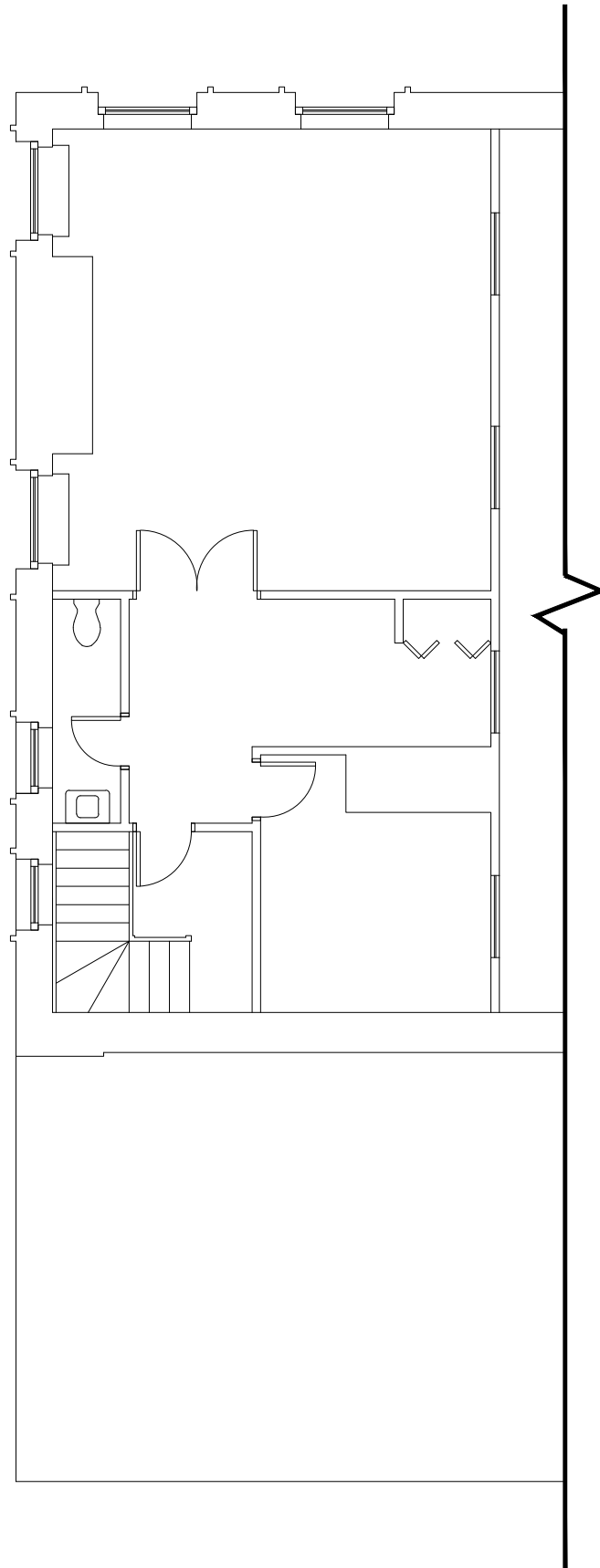
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PROJECT NO: 2021.1214
 DATE: 02/25/22

A0.0

EXISTING FIRST FLOOR PLAN
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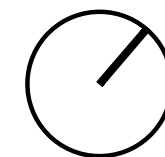
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1

EXISTING MEZZANINE PLAN

1/8" = 1'-0"



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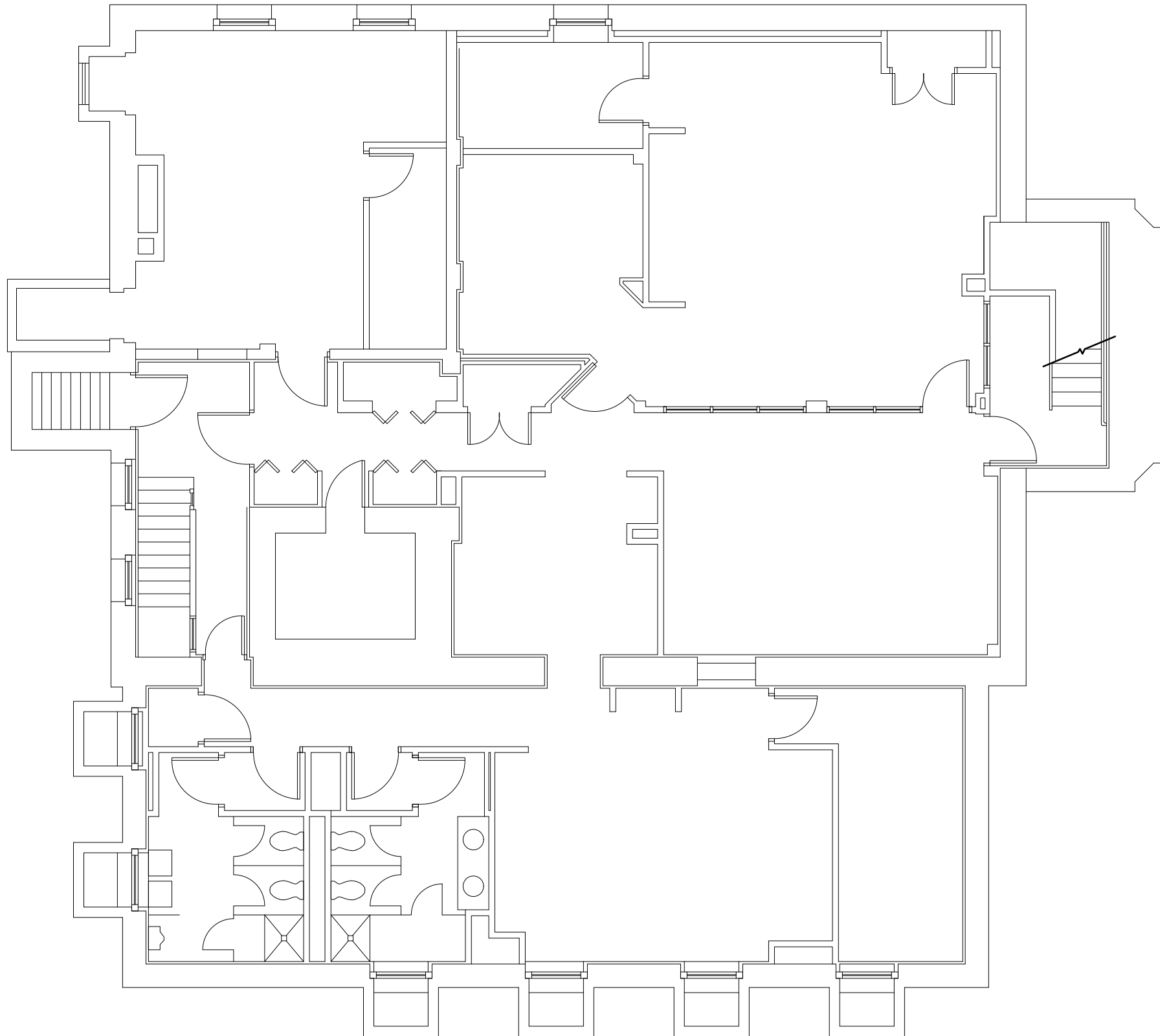
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A0.1

EXISTING MEZZANINE FLOOR PLAN
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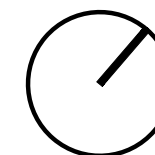
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1

EXISTING BASEMENT PLAN

1/8" = 1'-0"



NORTH



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GREEN STREET

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A0.2

EXISTING BASEMENT PLAN
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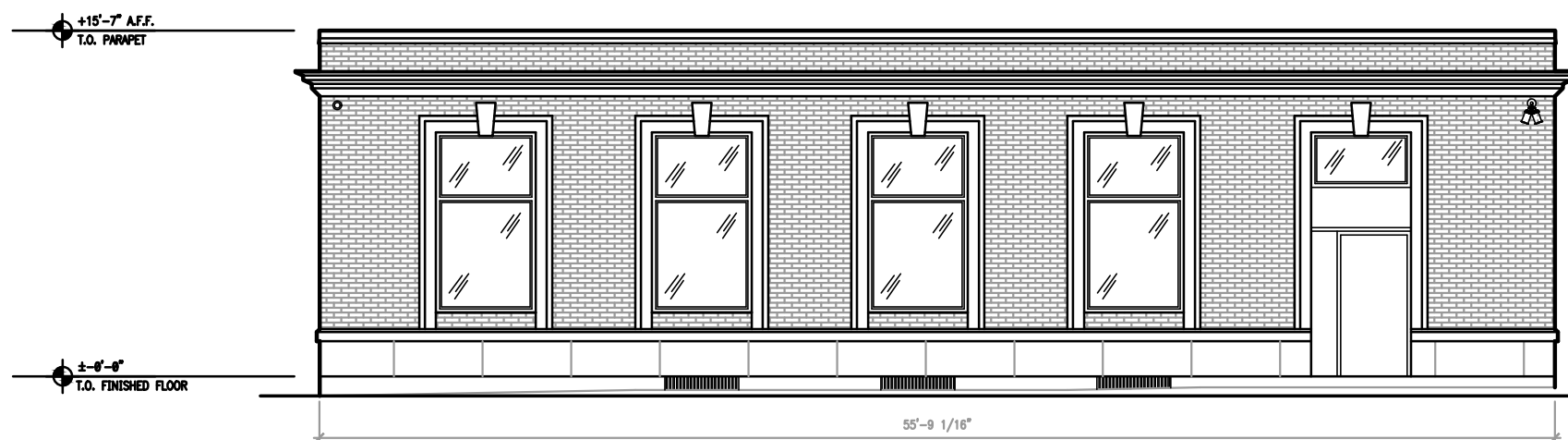
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A0.3
 EXISTING ELEVATIONS
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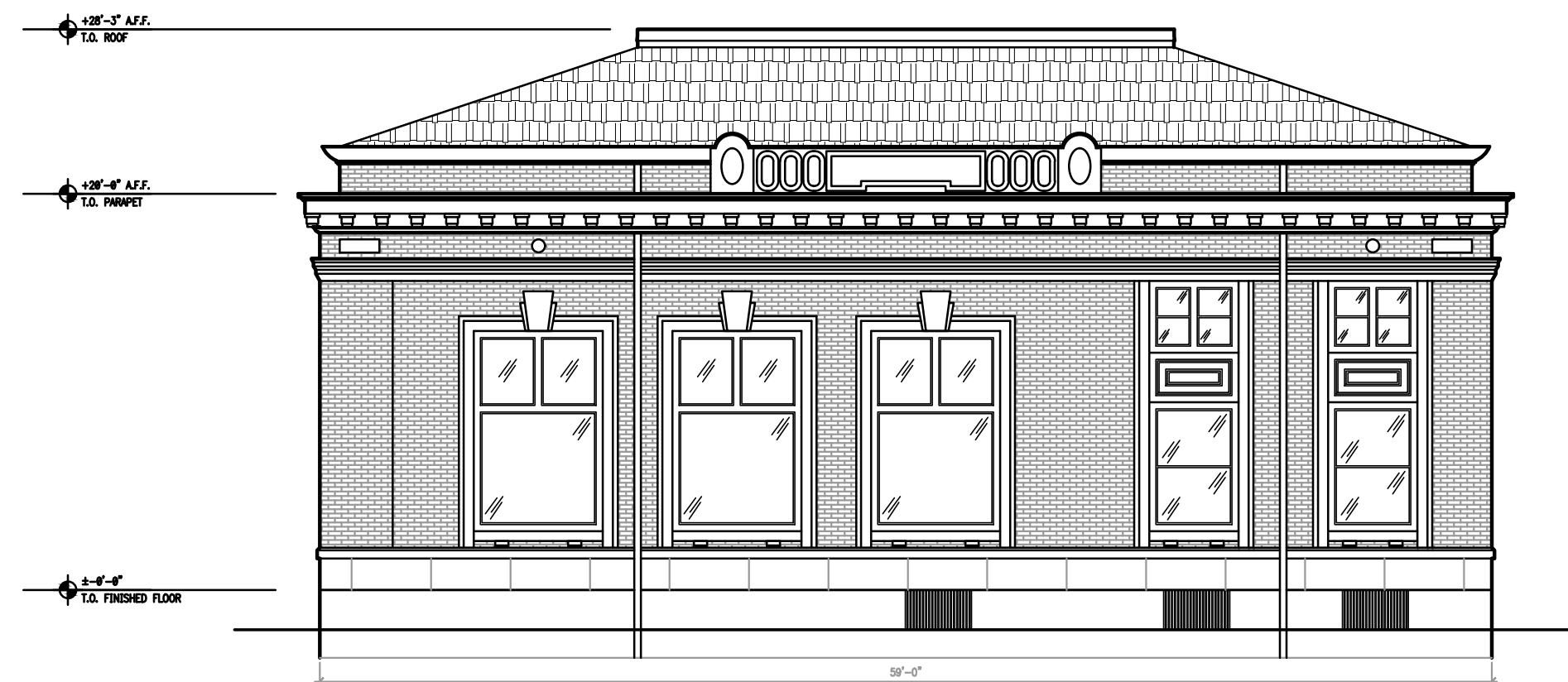
1 EXISTING EXTERIOR ELEVATION - FRONT 1/8" = 1'-0"



2 EXISTING EXTERIOR ELEVATION - LEFT SIDE 1/8" = 1'-0"



1 EXISTING EXTERIOR ELEVATION - REAR 1/8" = 1'-0"



2 EXISTING EXTERIOR ELEVATION - RIGHT SIDE 1/8" = 1'-0"

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 DATE: 02/25/22

A0.4
 EXISTING ELEVATIONS
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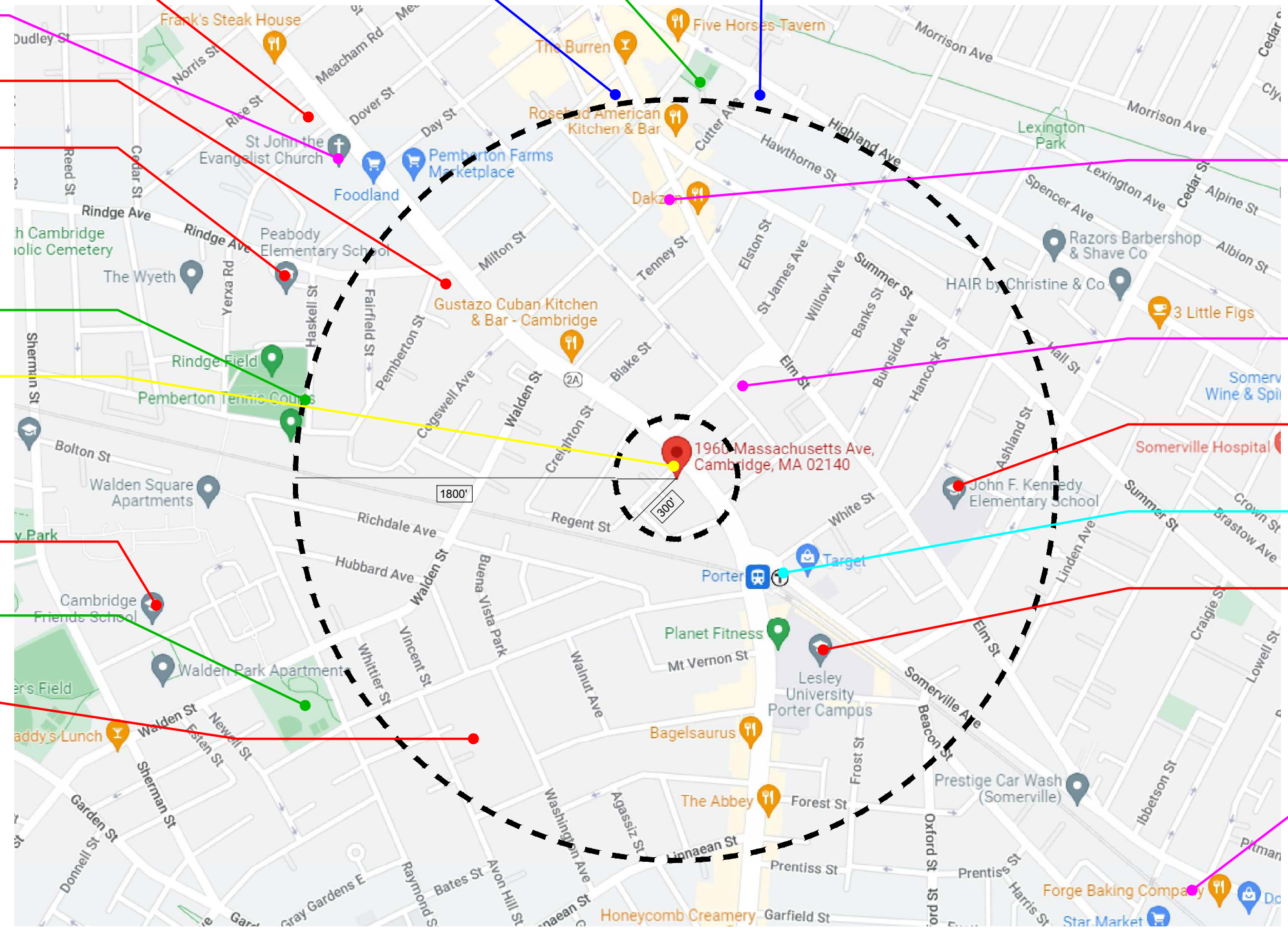
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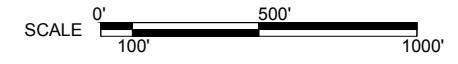
- WILD ROSE MONTESSORI SCHOOL
- ST. JOHN THE EVANGELIST CHURCH
- CAPUCINE MONTESSORI SCHOOL
- PEABODY ELEMENTARY SCHOOL
- RINDGE FIELD
- GREENE STREET 1960 MASSACHUSETTS AV.
- CAMBRIDGE FRIENDS SCHOOL
- RAYMOND PARK
- CAMBRIDGE NURSERY SCHOOL

- SIRA NATURALS MEDICAL MARIJUANA
- KENNEY PARK
- NORTHEAST SELECT HARVEST

- STEPSTONE CHURCH
- HOPE FELLOW CHURCH
- JOHN F KENNEDY ELEMENTARY SCHOOL
- PORTER SQ. "T" STATION
- LESLEY UNIVERSITY PORTER CAMPUS
- CHRISTIAN FELLOWSHIP OF BOSTON



- LEGEND**
- GREENE STREET
 - SCHOOLS K-12
 - MBTA TRAIN STATION
 - PLACES OF WORSHIP
 - PARK AND PLAYGROUNDS
 - CANNABIS STORE



① LOCUS MAP



NO	DATE	REMARKS

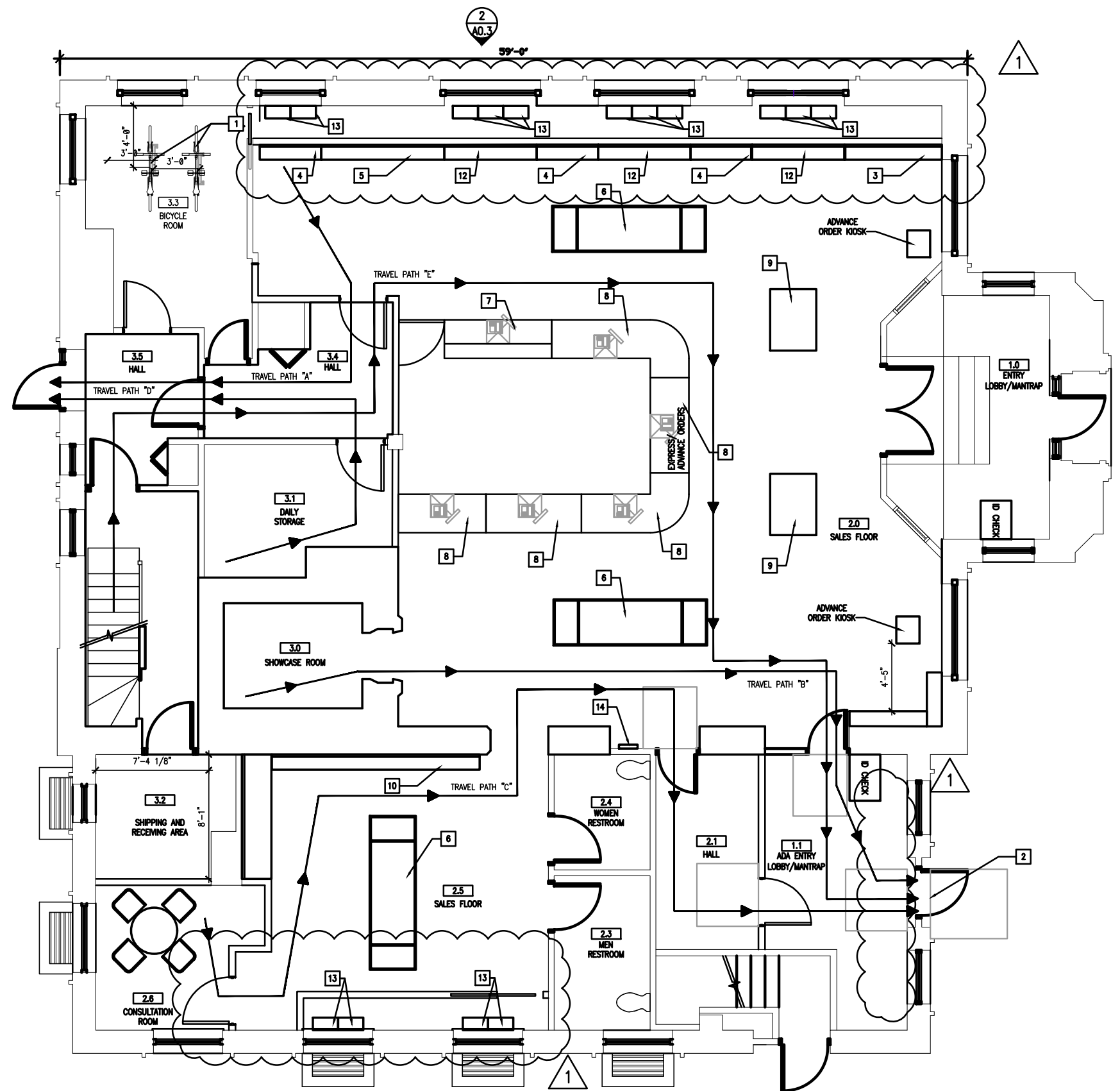
GREENE STREET

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A0.5
LOCUS CONTEXT MAP
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1 PROPOSED SCHEMATIC FIRST FLOOR PLAN 1/8" = 1'-0"



OCCUPANY LOAD

OCCUPANT LOAD ANALYSIS (CHAPTER 7 TABLE 7.3.1.2)
FIRE CODE NFPA 1 -2015 EDITION WITH MASSACHUSETTS AMENDMENTS

#	ROOM	SF	OCC. FACT.	MAX. OCC. LOAD	PROPOSED OCC. LOAD
1.0	ENTRY LOBBY/MANTRAP	56 *	3	19	8
1.1	ADA LOBBY/MANTRAP	86*	3	30	9
2.0	SALES FLOOR	1,494	60	25	
2.1	HALL	84	60	1	
2.3	MEN RESTROOM	62	60	1	
2.4	WOMEN RESTROOM	47	60	1	
2.5	SALES FLOOR	345	60	5	
2.6	CONSULTATION ROOM	103	100	1	
3.0	SHOWCASE ROOM	70	60	1	
3.1	DAILY STORAGE	94	300	1	
3.2	SHIPPING/RECEIVING	69	300	1	
3.3	BICYCLE ROOM	147	300	1	
3.4	HALL	84	60	1	
3.5	HALL	187	60	3	
TOTAL OCCUPANT LOAD				91	
TOTAL FIRST FLOOR PLAN GROSS AREA = 3,365 SQ.FT.					
*NET SQUARE FOOTAGE					

TRAVEL DISTANCE

- TRAVEL PATH "A" = 36'-6"
- TRAVEL PATH "B" = 54'-8"
- TRAVEL PATH "C" = 81'-6"
- TRAVEL PATH "D" = 36'-0"
- TRAVEL PATH "E" = 113'-0"

KEY NOTES

1. LONG TERM CYCLESafe COMMERCIAL BIKE RACK. MODEL "1/2" BIKE RACK. REFER TO CUTSHEETS FOR SPECS.
2. ADA EGRESS ENTRY/EXIT.
14. FLAT SCREEN TO SHOW REAL-TIME SCHEDULES FOR PUBLIC TRANSPORTATION

KEYNOTE #	CASEWORK TYPE	WIDTH	HEIGHT	LENGTH
3	WALL DISPLAY FIXTURE	22	24	76
4	WALL DISPLAY FIXTURE	22	24	48
5	WALL DISPLAY FIXTURE	22	24	96
6	LARGE DISPLAY TABLE	36	30	120
7	ADA CASH WRAP	30	22	84
8	CASH WRAP	30	34	74
9	SMALL DISPLAY TABLE	36	30	48
10	WALL DISPLAY FIXTURE	22	24	162
11	LIGHTBOX FIXTURE	7	60	48
12	WALL DISPLAY FIXTURE	22	24	72
13	DISPLAY CASE	9.8	20.1	19.7

ALL CASEWORK DIMENSIONS ARE IN INCHES

DISPLAY DETAIL

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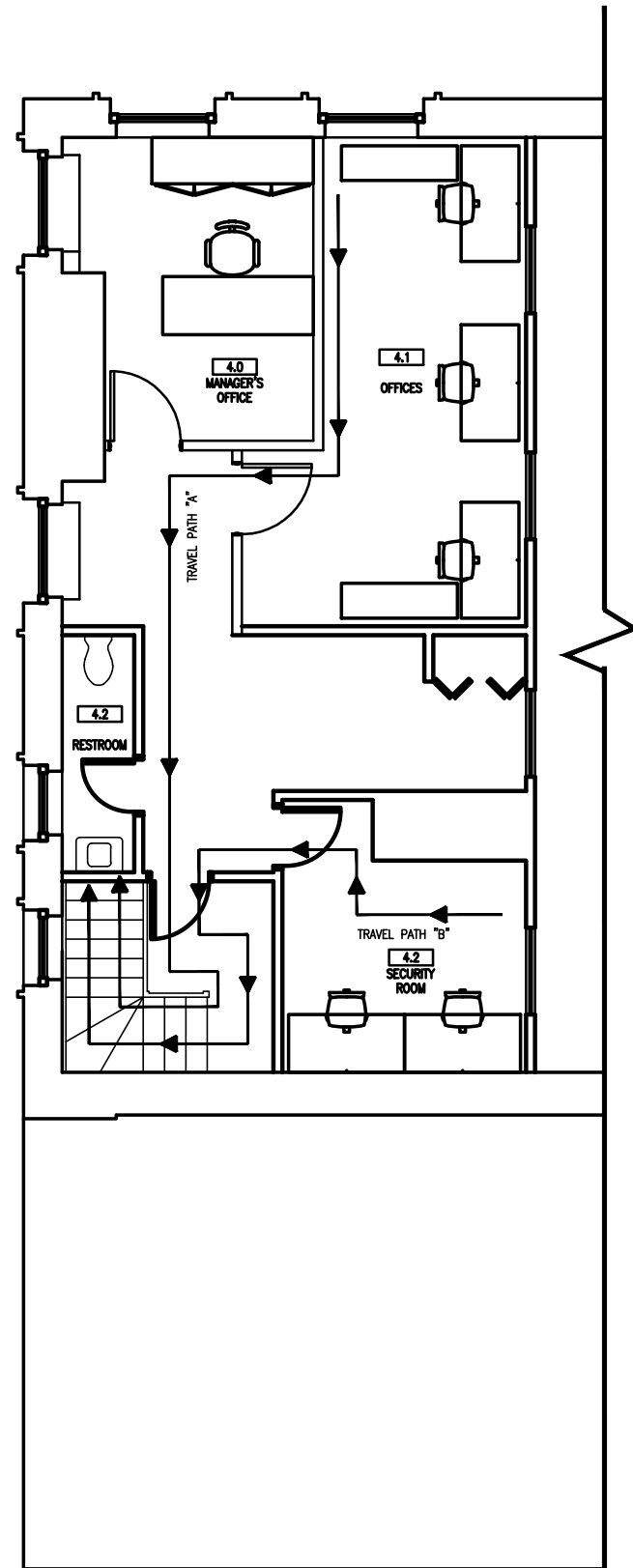
1 08/04/22 CDD COMMENTS
 NO DATE REMARKS
 REVISIONS

GREEN STREET
 1960 MASSACHUSETTS AV.
 CAMBRIDGE, MA 02140

PROJECT NO: 2021.1214
 DATE: 02/25/22

A1.0
 PROPOSED SCHEMATIC FIRST FLOOR PLAN
 CHECKED: RW DRAWN: LS

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OCCUPANT LOAD				
#	ROOM	SF	OCC. FACT.	OCC. LOAD
4.0	MANAGER'S OFFICE	128	100	1
4.1	OFFICES	211	100	2
4.2	SECURITY ROOM	106	100	1
4.3	RESTROOM	32	100	1
TOTAL OCCUPANT LOAD				5
TOTAL MEZZANINE PLAN GROSS AREA = 790 SQ.FT.				

TRAVEL DISTANCE

—— TRAVEL PATH "A" = 53'-8"

—— TRAVEL PATH "B" = 39'-4"

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 INTERPLAN ARCHITECTS LLC
 DAVID BOYCE, ARCHITECT
 LOUISE CRAVER, ARCHITECT
 LAUREL MARTIN, ARCHITECT
 KIMBERLY PAVLIK, ARCHITECT

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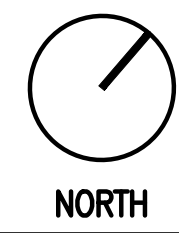
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 CAMBRIDGE, MA 02140

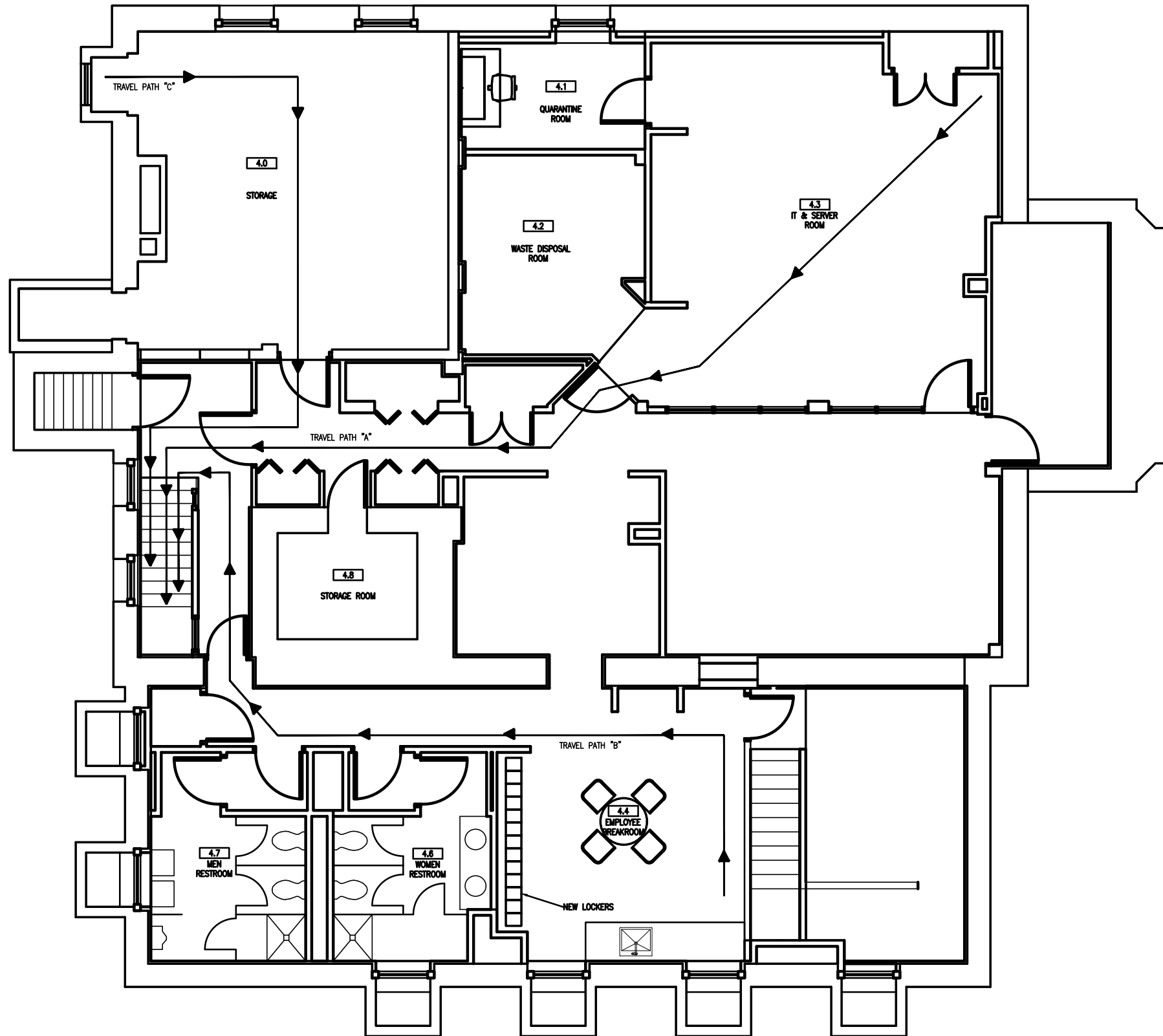
PROJECT NO: 2021.1214
 DATE: 02/25/22

A1.1
 PROPOSED SCHEMATIC MEZZANINE FLOOR PLAN
 CHECKED: RW DRAWN: LS

1 PROPOSED SCHEMATIC MEZZANINE FLOOR PLAN 1/8" = 1'-0"



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OCCUPANY LOAD				
#	ROOM	SF	OCC. FACT.	OCC. LOAD
4.0	STORAGE	433	300	1
4.1	QUARANTINE ROOM	81	100	1
4.2	WASTE DISPOSAL ROOM	147	300	1
4.3	IT & SERVER ROOM	507	100	5
4.4	EMPLOYEE BREAKROOM	267	100	2
4.6	WOMEN RESTROOM	124	100	1
4.7	MEN RESTROOM	130	100	1
4.8	STORAGE ROOM	66	300	1
TOTAL OCCUPANT LOAD				13
TOTAL BASEMENT PLAN GROSS AREA = 3,371 SQ.FT.				

TRAVEL DISTANCE

—— TRAVEL PATH "A" = 70'-10"

—— TRAVEL PATH "B" = 67'-6"

—— TRAVEL PATH "C" = 52'-9"

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 LOUISE CRAVER, ARCHITECT
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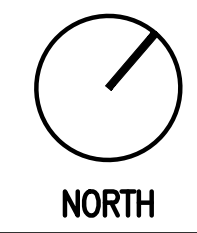
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REVISIONS		

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PROJECT NO: 2021.1214
 DATE: 02/25/22

A1.2
 PROPOSED SCHEMATIC BASEMENT FLOOR PLAN
 CHECKED: RW DRAWN: LS

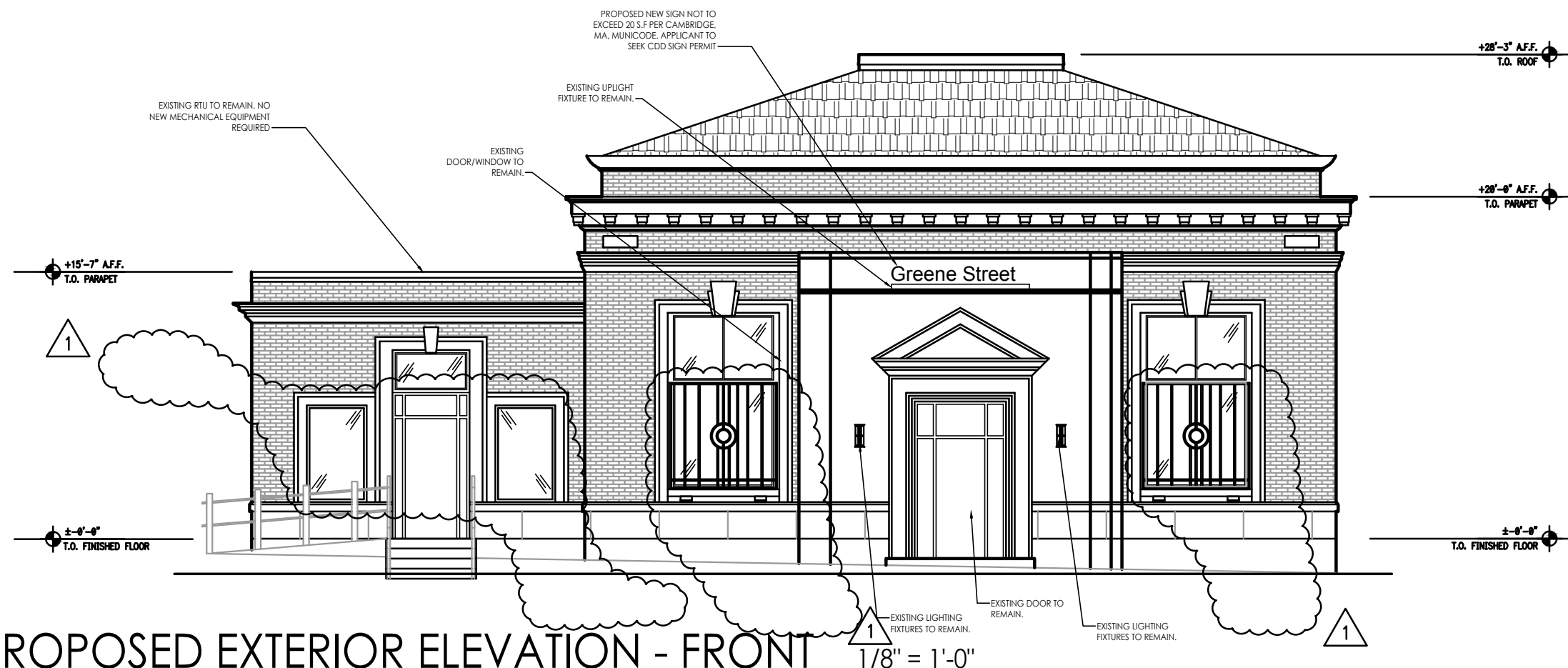
① PROPOSED SCHEMATIC BASEMENT FLOOR PLAN 1/8" = 1'-0"



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1 PROPOSED EXTERIOR ELEVATION - FRONT

1/8" = 1'-0"



2 PROPOSED FRONT RENDERING

1/8" = 1'-0"



3 PROPOSED SIDE RENDERING

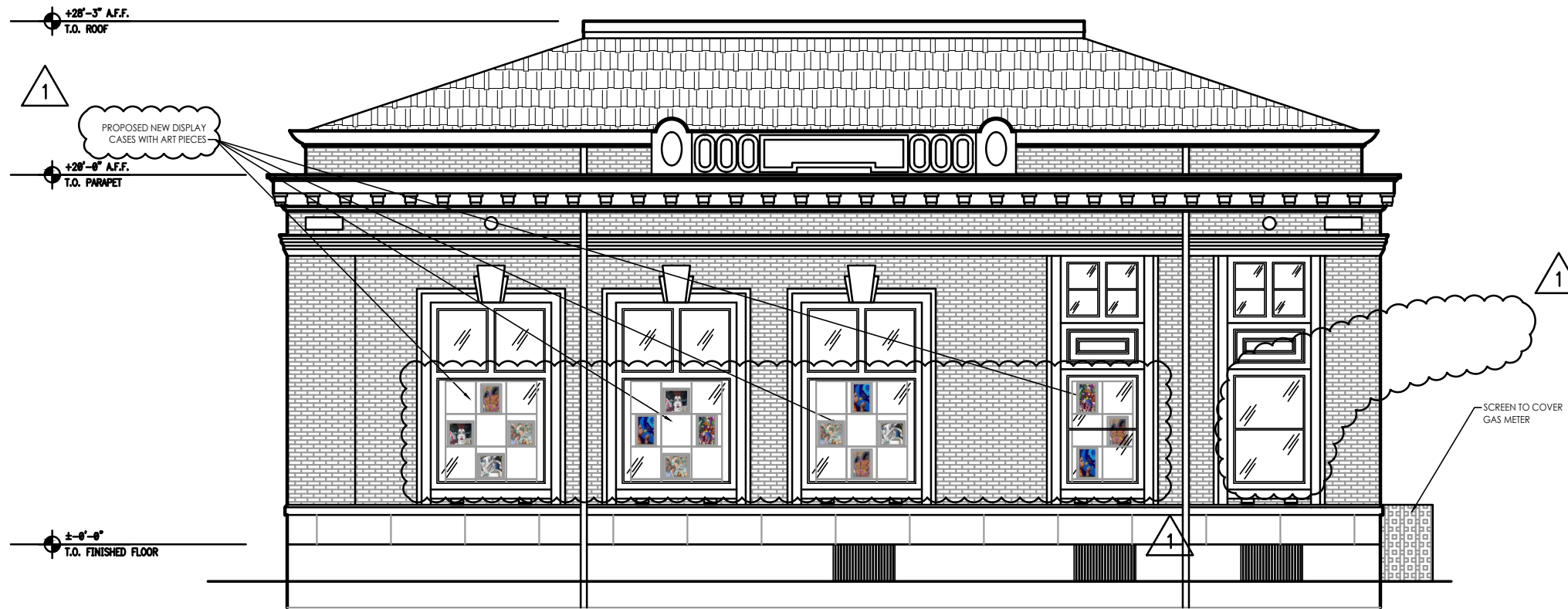
1/8" = 1'-0"

NO	DATE	REMARKS
1	08/04/22	CDD COMMENTS

GREEN STREET
 1960 MASSACHUSETTS AV.
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PROJECT NO: 2021.1214
 DATE: 02/25/22

A1.3
 PROPOSED EXTERIOR ELEVATIONS
 CHECKED: RW DRAWN: LS



1 PROPOSED EXTERIOR ELEVATION - SIDE 1/8" = 1'-0"



2 PROPOSED SIDE RENDERING 1/8" = 1'-0"

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1	08/04/22	CDD COMMENTS

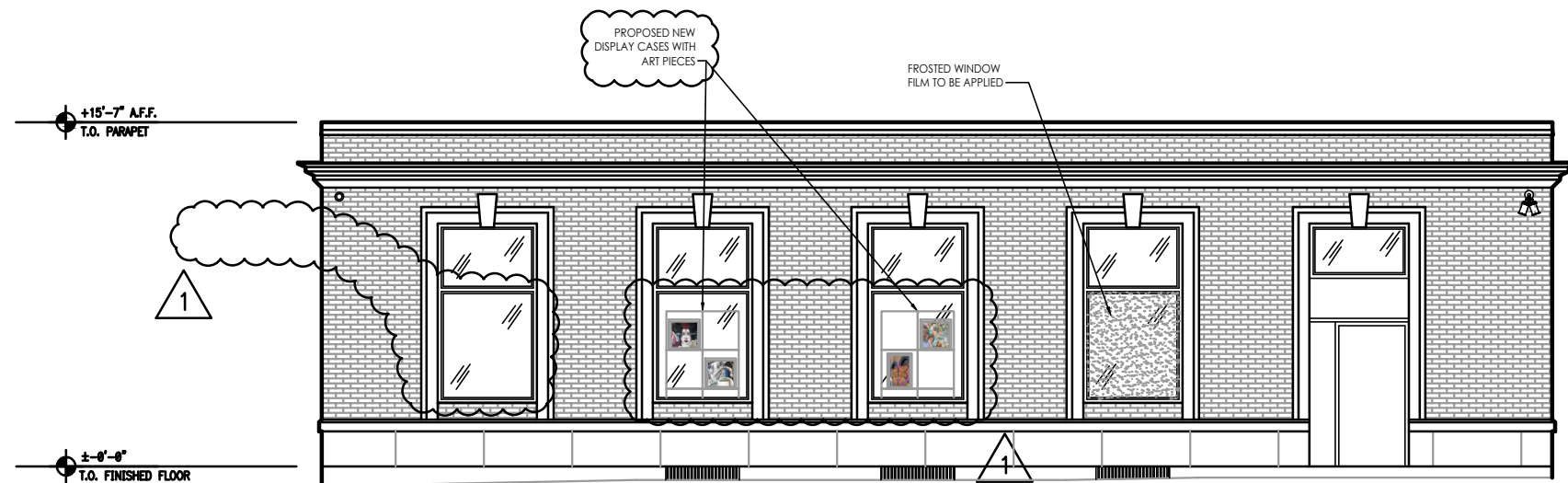
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A1.3.1
 PROPOSED EXTERIOR ELEVATIONS
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1 PROPOSED EXTERIOR ELEVATION - SIDE 1/8" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - REAR 1/8" = 1'-0"

NO	DATE	REMARKS
1	08/04/22	CDD COMMENTS

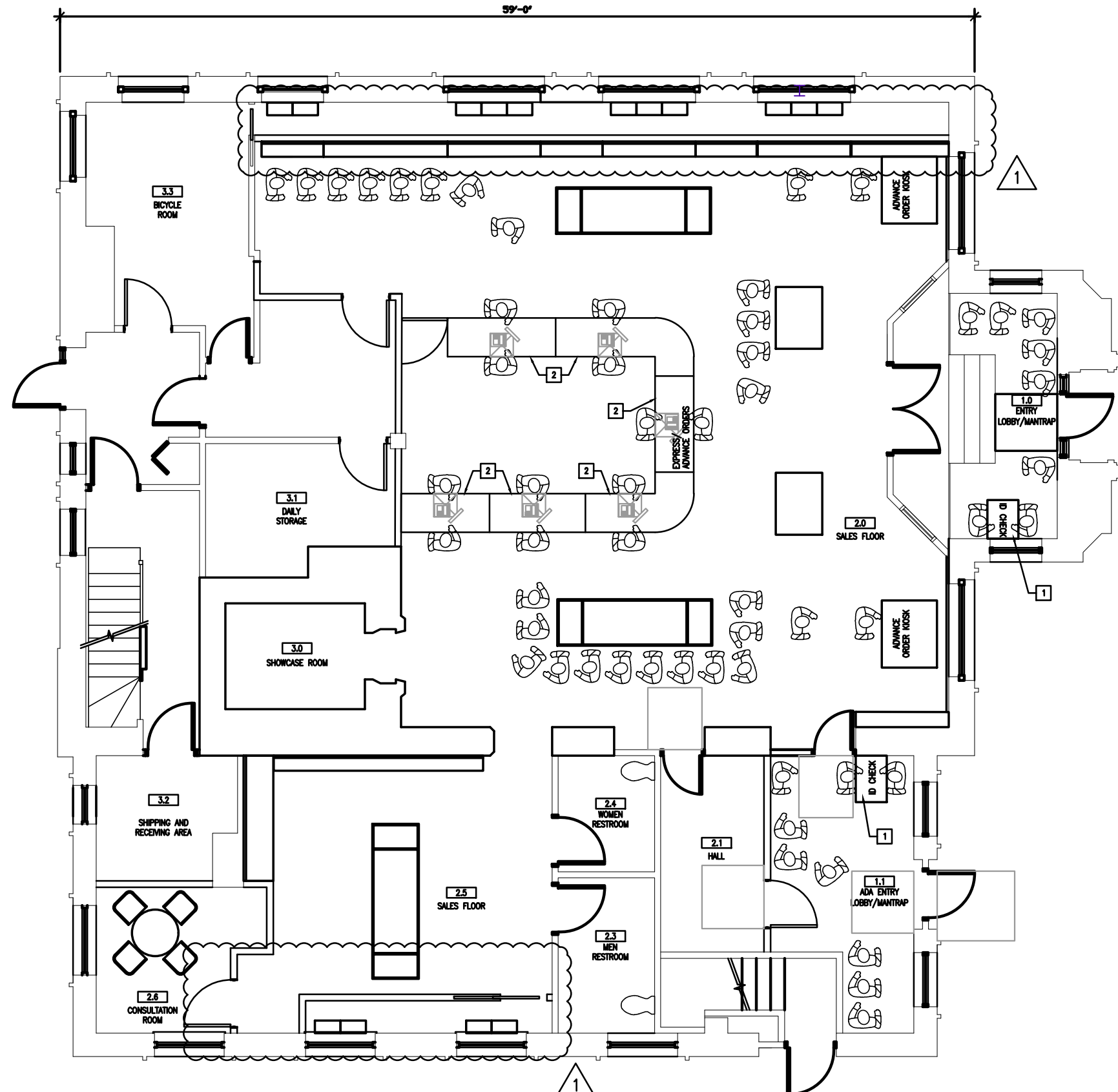
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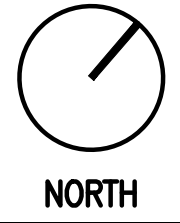
A1.3.2
 PROPOSED EXTERIOR ELEVATIONS
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1 CUSTOMER QUEUING PLAN 1/8" = 1'-0"



NO	DATE	REMARKS
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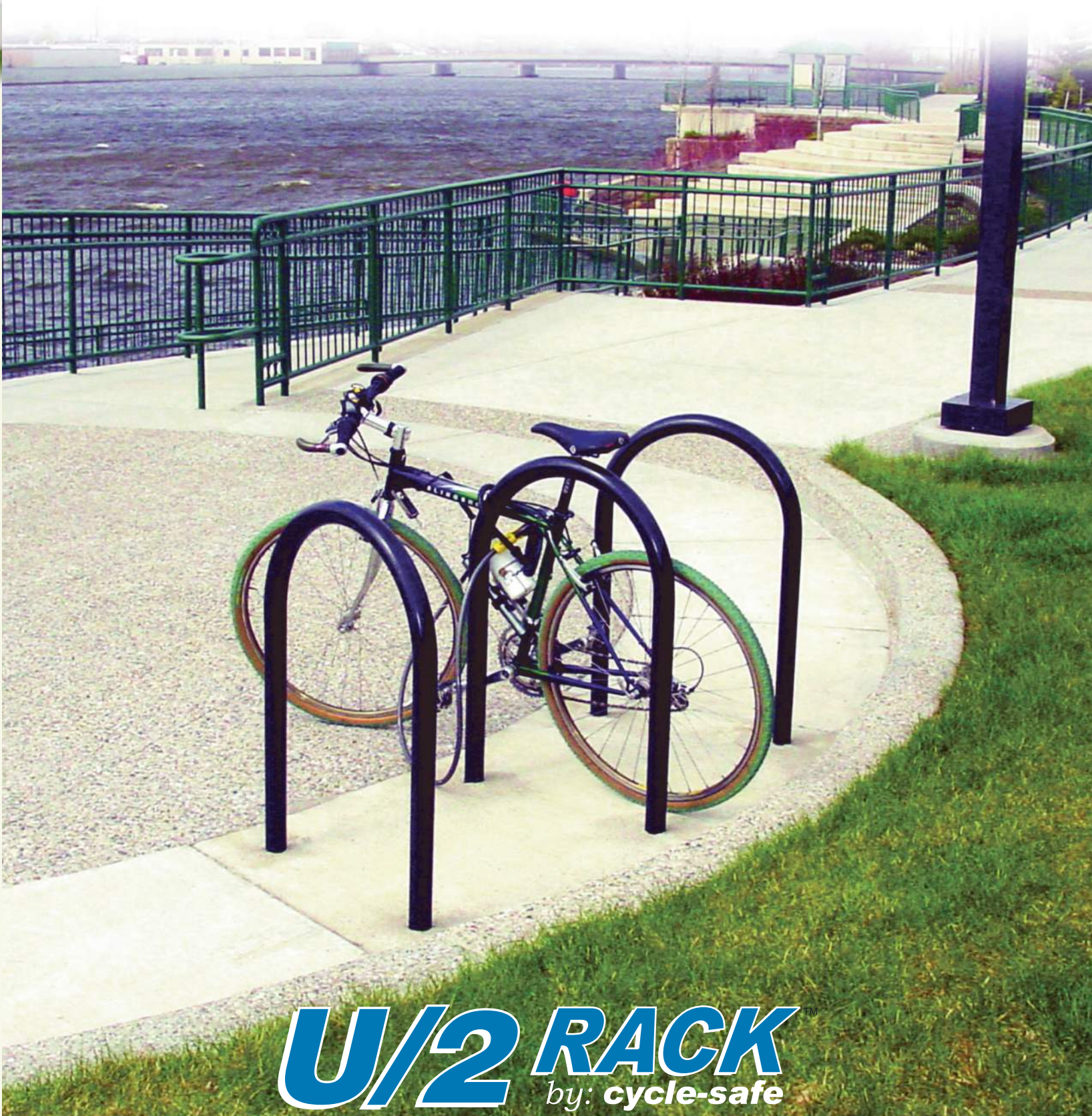
A1.4
 CUSTOMER QUEUING PLAN
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CycleSafe[®]
SECURE BICYCLE PARKING

Cycle-Safe Maintenance-Free U/2™ Bike Racks



U/2 RACK[™]
by: **cycle-safe**

Durable and Maintenance-Free

Cycle-Safe® inverted U/2 bicycle racks provide leading edge coating technology and offer the best solution for short-term bicycle parking. The one-bend bike rack design accommodates two bicycles per rack and is widely regarded as the recommended standard for space efficiency and bicycle protection. Cycle-Safe bike racks are completely coated with a thick, rubberized plastisol coating over schedule 40 steel pipe for maximum corrosion resistance, impact resistance, and protection of bicycle finish. This combination has proven to resist rust, scratches and dents better than any other finish.



Superior Design for Better Safety

Cycle-Safe U/2 racks provide lean to support with more stability for the bicycle frame than front wheel holders or ribbon type racks which do not support the bike frame in two places. The clean lines of the One-Bend inverted-U rack design are safer for pedestrian traffic with bikes parked securely in a uniform fashion. U/2 racks accommodate more bicycles per square foot to increase bike parking capacity. Bicycle racks are typically installed directly into a slab which results in additional strength and permanence to bolster user confidence. Bicycle frame should be secured to the rack with a standard U lock for optimal security.

U Lock Compatible



Aesthetically Pleasing

The Cycle-Safe U/2 rack is symmetrically designed to resemble the commonly used "U" locks and are aesthetically pleasing to blend with any environment. All racks leave the bicycle vulnerable to theft of components and vandalism, bike lockers are the preferred choice for protection and security. Coating performance of all metal racks vary widely, the best long term solution is a thick jacketed plastisol coating as provided by Cycle-Safe. Our standard U/2 rack finish is a black plastisol coating, or TGIC polyester powder coat finishes are available in a variety of custom colors. Cycle Safe offers the best finishes that maintain quality that an owner can depend on for years.

In-ground Installation

Model	M U/2 In Ground	U/2 W/Cross Bar
U/2	12700G	12700GB

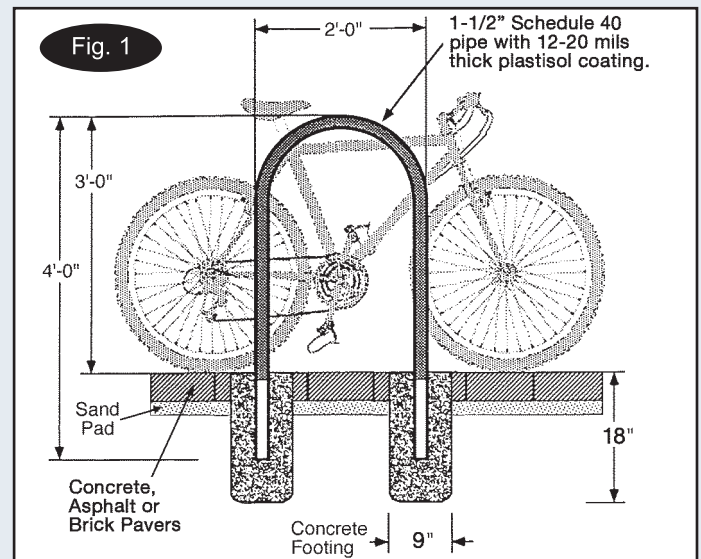
Inverted U/2 Rack, IN-GROUND/ 2 Bicycle Capacity

Recommended installation methods for in-ground style rack: If installing on existing concrete, Cycle-Safe® U/2 Bike Racks can be anchored with a non-shrink grout poured into a 4" or 6" diameter by 12" deep core drilled holes. In-ground installations for new improved surfaces 9" Sonotube forms can be put in place to create 18" footings. U/2 inverted-U racks come in optional square pipe or in two-bend configurations.

[Download Specifications & Images at www.cyclesafe.com](http://www.cyclesafe.com)

In-ground Installation

This is the standard for new construction and the most secure type of inverted-U installation. Existing concrete surface may be core drilled with a 3"-4" hole saw and filled with quikcrete or a construction adhesive.



Surface Mount Installation

Model	U/2 Surface	U/2 W/Cross Bar
U/2	12700S	12700SB

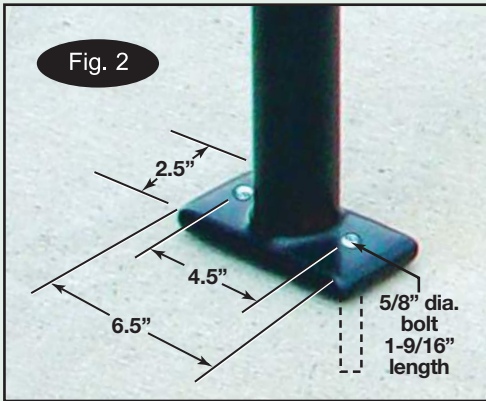


Fig. 3



3/8" SS drop in anchor for 3/8" x 1" SS anchor bolt

Drop in Anchor

Inverted U/2 Rack, SURFACE-MOUNT / 2 Bicycle Capacity

Recommended Installation:

Cycle-Safe Surface mount U/2 Bike Racks can be anchored with tamper resistant concrete anchor screws and a Drop in anchor system (figure 3). All inverted-U racks come with optional square pipe.



Cycle-Safe Square Pipe Surface Mount U/2 Rack

12810S



12700S

12700SB

Cycle-Safe Surface Mount U/2 Racks

Rail-Mount Installation

Model	Six foot C-Rails
U/2 Rail	12700SR

NOTE: The Rails and Surface-Mount (12700S) inverted-U racks are included.

Inverted U/2 Rack, RAIL-MOUNT / 2 Bicycle Capacity

The Cycle-Safe Rail-Mount inverted-U modular design can be placed in areas where permanent anchoring is not desired. Simply use the 6 foot C-rail and place racks on top, securing with supplied tamper resistant hardware, 3/8" x 1-1/2" SS screw with clamping nut. (see fig. 4)



Fig. 4

Rail-Mount Inverted-U/2 Rack



12700SR

The Rail-Mount inverted-U option creates a portable rack system. It can be placed at any location and moved for cleaning snow or debris. This versatile rack system can be furnished with additional rails to create longer rows. Rails can be anchored with tamper resistant concrete anchor systems. (see fig. 3)

The Rail-Mount option can be used with standard one-bend, Vintage Rack styles, two-bend or optional square pipe models.

U/2 Square In Ground	U/2 Square Surface
12810G	12810S

Cycle-Safe Maintenance-Free U/2 Bike Racks



Cycle-Safe U/2 Racks Are The Standard:

Cycle-Safe bicycle racks are designed to provide safety for users and to fit into any urban environment. The Cycle-Safe engineering team has developed three variations for installation to accommodate your needs: In-ground, Surface-Mount, or Rail-Mount.

How to Specify Bike Racks

Bicycle rack part (indicate model and installation type), as manufactured by Cycle-Safe, Inc.

- 1-1/2" SCHD. 40 PIPE (2" O. D.), bent in the shape of an inverted "U" to a 24" outside radius of standing 36" high.
- Coating to be black plastisol rubberized applying 12-20 mils thick jacket.
- Standard Color-Black
- Texture-regular grain
- Gloss-semi-gloss (optional textured)
- Tensile Strength-1800 PSI min.
- Resistance to abrasion
- Salt Spray Resistance to >2000 hours
- Hardness (Shore D) ASTMD 2240 – Results 52
- Custom colors available with TGIC polyester powder coat finishes upon request
- Installation Options: In-ground (G), Surface-Mount (S), Rail-Mount (R)

Visit our Web site for information and images...

www.cyclesafe.com

Download complete specifications for each rack in Word format.



Cycle-Safe also manufactures bike lockers and a wide range of bicycle locker accessories.

Please call or visit our web site for details. www.cyclesafe.com

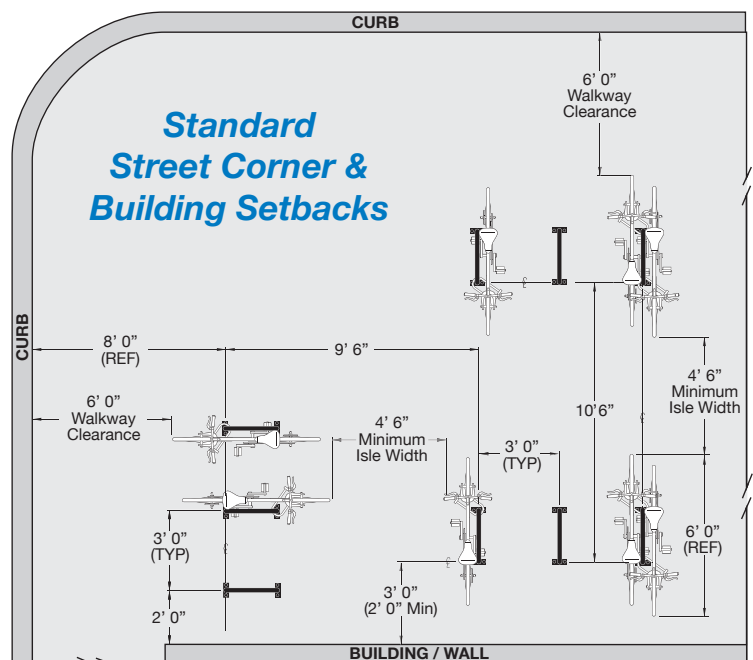
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Installation Layouts & Space Requirements:

Based on recommendations from the Association of Pedestrian and Bicycle Professionals and over 26 years in the bike parking industry, the following diagrams show typical configurations and space allowances for installations of multiple bike racks.

The minimum space between each rack is 3'0", more if possible to allow for ease of access. Aisles separate the rows of racks, with a minimum between aisles to be 4'-6", to allow for one person to walk one bike. In high traffic areas, the recommended aisle width is 6'-0". Aisle widths are measured tip to tip of bike tires between the rows of racks. Six feet should be allowed for each row of parked bicycles. Conventional upright bicycles are just less than 72 inches long, with handlebar widths varying from 22"-27" and can be easily accommodated with these recommended spacings.



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CR-066 Boutique Shop Window Display Case Metal Frame LED Light

High Quality Fashion Store Wall Mounted Showcase with LED Light and Metal

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Boutique Window Display

CR-066 is a high quality boutique store wall mounted window display case with LED light. It is apply to display fashion products such as bags, shoes, accessories and etc. The showcase is made of very nice brushed stainless steel electroplating gold finish for frame, and MDF in matt white for bottom board. It contains LED strip underneath the top to light up the products.

The product is available for custom made.

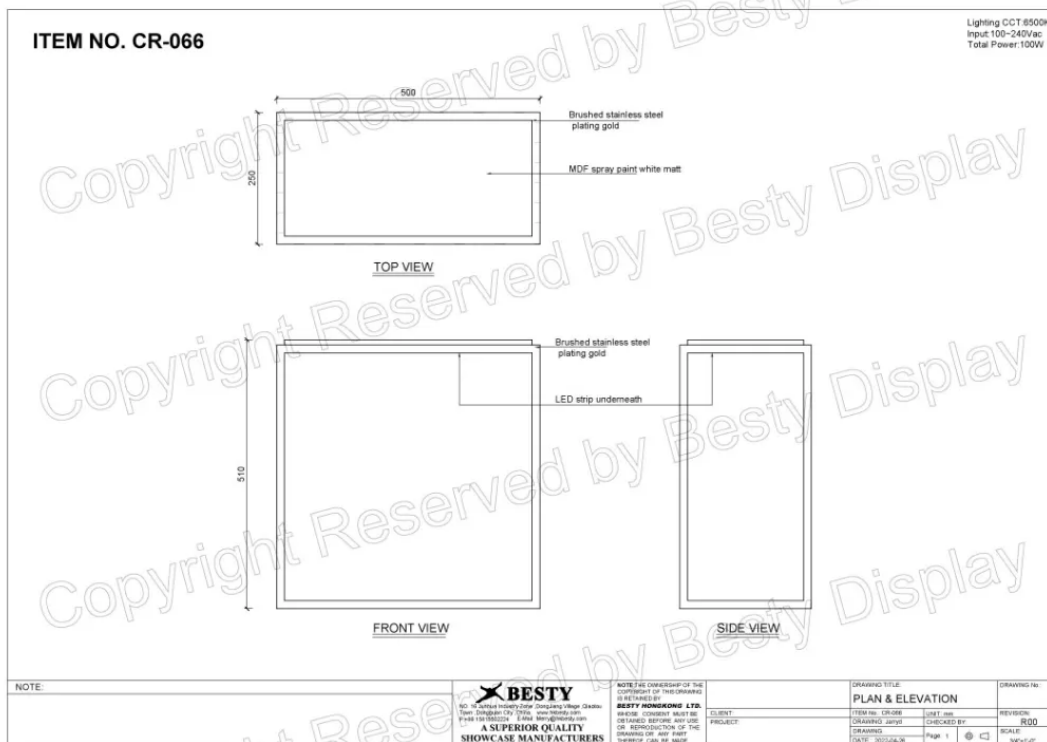
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SPECIFICATIONS

- Product Size**
 500mm(19.7")W*510mm(20.1")D*250mm(9.8")H
- Material** Metal, MDF
- Metal Finish** Brushedd Stainless Steel
 Electroplated Gold Finish
- Color** Matt White
- Application** Bags, Shoes, Accessories
- Custom Made** Available
- Customized Part** Material, Color, Measurement.
- Production Time** 45 days

MEASUREMENT

This is the measurement of CR-066 boutique store wall mounted window display case with LED light for reference.



Series: [CR-061](#) | [CR-062](#) | [CR-063](#) | [CR-064](#) | [CR-065](#) | [CR-066](#) | [CR-067](#)

Metal Partitoin Wall: [MPW-09](#) / [MPW-10](#)

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