



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: 98 Winthrop Street, Unit 1, Cambridge, MA 02138

Zoning District: Business B District, MMD-4 Overlay District

Applicant Name: Healthy Pharms, Inc.

Applicant Address: 401 East Main Street, Georgetown, MA 01833

Contact Information: 508-207-3979 gnat911@gmail.com

Telephone # Email Address Fax #

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

Special Permit to operate a Registered Marijuana Dispensary pursuant to §§ 10.43 and 20.700 of the Cambridge Zoning Ordinance.

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

Special Permit Project Narrative, Exhibit A - Service Area Map, Exhibit B - Transportation Analysis, Exhibit C - Context Map, Exhibit D - Plans and Photographs, Exhibit E - Architectural Drawings, Exhibit F - DPH Submissions, Community Engagement Summary

Signature of Applicant: Nathan Swill 20 Jan 17

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

Date

Signature of CDD Staff

OWNERSHIP CERTIFICATE

Project Address: 98 Winthrop Street, Unit 1

Application Date: 1/23/17

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

I hereby authorize the following Applicant: Healthy Pharms, Inc.
at the following address: 401 East Main St., Georgetown, MA
to apply for a special permit for: Operation of a RMD
on premises located at: 98 Winthrop St., Unit 1, Cambridge, MA
for which the record title stands in the name of: Timbuktu Real Estate LLC
whose address is: 10 Eliot Street, Cambridge, MA

by a deed duly recorded in the:

Registry of Deeds of County: _____ Book: _____ Page: _____
OR Registry District of the Land Court,
Certificate No.: 247928 Book: 1481 Page: 27

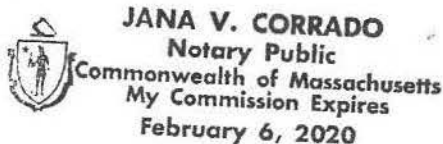
[Signature] *Manager*
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Paul Overgaag personally appeared before me,
on the month, day and year Jan 20th 2017 and made oath that the above statement is true.

Notary: Jana V. Corrado
My Commission expires: 2/6/20



FEE SCHEDULE

Project Address:

Application Date:

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

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

Fee Calculation

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

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

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

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

DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

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

Healthy Pharms, Inc.
Special Permit Application to Operate a Registered Marijuana Dispensary
January 23, 2017

A. PROJECT OVERVIEW

Healthy Pharms, Inc. (the “Applicant”), a non-profit corporation, is seeking a Special Permit pursuant to §§ 10.43 and 20.700 to operate a Registered Marijuana Dispensary (“RMD”) at a portion of the property located at 98 Winthrop Street in Cambridge. The proposed RMD will be a 1,250 square foot retail-only facility, with all cultivation and processing of marijuana and marijuana infused products (“MIPs”) to occur at the Applicant’s facility in Georgetown, MA. The proposed RMD will be located in the side and rear portion of an existing Harvard Square restaurant, The Red House, which is owned by a Limited Liability Company that is operated by one of the Applicant’s principals.

The Applicant’s proposed RMD will be a tightly controlled, secure facility aimed at providing the local patient population with effective and affordable medical marijuana. The entrance to the proposed RMD will be located on the southern side of The Red House and will be staffed with a security agent at all times during operating hours. Registered patients will enter the facility through a secure entry-trap after presenting valid patient registration, and then will be required to again present patient registration along with another form of government issued ID before being let into the dispensary. Once a patient consults with a RMD agent and selects and purchases medical marijuana, the patient will be required to exit the premises and will not be permitted to loiter. Patients will be educated regarding applicable laws and regulations, including laws and regulations prohibiting consumption at the RMD and in public.

The Applicant’s proposed RMD is located in the Medical Marijuana Overlay District 4 (MMD-4) and the underlying Business B District. As is described in this application, the Applicant’s proposed facility complies with all applicable zoning regulations. The applicable Special Permit criteria of the Cambridge Zoning Ordinance are addressed below, beginning with the general criteria of § 10.43 and continuing with the RMD-specific criteria of § 20.700.

B. GENERALLY APPLICABLE CRITERIA FOR APPROVAL OF A SPECIAL PERMIT

Pursuant to 10.43 of the Cambridge Zoning Ordinance, 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, or

As is described in the Applicant’s Special Permit application and corresponding documentation, the Applicant’s proposed RMD will comply with all applicable sections of the Cambridge Zoning Ordinance, including §§ 10.43, 10.47, 20.703, 20.704, and 20.705.

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

Traffic generated and patterns of access and egress will not cause congestion, hazard, or a substantial change to the neighborhood character. The Applicant anticipates approximately 65 – 120 patient visits per day. Of those visits, the Applicant anticipates that approximately 55% will travel by public transit, 35% will travel by vehicle, and 10% will travel by bicycle. Given that the proposed RMD will be located on Winthrop Street, which is closed to vehicles between 11:00AM and 2:00AM, vehicle traffic will be dispersed to surrounding streets and parking areas which are well equipped to absorb 35 additional vehicle trips per day. There are four parking garages in proximity to the Project, as well as metered parking. There are also thirteen bus routes and the Red Line, which will facilitate easy access by public transportation. Furthermore, the proposed RMD will be located in a major retail/commercial area that has capacity to absorb the increase in vehicle and pedestrian traffic. Patient visits are anticipated to be short in duration, and the Applicant does not anticipate congestion from ingress and egress to the premises. If point-of-sale locations are busy, there is ample room within the facility for patients to form a queue while awaiting service. The Applicant will ensure that operational flow does not allow for patient back-up to disrupt the entranceway to the facility, and in the unanticipated event that such back-ups become problematic, new operational procedures will be put in place to address all such issues. For additional information regarding traffic impacts, please see the enclosed memorandum from Hayes Engineering, Inc.

While the Applicant does not believe that the proposed use will create adverse traffic impacts on the surrounding uses and neighborhood, the Applicant is nonetheless willing to establish traffic mitigation and monitoring measures to protect against any such potential adverse impacts. The Applicant implement the following measures through a Transportation Demand Management plan:

1. Provide 65% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees;
2. Offer all employees Gold Level Hubway membership;
3. Provide lockers in the break room for employees that walk or bike to work;
4. Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
5. Provide customers with information regarding transportation options to access the facility;
6. 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;
7. Participate in transportation-related training offered by the City of Cambridge or a local Transportation Management Association;
8. Implement an annual transportation monitoring program that will involve surveying employees and customers on their travel modes and where they customarily park their cars and bicycles, which shall begin one year after the Applicant obtains a Certificate of Occupancy and continue for ten years, at which time the Applicant will discuss with the

Cambridge Traffic, Parking, and Transportation Department to determine if continued monitoring will be beneficial;

9. Designate a Transportation Coordinator to manage the implementation of this Transportation Demand Management plan.

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

The Applicant's proposed RMD would have no adverse impact on the continued operation or development of adjacent uses. The proposed RMD will only engage in the sale of medical marijuana to registered patients, and no cultivation or processing will occur on-site. The underlying zoning district is the Business B District, and the proposed use is compatible with the surrounding retail and commercial uses permitted in this District. Furthermore, a principal of the Applicant non-profit is affiliated with abutting local businesses, and therefore the Applicant has a vested interest in ensuring that the surrounding uses are not adversely impacted. The Applicant's proposed RMD will discretely provide qualifying registered patients with access to medical marijuana. The Applicant will comply with all state and local regulations, which are designed to ensure that RMDs do not adversely affect the surrounding community.

(d) nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or

The Applicant's proposed RMD would not create a nuisance or hazard to the detriment of the health, safety and/or welfare of itself or the citizens of Cambridge. The Applicant's proposed RMD will improve the health, safety and welfare of qualifying registered patients in Cambridge and the surrounding communities by providing them with access to medical marijuana. The Department of Public Health has issued extensive regulations governing the operations of RMDs, which help to ensure that the RMD use does not pose a nuisance or hazard to the surrounding community. The Applicant will comply with all state and local regulations, and will put into place comprehensive operating procedures to mitigate all potential nuisances to the surrounding area. Specifically, with respect to odor control, the Applicant will take several measures to ensure that odors inside the facility do not pose a nuisance to the surrounding area. The Applicant will pre-package all of its products in its Georgetown facility, such that all products will remain sealed while at the proposed Cambridge facility.

Furthermore, with respect to the use generally, 79% of voters in the City of Cambridge voted in favor of medical marijuana in 2012, indicating that Cambridge residents overwhelmingly believe that medical marijuana dispensaries provide an important service to the community. Lastly, the recent adoption of the MMD-4 Zoning Districts indicates that the City is supportive of siting a RMD in Harvard Square, and that such use in and of itself does not constitute a nuisance or hazard to the area.

(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, and

Providing qualifying registered patients access to medical marijuana would not impair the integrity of the district or any adjoining district, and would not otherwise derogate from the intent and purpose of this Ordinance. The Applicant's proposed RMD would help improve the health and welfare of the citizenry by providing local access to effective healthcare solutions for registered patients while increasing the amenities of the City, consistent with the purpose of the Cambridge Zoning Ordinance as stated in Section 1.30 therein. The Applicant is maintaining the exterior aesthetic of the structure in which it will be located, which is a historic building that is an integral part of the local streetscape. Pursuant to Massachusetts Department of Public Health regulations, neither marijuana nor depictions of marijuana will be on the exterior of the building or otherwise visible from the street. Furthermore, the Applicant's comprehensive security and operational plans will ensure that any potential adverse impacts to the integrity of the area are mitigated.

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

The Applicant's proposed RMD is consistent with the Urban Design Objectives set forth in Section 19.30. The new use is responsive to the existing pattern of development, is pedestrian and bicycle friendly, mitigates adverse environmental impact on its neighbors and does not overburden City infrastructure services. The exterior of the structure will undergo minimal changes, keeping the streetscape essentially unchanged.

C. REQUIREMENTS OF § 20.703.2

Registration. All permitted Registered Marijuana Dispensaries shall be properly registered with the Massachusetts Department of Public Health pursuant to 105 CMR 725.100 and shall comply with all applicable state and local public health regulations and all other applicable state and local laws, rules and regulations at all times. No Building Permit or Certificate of Occupancy shall be issued for a Registered Marijuana Dispensary that is not properly registered with the Massachusetts Department of Public Health.

The Applicant has obtained a Provisional Certificate of Registration with respect to the proposed Cambridge RMD, in addition to a Final Certificate of Registration for the Applicant's Georgetown facility. All of the Applicant's submissions to the Department of Public Health with respect to the RMD application for the proposed Cambridge facility are included herewith as Exhibit F.

To the extent that the registration requirement of this § 20.703.2 may require that the Applicant has already obtained its Final Certificate of Registration at the time of this submission and prior to obtaining a Building Permit and a Certificate of Occupancy, the Applicant respectfully requests a waiver of this requirement. Given the Department of Public Health procedure for awarding Final Certificates of Registration, the Applicant must obtain its Special Permit and Building Permit, then build out the proposed RMD, and then be granted a Certificate of Occupancy prior to obtaining its Final Certificate of Registration. As such, the only registration that the Applicant can obtain from the Department of Public Health prior to obtaining a Special

Permit, Building Permit, and Certificate of Occupancy from the City of Cambridge is a Provisional Certificate of Registration, which the Applicant obtained on December 9, 2016.

Building. A Registered Marijuana Dispensary shall be located only in a permanent building and not within any mobile facility. All sales shall be conducted either within the building or by home deliveries to qualified clients pursuant to applicable state and local regulations.

The Applicant's proposed RMD will be located in a permanent building located in the rear portion of 98 Winthrop Street. All sales will be conducted within the Restricted Access Area designated for purchases within that location or by home delivery, and medical marijuana will only be sold to qualified patients pursuant to 105 CMR 725.110(E)(11).

Parking and Loading. Notwithstanding anything to the contrary in Article 6.000 of this Ordinance, the required number of parking and bicycle parking (both long-term and short-term) spaces and the required number of loading bays for a Registered Marijuana Dispensary shall be determined by the Planning Board based on the transportation analysis and other information related to operational and security plans provided by the applicant. Except as set forth above, all parking, bicycle parking and loading facilities shall conform to the requirements set forth in Article 6.000.

The Applicant's proposed RMD location is currently served by ample vehicular and bicycle parking. While vehicular travel on Winthrop Street is prohibited except between the hours of 2:00am and 11:00am, there is ample public parking available on nearby roadways, in addition to the seven public parking garages located within a quarter-mile of the Applicant's proposed RMD. For cyclists travelling to the Applicant's proposed RMD location there are two local Hubway Bike Stations located in Harvard Square. There are also several public bike racks in Harvard Square, including those located across the street from the Applicant's proposed location in the Winthrop Square Park and the Elliot Street Plaza. In addition to the Transportation Demand Management plan described in Section B(b) above and Section E(d) below, the Applicant is willing to contribute to the Cambridge Public Bicycle Parking Fund as determined by the Planning Board.

It is also important to note that many of the registered patients accessing the Applicant's proposed RMD would be travelling by way of public transit, including the T and local bus routes. Harvard Station is located less than a quarter-mile walk from the Applicant's proposed RMD location, making the proposed RMD accessible to all registered medical marijuana patients with access to the Red Line and routes 1, 66, 68, 69, 71, 72, 73, 74, 75, 77, 78, 86 and 96 on the local bus lines.

The Applicant's proposed RMD use will not require a loading bay in the delivery of marijuana and marijuana products. The size and scope of marijuana deliveries will not necessitate the use of a loading bay, as such deliveries will occur multiple times per week by a team of individuals working out of a secure vehicle where marijuana is stored in a secure, locked storage compartment attached to the vehicle. The team of delivery personnel will load marijuana onto a secure hand-cart to transport products from the vehicle to the proposed RMD. The quantities

delivered will be in amounts necessary only for two or three days of operations. For the above reasons, loading bays will not be necessary to facilitate the delivery of marijuana and marijuana products to the Applicant's proposed RMD. The Applicant is willing to submit a loading and service delivery management plan to the Cambridge Traffic, Parking, and Transportation Department for approval prior to obtaining a Building Permit for any improvements associated with the approved use.

D. REQUIREMENTS OF § 20.704

(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 marijuana or marijuana infused products (MIPs), on-site sales, off-site deliveries, distribution of educational materials, and other programs or activities.

The Applicant's proposed RMD in Harvard Square will operate strictly as a dispensing facility, with all cultivation and processing operations taking place at a 65,000 square foot facility in Georgetown, MA. The proposed Cambridge RMD will conduct on-site sales of marijuana and marijuana-infused products. With respect to home delivery, the Applicant will work to develop an effective plan for such services based on the feedback and needs of the local registered patient community, with a focus on ensuring that patients with individualized needs and limited mobility are properly and efficiently served. There will be no consumption of marijuana products allowed on the premises, and a strict no-loitering policy will be enforced to prevent purchasers of medical marijuana from lingering inside or outside of the retail facility.

1. Retail Process and Services

With respect to the retail activity occurring at the facility, there will be significant security measures in place to ensure that only registered patients and their designated caregivers can access the facility. At the exterior door, patients will be required to present valid Department of Public Health issued identification indicating registration as a qualifying patient. Once such identification is presented and verified, patients will be admitted into a secure entrance trap area that will include a security desk occupied by a security guard, where patients will again have to present valid Department of Public Health identification, along with another form of government-issued picture ID. Once those items are checked and verified, the door to the dispensing area will be unlocked and the patient will be permitted to enter. Once in the dispensing area, patients will have the opportunity to discuss treatment options with trained RMD agents and will purchase the selected medical marijuana products at one of the available point-of-sale stations. The RMD will have access to Department of Public Health records of patient purchases to determine the amount of medical marijuana that the patient may purchase based on 60-day supply limits. Medical marijuana products purchased at the facility will be contained in child-proof packaging, and will also be placed in a child-proof exit bag. Once patients' orders are filled, patients are required to exit the facility through the secure entrance trap, and no loitering will be permitted at the facility.

Pursuant to 105 CMR 725.100, the Applicant will have in place a program to provide reduced cost or free medical marijuana to registered patients with documented verified financial hardship. Patients eligible for such a program are those that receive MassHealth, Supplemental Security Income or that have an income that does not exceed 300% of the federal poverty level, adjusted for family size.

2. Educational Materials

The Healthy Pharms, Inc. Patient Handbook available to all registered medical marijuana patients and caregivers who enter the Applicant's Proposed RMD, as well as books and pamphlets containing information on the different properties of medical marijuana and its varying forms and uses. Electronic devices with up-to-date information regarding the health benefits and potential harms of medical marijuana will be available for patients to read while at the facility. In addition to all literature that the Applicant will provide to its patient community, there will be personnel on-site who are trained to provide effective medical marijuana consultation services to help ensure that patients' individualized needs are met.

3. Inventory and Cash Management

The proposed RMD will not keep more inventory on-site than is necessary to serve daily patient demand, with deliveries to occur 2-4 times per week as needed. A comprehensive inventory tracking system will be in place to ensure proper security and supply management. The inventory tracking system tracks medical marijuana products from the beginning of cultivation to the point of sale, and all activities are fully auditable.

The Applicant will accept payment by cash or debit card. The Applicant will have a robust cash management system in place, which will include frequent cash pick-ups, strict cash management policies, and comprehensive employee training. Frequent cash sweeps from the dispensary floor to a safe in the limited access area will occur.

4. Personnel Policies

The Applicant is committed to ensuring that all employees strictly comply with all state and local laws and regulations and that employees are knowledgeable and welcoming to all patients at the facility. All employees will be required to be registered as RMD agents after undergoing a comprehensive background check from the Department of Public Health. Employees will be provided with a Healthy Pharms, Inc. Employee handbook, that will detail personnel policies such as codes of conduct, zero tolerance for drug and alcohol abuse, leave policies, emergency procedures, confidentiality policies, whistle blower and non-retaliation policies, and discipline policies, among other items. The applicant will also maintain confidential personnel records that will include training records, performance evaluations, and job descriptions, among other records.

All the Applicant's employees will be trained with respect to applicable state and local laws and regulations, operational processes, security protocols, codes of conduct. Employees will be re-trained on a regular basis, and will be updated on changes to state and local laws and regulations.

Employees will also be trained to answer questions from patients regarding the available medical marijuana products.

5. Security

Safety and security of the Applicant's patients, employees, and neighbors is a top priority, and a comprehensive security plan will be in place to mitigate any security concerns. The facility will have an array of security features, such as a secure entrance trap, alarms on all doors and windows, 24-hour security camera coverage covering the exterior and interior of the facility. The interior and exterior layout of the facility are designed to minimize any security threats and ensure a comfortable and secure patient and employee experience when entering and exiting the facility. Procedures will be in place in the event of a security threat or emergency, and personnel will be thoroughly trained for such events, with retraining to occur on a regular basis. Employees will be trained in procedures for disruptive patient activity, physical altercations, robbery, burglary, the presence of weapons, power failure, fire, and other events.

Information security measures will also be in place to safeguard all confidential and sensitive data at the facility. These will include information security policies, personnel training on information security and related procedures, and secure data systems.

The Applicant's security policies and procedures strictly exceed the Department of Public Health security provisions contained in 105 CMR 725.110. The Applicant will work closely with the Cambridge Police Department and Cambridge public health departments. This cooperation will ensure that local public safety agencies are informed about the Applicant's operations and of the details and security features of the facility. This collaboration will allow for multiple layers of security oversight, and will allow for more efficient and effective responses to any security issues that arise.

The Applicant will also have a security agent on site at all times during hours of operation. The on-site security agent monitor the interior and perimeter of the facility, and will be responsible for working with dispensary staff to implement security procedures. There will also be a robust security system in place, including an array of surveillance cameras and perimeter and duress alarms to alert the agent in case of an emergency or threat. The perimeter and duress alarms will also be connected to local law enforcement authorities to ensure rapid response to any threat. A notification system will be in place to notify the security agent in the event that there is a failure in the security system, and a back-up security system will also be in place in the event that the primary system fails.

(b) Service Area: A map and narrative describing the area proposed to be served by the Registered Marijuana Dispensary and the anticipated number of clients that will be served within that area. This description shall indicate where any other Registered Marijuana Dispensaries exist or have been proposed within the expected service area.

In addition to registered patients in the City of Cambridge, the Applicant's proposed RMD would serve registered patients in the surrounding communities of Somerville, Belmont, Watertown and Lower Allston, none of which are currently able to conveniently meet the needs

of registered patient-residents. By locating the proposed RMD in Harvard Square, members of these communities will be able to easily access medical marijuana by car, foot, bicycle or public transit. In addition to the Red Line stop in Harvard Square, there are 10 bus lines that run through Harvard Square Station. The Applicant anticipates that it will serve approximately 80 - 120 patient visits daily in its first year of operation. The Applicant anticipates that approximately ¼ of these patients will be residents of Cambridge, while the remaining ¾ will be residents of the surrounding cities and towns.

The closest RMDs to Cambridge are currently located in Brookline Village (4 miles from Harvard Square) and Boston's Financial District (6 miles from Harvard Square). No operating RMDs currently exist in Cambridge, Somerville, Belmont, Watertown or Lower Allston. Sage Cannabis was recently awarded a Special Permit from the City. While Sage Cannabis' proposed RMD is just over a half mile from the Applicant's proposed RMD, a second RMD in the Harvard Square area is necessary to serve the needs of the greater Cambridge patient population. The Applicant's location is more conveniently located to the Harvard Square T stop and bus lines, and will be located in the heart of Harvard Square's commercial center. Additionally, the presence of two RMDs in the same general vicinity will be beneficial to patients. Each RMD will offer unique medical marijuana strains and products, which will provide patients in the greater Cambridge area with more choice and variety in choosing the proper medical marijuana treatment for patients' debilitating conditions. The presence of both the Applicant and Sage Cannabis in this area of Cambridge will ensure that all patients' needs are met.

Please see the enclosed Service Area Map, included as Exhibit A.

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

Please see the enclosed report from Hayes Engineering, Inc., included as Exhibit B.

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

Please see the enclosed Context Map, included as Exhibit C.

(e) Site Plan: A plan or plans depicting all proposed development on the property, including the dimensions of the building, the 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 the enclosed Site Plan, included as Exhibit D.

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

Please see the enclosed architectural drawings, included as Exhibit E.

(g) Registration Materials: Copies of registration materials issued by the Massachusetts Department of Public Health and any materials submitted to the Massachusetts Department of Public Health for the purpose of seeking registration, to confirm that all information provided to the Planning Board is consistent with the information provided to the Massachusetts Department of Public Health.

Please see the enclosed Registration Materials, included as Exhibit F. Please note that the documents included as Exhibit F are redacted versions. The Applicant will provide the confidential unredacted copies under separate cover upon request.

E. REQUIREMENTS OF 20.705.1

(a) The Registered Marijuana Dispensary is located to serve an area that currently does not have reasonable access to medical marijuana, or if it is proposed to serve an area that is already served by other Registered Marijuana Dispensaries, it has been established by the Massachusetts Department of Public Health that supplemental service is needed.

The Applicant's proposed RMD will be located on Winthrop Street in Harvard Square between JFK Street and Eliot Street. Currently, no RMDs operate in Cambridge, and the closest RMDs to Cambridge are located in Brookline Village (4 miles from Harvard Square), and in the Financial District of Boston (6 miles from Harvard Square). For registered patients living in Cambridge, as well as Somerville, Belmont, Watertown, and Lower Allston, a locally sited RMD in Harvard Square is necessary to provide reasonable access to medical marijuana. Harvard Square is easily accessible by the Red Line, many bus lines, and major thoroughfares. As such, the Applicant's proposed location is ideally suited to provide currently underserved registered patients with access to medical marijuana.

(b) The site is located at least five hundred feet distant from a school, daycare center, preschool or afterschool facility or any facility in which children commonly congregate, or if not located at such a distance, it is determined by the Planning Board to be sufficiently buffered from such facilities such that its users will not be adversely impacted by the operation of the Registered Marijuana Dispensary.

The Applicant's proposed RMD is located within the MMD-4 overlay district, and therefore a 250 foot buffer from schools, daycare centers, preschools, afterschool facilities, and places where children commonly congregate applies. The Applicant's proposed RMD is located more than 250 feet away from all such facilities.

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

The Applicant's proposed RMD location in Harvard Square is conveniently accessible to client and employee drivers, pedestrians and cyclists travelling on Winthrop Street and other nearby roadways. The Applicant's proposed RMD location is also conveniently accessible to employees and clients relying on public transportation, as it lies approximately a quarter-mile from Harvard Station making it easily accessible by the Red Line and is also closely located to stops along many bus routes. A security checkpoint placed inside the entrance of the Applicant's proposed RMD will ensure safe and secure access to clients and employees as they enter and leave the site. Additionally, the area surrounding The Applicant's proposed RMD is heavily trafficked during the day and in the evening, is always well lit and has a substantial police and pedestrian presence at all time.

(d) Traffic generated by client trips, employee trips, and deliveries to and from the Registered Marijuana Dispensary shall not create a substantial adverse impact on nearby residential uses.

The Applicant anticipates that traffic will ultimately be reduced at the site, because the reduction in capacity at the adjacent Red House restaurant will make up for the increase in visits from RMD patients and employees. Deliveries to the facility will only occur between the hours of 2:00AM and 11:00AM, as vehicles are not permitted on Winthrop Street at other times. The Applicant anticipates up to 120 patient visits per day, most of which will be made by public transportation. Furthermore, the proposed RMD is located in the underlying Business B District, and the immediate area is mostly made up of commercial uses. As such, there will be de minimis impact on nearby residential uses.

Again, while the Applicant does not believe that the proposed use will create adverse traffic impacts on the surrounding uses and neighborhood, the Applicant is nonetheless willing to establish traffic mitigation and monitoring measures to protect against any such potential adverse impacts. The Applicant implement the following measures through a Transportation Demand Management plan:

1. Provide 65% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees;
2. Offer all employees Gold Level Hubway membership;
3. Provide lockers in the break room for employees that walk or bike to work;
4. Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
5. Provide customers with information regarding transportation options to access the facility;
6. 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;

7. Participate in transportation-related training offered by the City of Cambridge or a local Transportation Management Association;
8. Implement an annual transportation monitoring program that will involve surveying employees and customers on their travel modes and where they customarily park their cars and bicycles, which shall begin one year after the Applicant obtains a Certificate of Occupancy and continue for ten years, at which time the Applicant will discuss with the Cambridge Traffic, Parking, and Transportation Department to determine if continued monitoring will be beneficial;
9. Designate a Transportation Coordinator to manage the implementation of this Transportation Demand Management plan.

(e) Loading, refuse and service areas are designed to be secure and shielded from abutting uses.

With respect to marijuana-related refuse, the only marijuana waste that will need to be disposed from the proposed Cambridge RMD are marijuana products that have expired or have been returned by a purchaser. Any such refuse will be picked up during the process of marijuana delivery, which will occur multiple times per week. All non-marijuana refuse will be disposed of according to the regular City refuse service schedule.

As is noted above, delivery of marijuana will occur multiple times per week by a team of individuals working out of a secure vehicle. Delivery personnel will load marijuana onto a secure hand-cart to transport products from the vehicle to the proposed RMD. At no point will the delivery of marijuana or the removal of any refuse interfere with, or otherwise affect, abutting uses.

(f) 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 Applicant's proposed RMD will be located in the rear portion of the building containing The Red House at 98 Winthrop Avenue. The building's current design, a rustic colonial style adjacent to other buildings with similar architectural features, is compatible with the aesthetics of other existing buildings in Harvard Square. The Red House is one of Harvard Square's oldest buildings, and its aesthetic is a model example of the historic character of Harvard Square. The Red House Oyster Bar will continue to operate in the front portion of the building, and the only aesthetic changes to be made to the building will be a door, offset 19 feet from the sidewalk, and a small sign in compliance with 105 CMR 725.105(L)(2) and all local regulations. As such, the Applicant's proposed RMD will be compatible with other buildings in the area and aesthetically will blend in with the surrounding shops and eateries already present on Winthrop Street.

F. REQUIREMENTS OF 20.705.2

(a) Use Limitations: The RMD facility shall be retail only, with no cultivation activities on site.

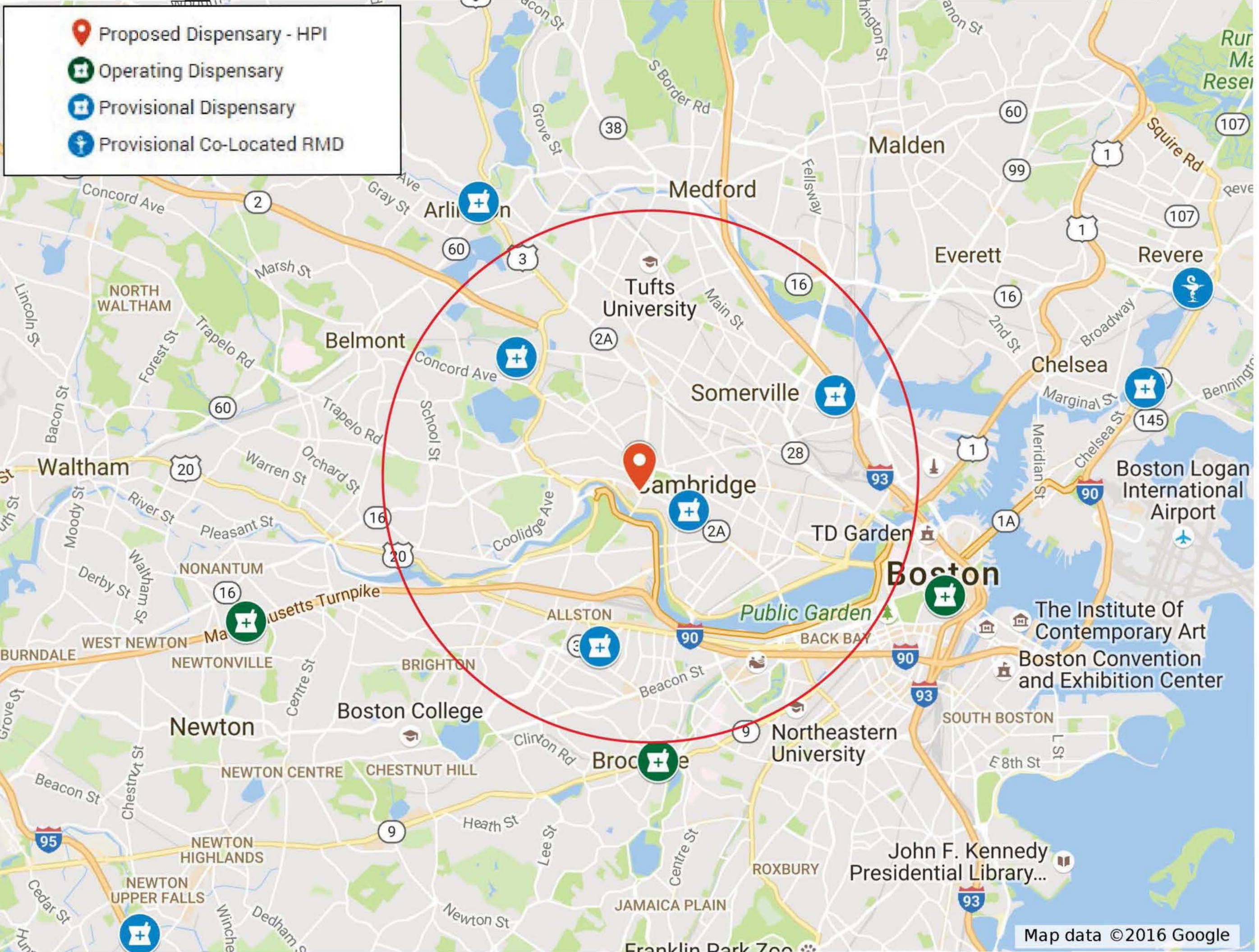
The Applicant's proposed RMD facility will be a retail only facility, and no cultivation activities will occur on site. All cultivation will occur in Georgetown, MA, and marijuana products will be transported to the Cambridge retail location pursuant to 105 CMR 725.110(E).

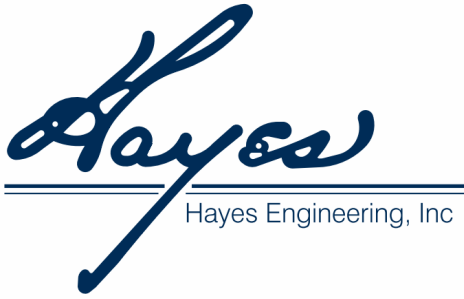
(b) Size: The RMD facility size shall be less than 10,000 square feet and shall be used for patient services and administrative support, storage and security.

The Applicant's proposed RMD will be 1,250 square feet and shall be used for a variety of patient services, administrative support, storage of amounts of medical marijuana sufficient for two or three days of operation, and security of the RMD and premises.

(c) A RMD facility that is located within MMD-4 may be two hundred fifty feet distant from a school, daycare center, preschool or afterschool facility or any facility in which children commonly congregate, or if not located at such a distance, it is determined by the Planning Board to be sufficiently buffered from such facilities such that its users will not be adversely impacted by the operation of the Registered Marijuana Dispensary. Such distance shall be measured by way of direct pedestrian access from the closest point of the RMD facility to the closest point of the school, daycare center, preschool or afterschool facility or any facility in which children commonly congregate.

The Applicant's proposed RMD is not within 250 feet of a school, daycare center, preschool, afterschool facility, or facility in which children commonly congregate.





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Nantucket, MA 02554
Tel: (508) 228-7909

Memorandum

Refer to File No. CAM-0041

TO: City of Cambridge Planning Board
FROM: Tony Capachietti, *Project Manager*
DATE: January 6, 2017
SUBJECT: Transportation and Traffic Statement
Healthy Pharms, Inc.
98 Winthrop Street
Cambridge, MA
Cc: Vicente-Sedberg; Healthy Pharms, Inc.; File

Introduction & Background:

Healthy Pharms, Inc., a Massachusetts non-profit corporation, seeks to open its second Registered Marijuana Dispensary (RMD) at 98 Winthrop Street in the Harvard Square area of Cambridge, Massachusetts (the Project). The proposed RMD will occupy approximately 1,560 sf. of the existing Red House Restaurant, which shall remain with a reduction in capacity.

In accordance with Section 20.704(c) identifying the Application Requirements for RMD uses a Transportation Analysis is required for the Project. This memorandum is submitted with the intent of satisfying said requirement.

The purpose of this memorandum is two-fold:

1. to estimate the intensity, frequency and mode of transportation for client and employee trips to the proposed Registered Marijuana Dispensary (RMD) at the above referenced project location; and
2. to identify the frequency and scale of deliveries to and from the site.

Existing Condition:

The project site in its existing condition is occupied by The Red House, a restaurant, with a floor area of approximately 2,900 sf. The existing restaurant has an interior seating capacity of 116 seats.

The Institute of Transportation Engineers (ITE) classifies the use as Land Use Code 931: Quality Restaurant, as described below:

This land use consists of high quality, full-service eating establishments with typical duration of stay of at least one-hour. Quality restaurants generally do



MEMORANDUM

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 From: Tony Capachietti
 RE: Healthy Pharms, Inc.
 98 Winthrop Street
 Date: January 6, 2017

not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires reservations and is generally not part of a chain. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for meals after they eat. While some of the study sites have lounge or bar facilities (serving alcoholic beverages), they are ancillary to the restaurant.

Vehicle trip generation estimates for the use in average vehicle trip ends (AVTE), as estimated by ITE in Trip Generation, 9th Edition are summarized in the table below as a function of the use's gross floor area (GFA) in 1,000 square foot units (2,900 sf.).

Event	Average Rate per 1,000 sf.	Average Vehicle Trip Ends
Weekday (Total)	89.95	261
Saturday (Total)	94.36	274
Sunday (Total)	72.16	210

Vehicle trip generation estimates for the use in average vehicle trip ends (AVTE), as estimated by ITE in Trip Generation, 9th Edition are summarized in the table below as a function of the use's seating capacity (116 seats).

Event	Average Rate per Seat	Average Vehicle Trip Ends
Weekday (Total)	2.86	332
Saturday (Total)	2.81	326
Sunday (Total)	2.15	250

ITE Trip Generation estimates include patron, employee and delivery vehicle trips to/from the facility in question. As a comparison, site specific information was collected via manual count and survey by the Applicant.

The Applicant has provided the daily number of individual checks (or tables served) for the period of June through November of 2016 as summarized below:

Event	Average Tables Served
Weekday (Total)	154
Saturday (Total)	215
Sunday (Total)	119

The Applicant surveyed customers regarding their mode of transportation during the week of December 9, 2016 through December 14, 2016 to estimate mode splits for patrons. The results of the survey are summarized in the tables below:



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 98 Winthrop Street
 Date: January 6, 2017

Event	Patrons Surveyed	Vehicle Number (%)	Bicycle (%)	Pedestrian (%)	Public Transit (%)
Weekday	503	58 (11.5%)	53 (10.5%)	75 (14.9%)	317 (63.0%)
Saturday	188	32 (17.0%)	26 (13.8%)	30 (16.0%)	100 (53.2%)
Sunday	105	10 (9.5%)	4 (3.8%)	22 (21.0%)	69 (65.7%)

The estimated vehicle trips per day for the existing Red House Restaurant can be calculated as indicated in the table below:

Event	Average Tables Served	Patrons Traveling by Vehicle (%)	Calculated Vehicles	Calculated Trip Ends	Calculated Rate per Seat
Weekday	154	11.5%	18	36	0.31
Saturday	215	17.0%	37	74	0.64
Sunday	119	9.5%	12	24	0.21

The above, Calculated Rate per Seat will be used for the proposed condition assessment of the reduced Restaurant use.

Employee information was also collected for the facility. The Red House currently employs 27 people. Of these employees, only 7 use a vehicle to travel to/from work. Typical employee vehicle use has been added to the above table for the following result:

Event	Calculated Vehicles	Employee Vehicles	Total Vehicles	Total Vehicle Trip Ends
Weekday	18	5	23	46
Saturday	37	7	44	88
Sunday	12	5	17	34

The Project site is proximate to four public parking facilities:

1. Harvard Square Parking Garage
20 Eliot Street
2. The Charles Square Parking Garage at the Charles Hotel
Bennett Street
3. University Place Parking Garage
University Road
4. ProPark
41 Church Street

Vehicle parking areas are depicted on Figure 1 on the following page.



MEMORANDUM

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RE: Healthy Pharms, Inc.
98 Winthrop Street
Date: January 6, 2017



Figure 1 - Parking Facilities

In addition to these vehicle parking facilities, ample bicycle parking facilities are available in the area. Bicycle parking is available at the following locations within 250-feet of the site and depicted on Sheet C2 of the accompanying Site Plan:

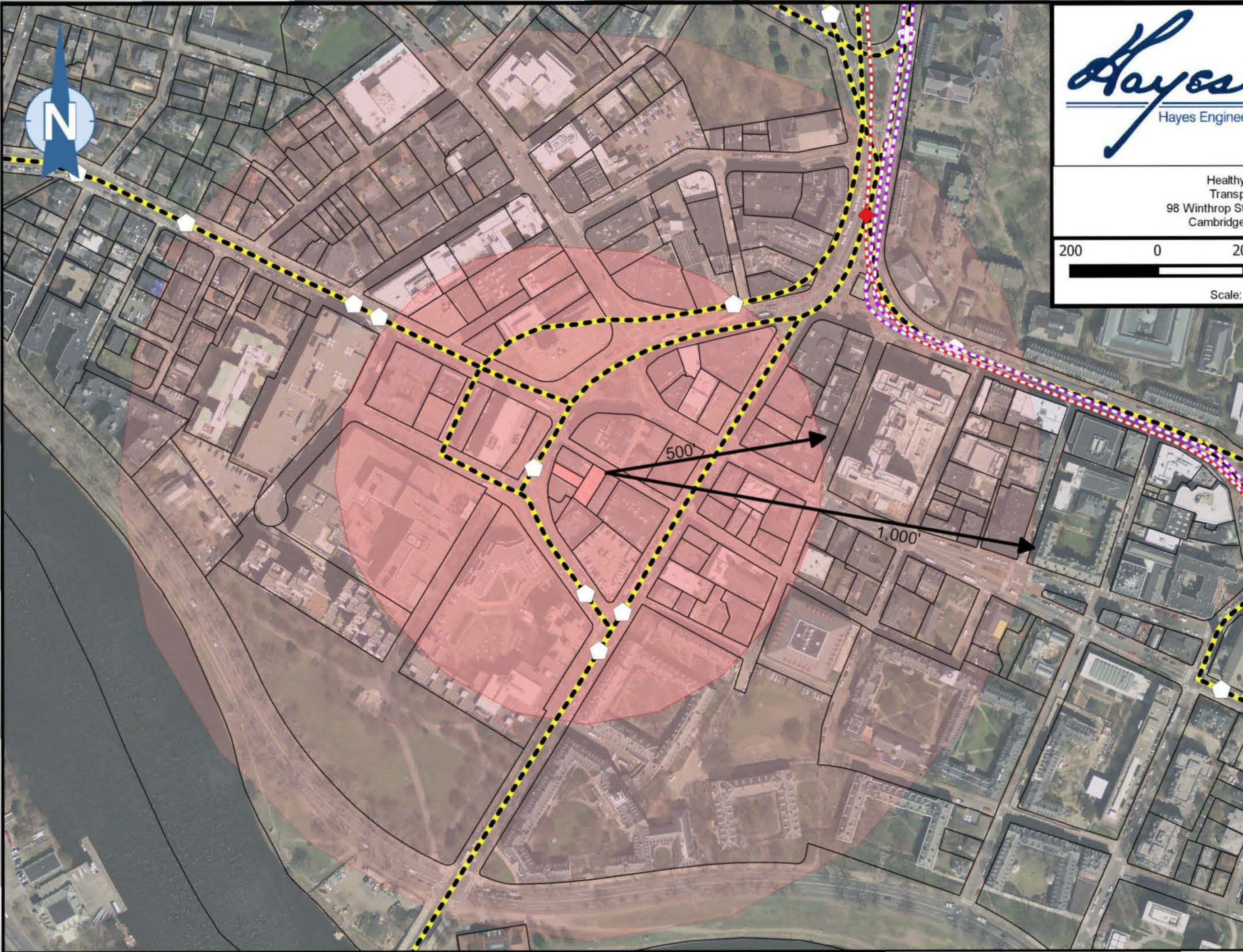
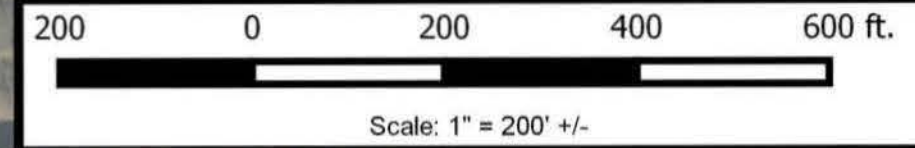
1. Intersection of Bennett and Eliot Streets (Racks at the North, West and Easterly corners)
2. Intersection of Mt. Auburn and Eliot Streets (Racks at the North, West and Easterly corners)
3. Intersection of Mt. Auburn and JFK Streets (Racks at the Northerly corner)

The Project site is also proximate to public transportation facilities including nine (9) MBTA bus stops and one (1) MBTA Red Line stop within 1,000 feet of the subject property (see Figure 2).



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HealthyPharms, Inc.
Transportation Map
98 Winthrop Street & 10 Eliot Street
Cambridge, Massachusetts



LEGEND

- Locus
- 500' Buffer
- 1,000' Buffer
- Cambridge Assessor Parcels
- MBTA Bus Stop
- MBTA Bus Route
- Comm. Rail Station
- Commuter Rail
- MBTA Station
 - BLUE
 - BLUE/GREEN
 - BLUE/ORANGE
 - GREEN
 - GREEN/ORANGE
 - GREEN/RED
 - ORANGE
 - ORANGE/RED
 - RED
 - SILVER
- MBTA
 - BLUE
 - GREEN
 - ORANGE
 - RED
 - SILVER



MEMORANDUM

To: City of Cambridge Planning Board
 From: Tony Capachietti
 RE: Healthy Pharms, Inc.
 98 Winthrop Street
 Date: January 6, 2017

Proposed Condition:

Healthy Pharms, Inc. (the Applicant) proposes to convert approximately 1,560 sf. of floor area to a Registered Marijuana Dispensary (RMD) use. RMD's located in a mixed use building and supplied by off-site cultivation are best represented by ITE Land Use Code 826: Specialty Retail Center, as described below:

Specialty retail centers are generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services, such as real estate offices, dance studios, florists and small restaurants.

The remainder of the facility shall remain the Red House Restaurant use with the ITE Land Use Code for Quality Restaurant as described previously. It is anticipated that the seating for the reduced restaurant use will decrease by 71 seats to a total of 45 interior seats for the use.

Vehicle trip generation estimates for the proposed uses in average vehicle trip ends (AVTE), as estimated by ITE in *Trip Generation, 9th Edition* are summarized in the table below as a function of the use's number of seats or gross floor area (GFA) in 1,000 square foot units as indicated below.

Red House Restaurant (ITE):

Event	Average Rate per Seat	Average Vehicle Trip Ends
Weekday (Total)	2.86	129
Saturday (Total)	2.81	127
Sunday (Total)	2.15	97

Red House Restaurant (Site Data):

Vehicle trip generations for the reduced restaurant use using the previously calculated site-specific trip generation rate per seat are as follows:

Event	Calculated Rate per Seat	Average Vehicle Trip Ends
Weekday (Total)	0.31	14
Saturday (Total)	0.64	29
Sunday (Total)	0.21	10

The total number of employees for the Red House will reduce to 17 employees, only three (3) of which will travel to work by vehicle.

Total Estimated Vehicle Trip Ends for the Restaurant Use are summarized below:



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 From: Tony Capachietti
 RE: Healthy Pharms, Inc.
 98 Winthrop Street
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Event	Calculated Vehicles	Employee Vehicles	Total Vehicles	Total Vehicle Trip Ends
Weekday	7	3	10	20
Saturday	15	3	18	36
Sunday	5	3	8	16

Healthy Pharms, Inc. RMD (ITE):

Event	Average Rate per 1,000 sf.	Average Vehicle Trip Ends
Weekday (Total)	44.32	70
Saturday (Total)	42.04	66
Sunday (Total)	20.43	32

Because the RMD use is a new use with limited available data trip generation can be estimated based on the number of potential users to the facility. The Massachusetts Department of Public Health (DPH) reports that there are 38,877 registered patients and/or caregivers for medical marijuana and 9 active dispensaries (See Figure 3, below).

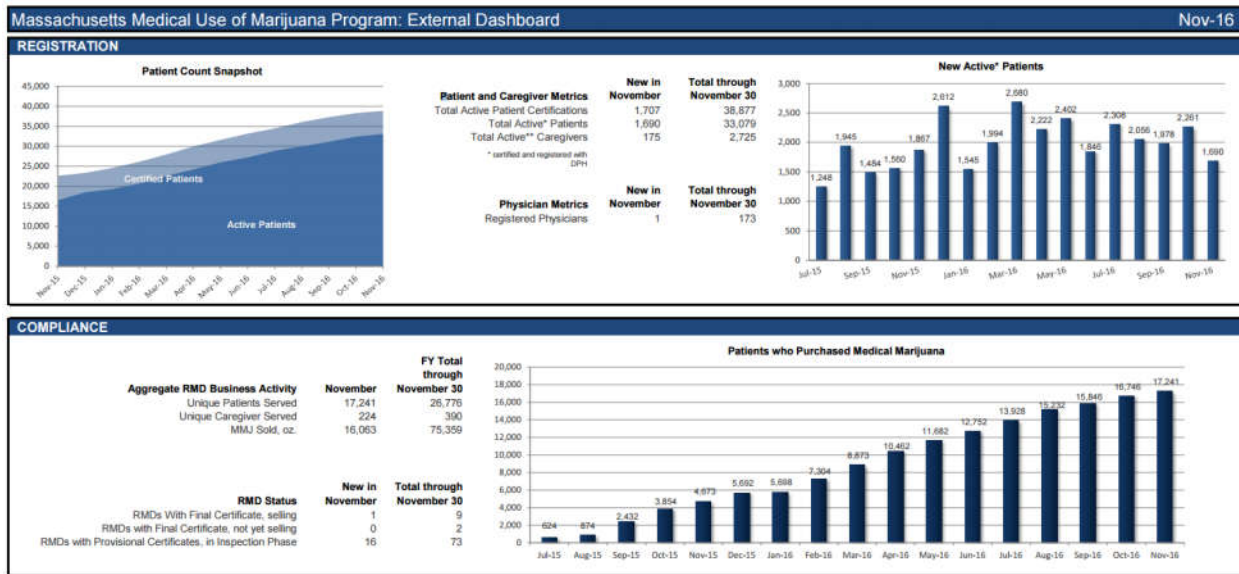


Figure 3 – Massachusetts DPH November Dashboard
<http://www.mass.gov/eohhs/docs/dph/quality/medical-marijuana/monthly-dashboards/2016-11-external-dashboard.pdf>

Of these 38,877 registered patients or care givers only 27,166 unique patients and/or caregivers have purchased through an RMD. Assuming an equal distribution of unique patients for each of the 9 dispensaries operating, it is anticipated each dispensary will serve approximately 3,018



MEMORANDUM

To: City of Cambridge Planning Board
 From: Tony Capachietti
 RE: Healthy Pharms, Inc.
 98 Winthrop Street
 Date: January 6, 2017

patients and/or caregivers. Approximately 65% of these patients will purchase on a monthly frequency, or approximately 1,962 patients or caregivers.

The proposed Healthy Pharms, Inc. dispensary is anticipated to be open for sales between 4 and 7 days per week dependent upon demand. This equates to approximately 63 to 115 patient visits per day for the facility.

Assuming 17% (see Saturday rate for Red House) of the patrons travel to the site by vehicle (20 patrons), approximately 40 average vehicle trip ends per day could be anticipated. The selected modal rate for vehicle transportation observed by the Applicant is consistent with the observations reported (15.4%) by the City of Cambridge Community Development Department's Harvard Square: Customer Intercept Survey Report, December 2016. To be conservative, the more intense ITE trip generation rates for Specialty Retail were used to calculate the proposed condition vehicle trip totals.

Proposed 98 Winthrop Street Totals:

Event	Restaurant Vehicle Trip Ends	RMD Vehicle Trip Ends (ITE)	Total Vehicle Trip Ends
Weekday (Total)	20	70	90
Saturday (Total)	36	66	102
Sunday (Total)	16	32	48

The project as proposed will result in an anticipated average increase of 44 vehicle trip ends (22 vehicle trips) per day on a weekday. This minor increase in anticipated traffic, compared to the existing use, should not adversely affect the prevailing traffic conditions in Harvard Square

Vehicle Trip Summary:

Event	Existing Condition AVTE	Proposed Condition AVTE
Weekday (Total)	46	90
Saturday (Total)	88	102
Sunday (Total)	34	48

Deliveries:

Healthy Pharms, Inc. anticipates the RMD will require approximately eleven (11) deliveries to/from the site per week as follows:

- Delivery of Marijuana/Marijuana Containing Product to occur every other day, approximately 4 times per week. This includes the delivery of product and removal of marijuana containing waste product for disposal at the Healthy Pharms cultivation facility, and
- Daily cash pick up from the facility (up to 7 times per week)



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To: City of Cambridge Planning Board
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 RE: Healthy Pharms, Inc.
 98 Winthrop Street
 Date: January 6, 2017

Deliveries and cash pick up shall be performed at random times between 2am and 11am in accordance with the Security Plan on file with the Department of Public Health, using the loading space southeast of the facility on Winthrop Street.

The Applicant monitored the loading space using a time lapse camera, every 15 minutes between the hours of 6am and 11am during the period from Thursday December 15, 2016 through Wednesday December 21, 2016. The periods that the loading space was occupied and unavailable for use are indicated in the graph below:

Winthrop Street Loading Space Availability

Time	Thursday 12/15/2016	Friday 12/16/2016	Saturday* 12/17/2016	Monday 12/19/2016	Tuesday 12/20/2016	Wednesday 12/21/2016
6:00a	Occupied	Occupied		Occupied		
6:15a	Occupied			Occupied		
6:30a						
6:45a						
7:00a		Occupied				
7:15a		Occupied				
7:30a						
7:45a		Occupied				Occupied
8:00a		Occupied				
8:15a		Occupied			Occupied	
8:30a		Occupied			Occupied	
8:45a		Occupied				
9:00a						
9:15a						
9:30a				Occupied	Occupied	
9:45a						Occupied
10:00a		Occupied				Occupied
10:15a	Occupied	Occupied		Occupied	Occupied	Occupied
10:30a		Occupied		Occupied		Occupied
10:45a		Occupied		Occupied	Occupied	Occupied
11:00a		Occupied		Occupied	Occupied	Occupied

*Note – Snow event may have affected result on this date.

The areas shaded in green in the above table indicate periods that were unoccupied every day at the same time for the spot. The Applicant will continue to observe the loading space to identify preferential timing for the randomized deliveries and pick-up visits to the site.

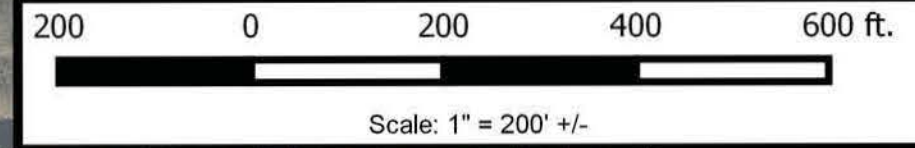
Conclusion:

As identified herein, the Project should have minimal impacts on transportation for the Harvard Square Vicinity. Observed and calculated rates for vehicle trips result in nominal increases in trips to the proposed RMD as compared to those generated by the existing facility.

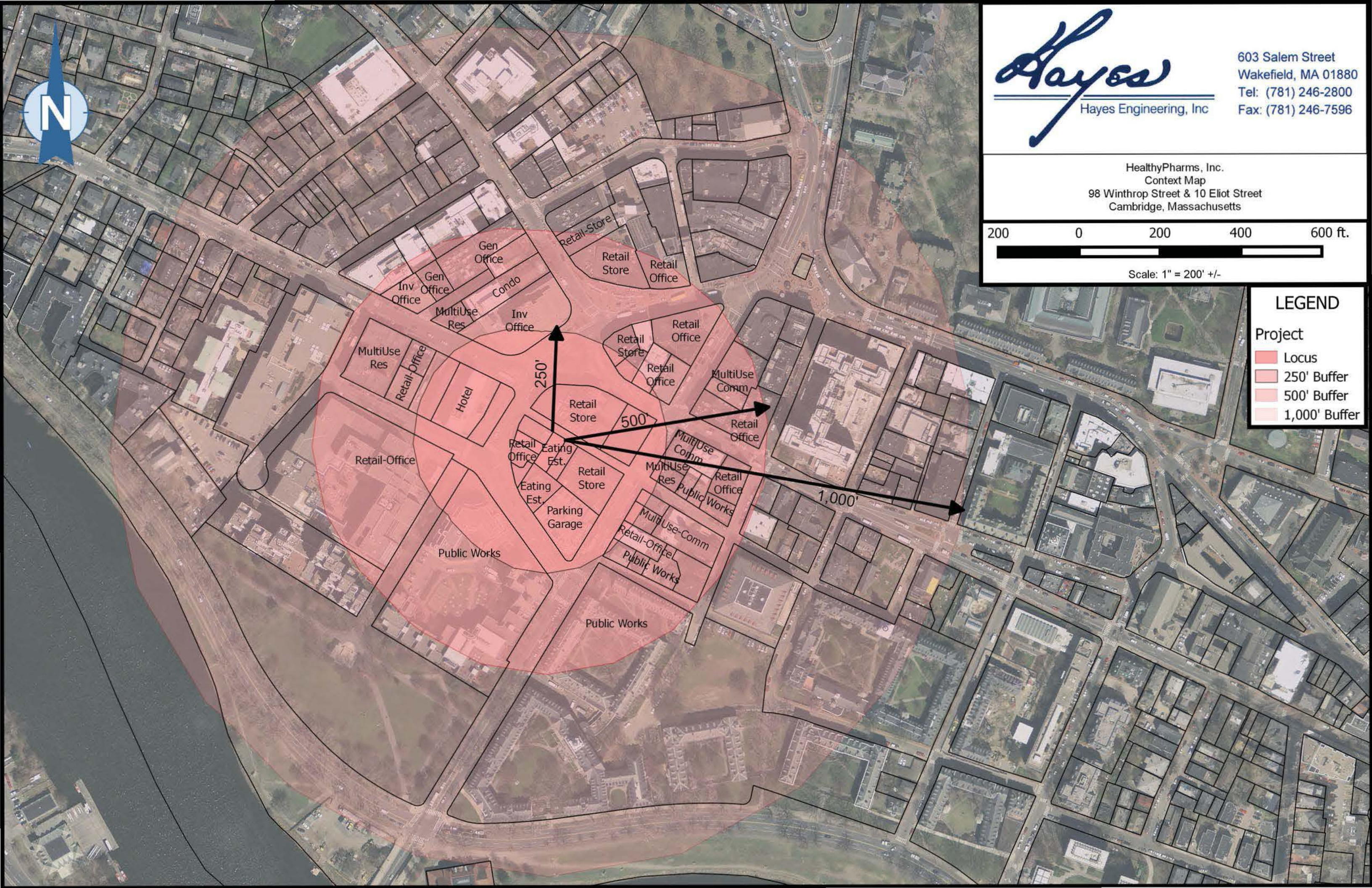


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HealthyPharms, Inc.
Context Map
98 Winthrop Street & 10 Eliot Street
Cambridge, Massachusetts



LEGEND	
Project	
	Locus
	250' Buffer
	500' Buffer
	1,000' Buffer



**Healthy
Pharms** Inc



OWNER'S INFORMATION:
 PAUL W. OVERGAAG
 LAND COURT CERTIFICATE No. 247928
 LAND COURT PLAN No. 17043A
 ASSESSOR'S MAP 162 PARCEL 18
 98 WINTHROP STREET

ZONE: BUSINESS B (BB)

MINIMUM SETBACKS:
 FRONT = NONE
 SIDE = NONE
 REAR = NONE
 MIN. FRONTAGE = NONE
 MIN. LOT AREA = NONE
 FLOOR AREA RATIO = 2.75/3.0

GROSS FLOOR AREAS	
FIRST FLOOR	2,483 s.f.
SECOND FLOOR	277 s.f.
GROSS FLOOR AREA	2,760 s.f.
LOT AREA	3,582 s.f.
FLOOR AREA RATIO (F.A.R.)	0.77

SITE PLAN

98 WINTHROP STREET CAMBRIDGE, MASSACHUSETTS

Reduced Size Copy
Not to Scale



VICINITY MAP
SCALE: 1"=500'±

SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
INDEX	C1
CONTEXT MAP	C2
EXISTING CONDITIONS	C3
SITE PLAN	C4

Prepared For:
 APPLICANT:
 HEALTHY PHARMS, INC.
 PAUL W. OVERGAAG
 NAT. AVERILL
 22 MILTON STREET
 SOMERVILLE, MASSACHUSETTS 02144
 (508) 207-3979

Prepared By:

 Hayes Engineering, Inc.
 603 Salem Street
 Waverhill, MA 01880
 Ph: 781.246.2800
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 www.hayeseng.com

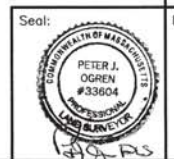
Design By: AMC
 Drawn By: AMC
 Checked By: PJO
 Project File: CAM-0041
 Comp. No: CAM32
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1"=30'
 0' 15' 30' 60'

Date: November 30, 2016

Drawing Title:
 INDEX
 HEALTHY PHARMS, INC.
 98 WINTHROP STREET
 CAMBRIDGE, MASS.



Drawing No.:
C1
 SHEET 1 of 4

Reduced Size Copy
Not to Scale

Prepared For:

HEALTHY PHARMS, INC.
PAUL OVERGANG
NAT AVERILL
22 MILTON STREET
CAMBRIDGE, MASSACHUSETTS 02144
(508) 207-3979

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Waltham, MA 01880
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Fax: 781.246.7596
www.hayeseng.com

Design By: AMC

Drawn By: AMC

Checked By: PJO

Project File: CAM-0041

Comp. No: CAM32

Issued For Permit

Issued For Review

Issued For Bid

Issued For Construction

Not For Construction

No.	CDSD NOTES	Revision	Date
1	USES WITHIN 250 FT.		12/7/2016
2			12/16/2016

Scale: 1" = 30'
0' 15' 30' 60'

Date: November 30, 2016

Drawing Title:

CONTEXT MAP
HEALTHY PHARMS, INC.
98 WINTHROP STREET
CAMBRIDGE, MASS.

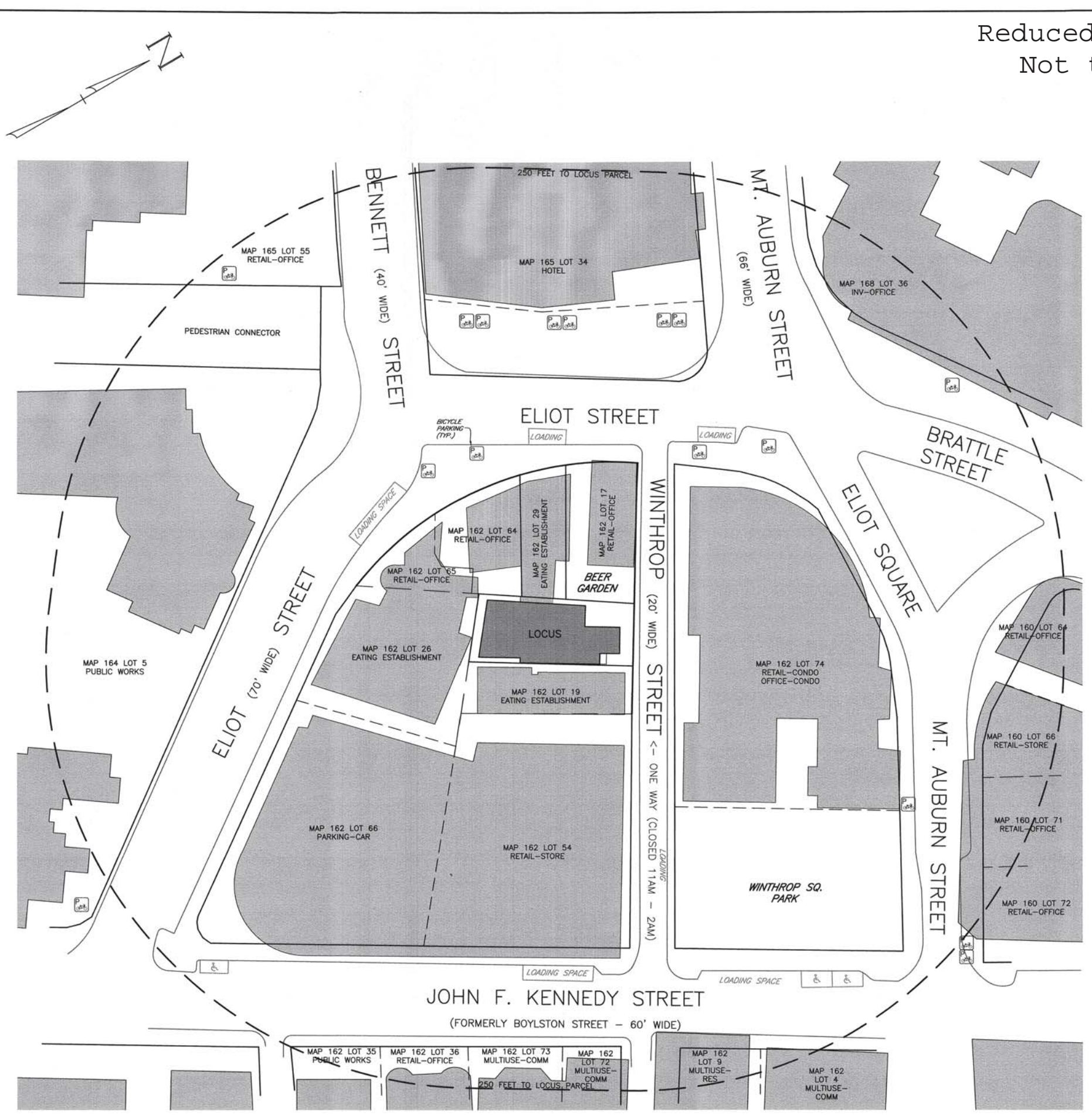
Drawing No.:

C2

SHEET 2 of 4



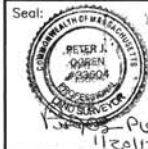
VICINITY MAP
SCALE: 1"=500'±



CONTEXT MAP
SCALE: 1"=30'

SITE PLAN NOTES:

1. TOPOGRAPHIC AND PERIMETER INFORMATION DEPICTED BEYOND THE LOCUS PARCEL IS THE RESULT OF A COMPILATION OF INFORMATION FROM MASS GIS AND THE CITY OF CAMBRIDGE GIS WEBSITE.
2. MAP, LOT AND LAND USE INFORMATION DEPICTED HEREON TAKEN FROM CITY OF CAMBRIDGE CITY VIEWER PARCEL MAPPING.



H:\CAM32\SP8\winthrop.dwg, 1/20/2017 11:28:30 AM, TC

OWNER'S INFORMATION:

PAUL W. OVERGAG
 LAND COURT CERTIFICATE No. 247928
 LAND COURT PLAN No. 17043A
 ASSESSOR'S MAP 162 PARCEL 18
 98 WINTHROP STREET

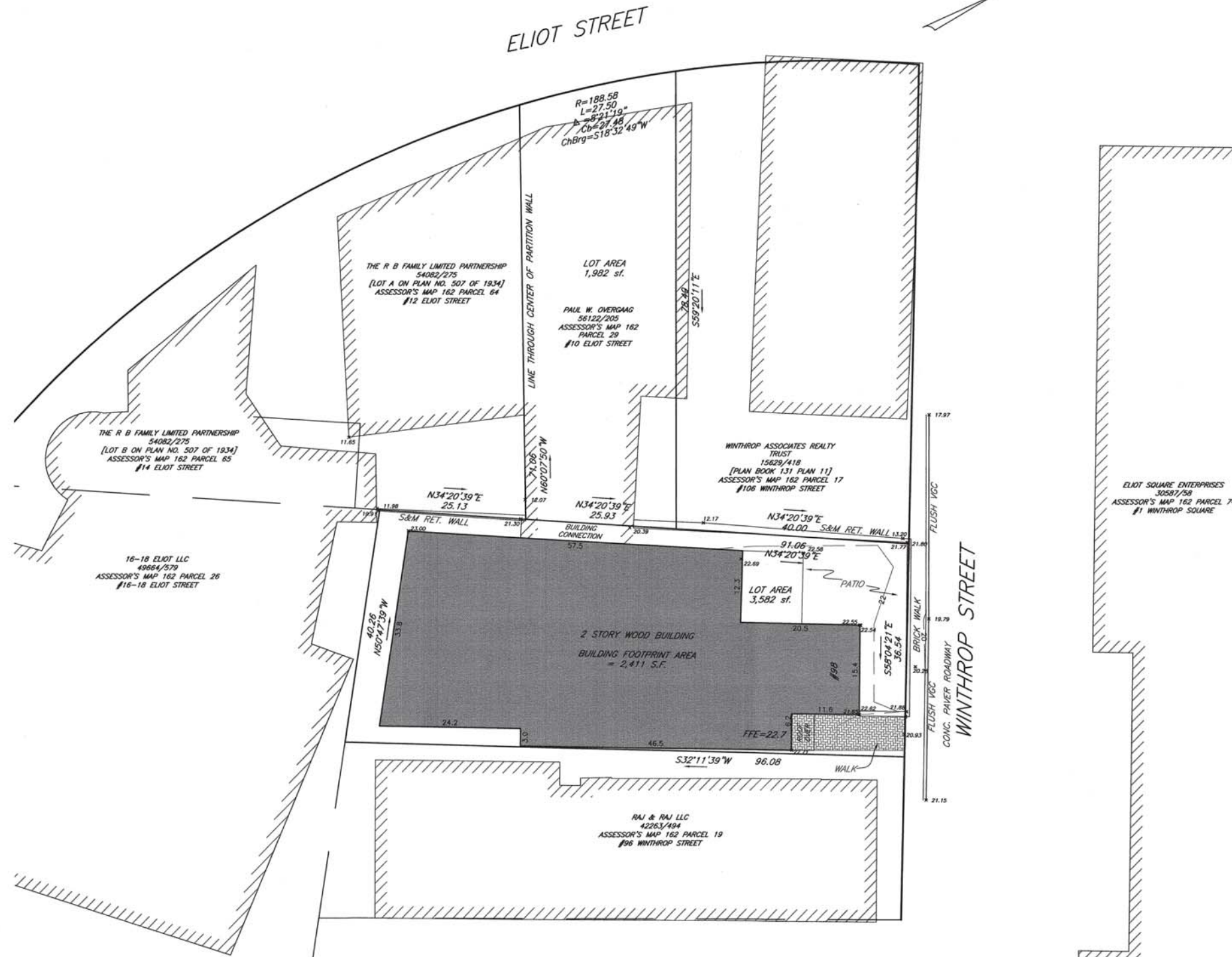
ZONE: BUSINESS B (BB)

MINIMUM SETBACKS:
 FRONT = NONE
 SIDE = NONE
 REAR = NONE
 MIN. FRONTAGE = NONE
 MIN. LOT AREA = NONE
 FLOOR AREA RATIO = 2.75/3.0

Reduced Size Copy
 Not to Scale

NOTES:

- PERIMETER INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY HAYES ENGINEERING, INC. IN OCTOBER 2016.
- TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY HAYES ENGINEERING, INC. IN OCTOBER 2016.



EXISTING CONDITIONS

SCALE: 1"=10'

Prepared For:
 Applicant:
 HEALTHY PHARMS, INC.
 PAUL OVERGAG
 NAT AVERILL
 22 MILTON STREET
 SOMERVILLE, MASSACHUSETTS 02144
 (508) 207-3979

Prepared By:
 Hayes Engineering, Inc.
 603 Salem Street
 Wakefield, MA 01880
 Ph: 781-246-2800
 Fax: 781-246-7396
 www.hayeseng.com

Design By: AMC
 Drawn By: AMC
 Checked By: PJO
 Project File: CAM-0041
 Comp. No: CAM32
 Issued For Permit
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 Issued For Construction
 Not For Construction

No.	Revision	Date
1	ISSUES WITHIN 350 FT.	12/16/2016
2	CCOD NOTES	12/27/2016
3		
4		
5		
6		
7		
8		
9		

Scale: 1"=10'
 0' 5' 10' 20'
 Date: November 30, 2016

Drawing Title:
 EXISTING CONDITIONS
 HEALTHY PHARMS, INC.
 98 WINTHROP STREET
 CAMBRIDGE, MASS.



Drawing No.:
 C3
 SHEET 3 of 4

OWNER'S INFORMATION:

PAUL W. OVERGAG
 LAND COURT CERTIFICATE No. 247928
 LAND COURT PLAN No. 17043A
 ASSESSOR'S MAP 162 PARCEL 18
 98 WINTHROP STREET

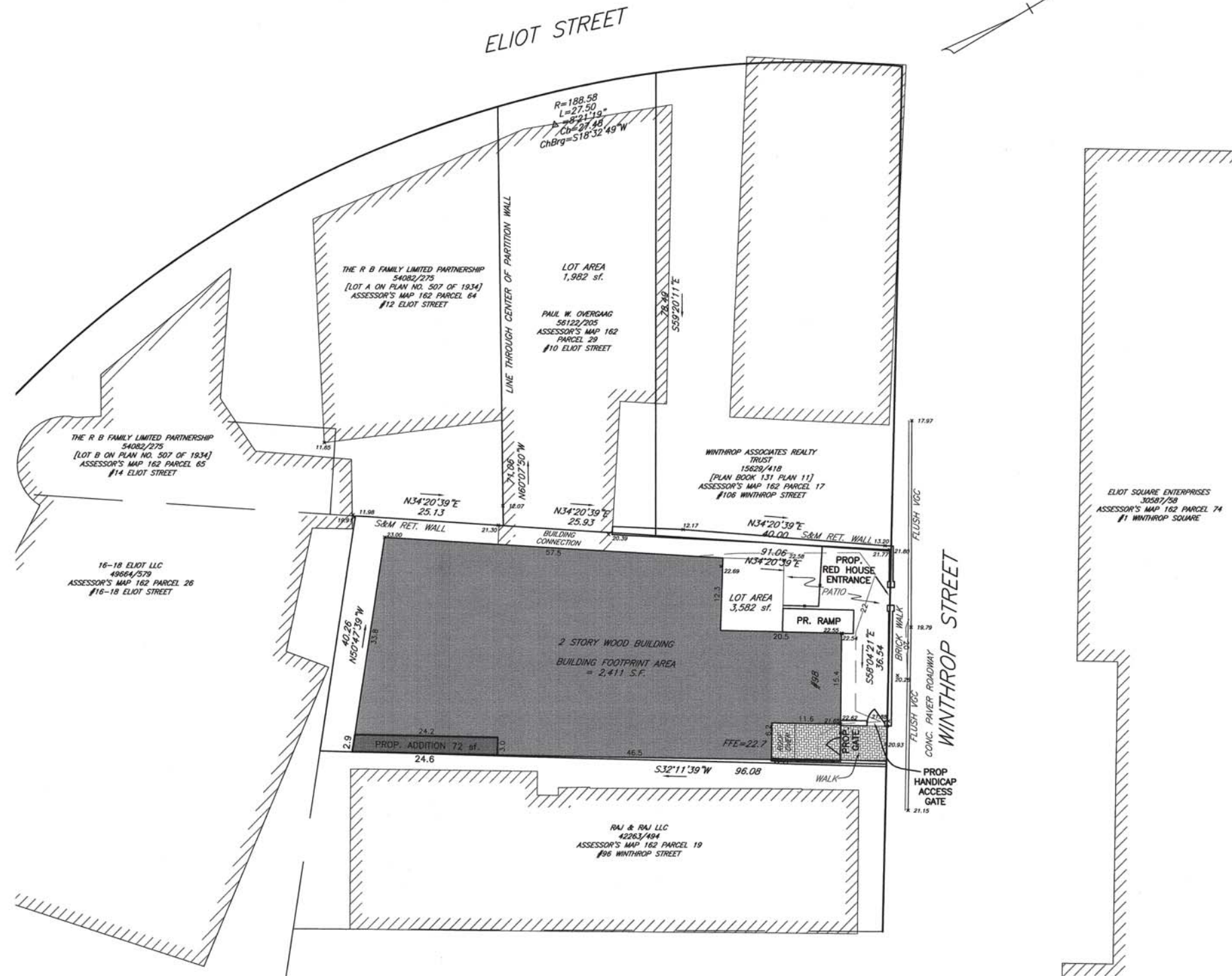
ZONE: BUSINESS B (BB)

MINIMUM SETBACKS:
 FRONT = NONE
 SIDE = NONE
 REAR = NONE
 MIN. FRONTAGE = NONE
 MIN. LOT AREA = NONE
 FLOOR AREA RATIO = 2.75/3.0

Reduced Size Copy
 Not to Scale

NOTES:

- PERIMETER INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY HAYES ENGINEERING, INC. IN OCTOBER 2016.
- TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY HAYES ENGINEERING, INC. IN OCTOBER 2016.



SITE PLAN

SCALE: 1"=10'

Prepared For:

HEALTHY PHARMS, INC.
 PAUL OVERGAG
 MAT AVERILL
 22 MILTON STREET
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 (508) 207-3979

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Drawn By: AMC

Checked By: PUJ

Project File: CAM-0041

Comp. No: CAM32

Issued For Permit

Issued For Review

Issued For Bid

Issued For Construction

Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2	CCDD NOTES	12/19/2016
1	USES WITHIN 250 FT.	12/7/2016

Scale: 1"=10'
 0' 5' 10' 20'
 Date: November 30, 2016

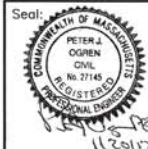
Drawing Title:

SITE PLAN
 HEALTHY PHARMS, INC.
 98 WINTHROP STREET
 CAMBRIDGE, MASS.

Drawing No.:

C4

SHEET 4 of 4









Healthy
Pharms

98

License Holders Only
Beyond This Point

The
Beer House

SAMUEL ADAMS

TOW ZONE
NO STOPPING
FIRE LANE

ALFRED

OYSTERS

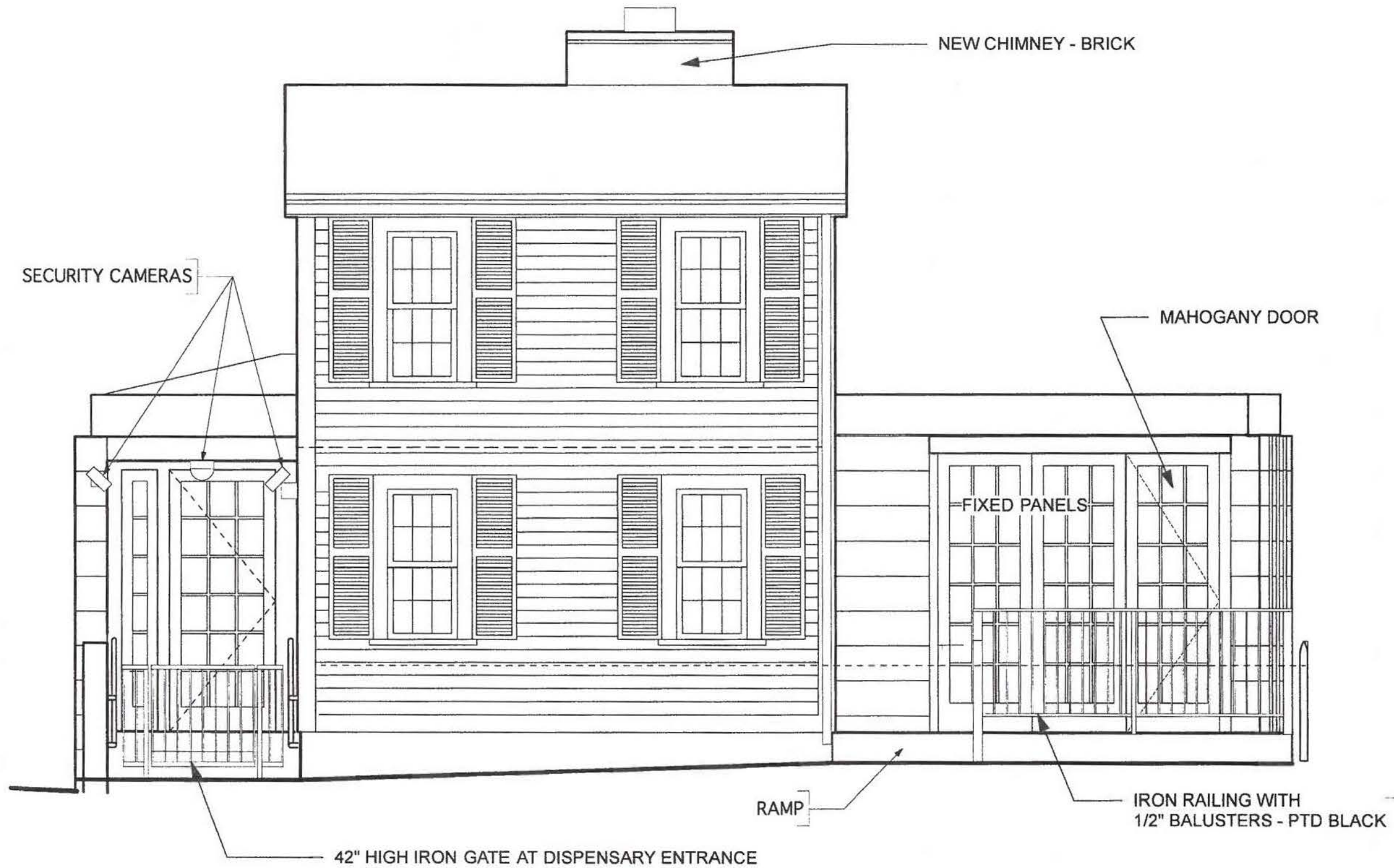


WOOD ARCHWAY

EXISTING STONE RETAINING WALL
8"X8" SPLIT FACE GRANITE POST

EXISTING GRANITE TREADS

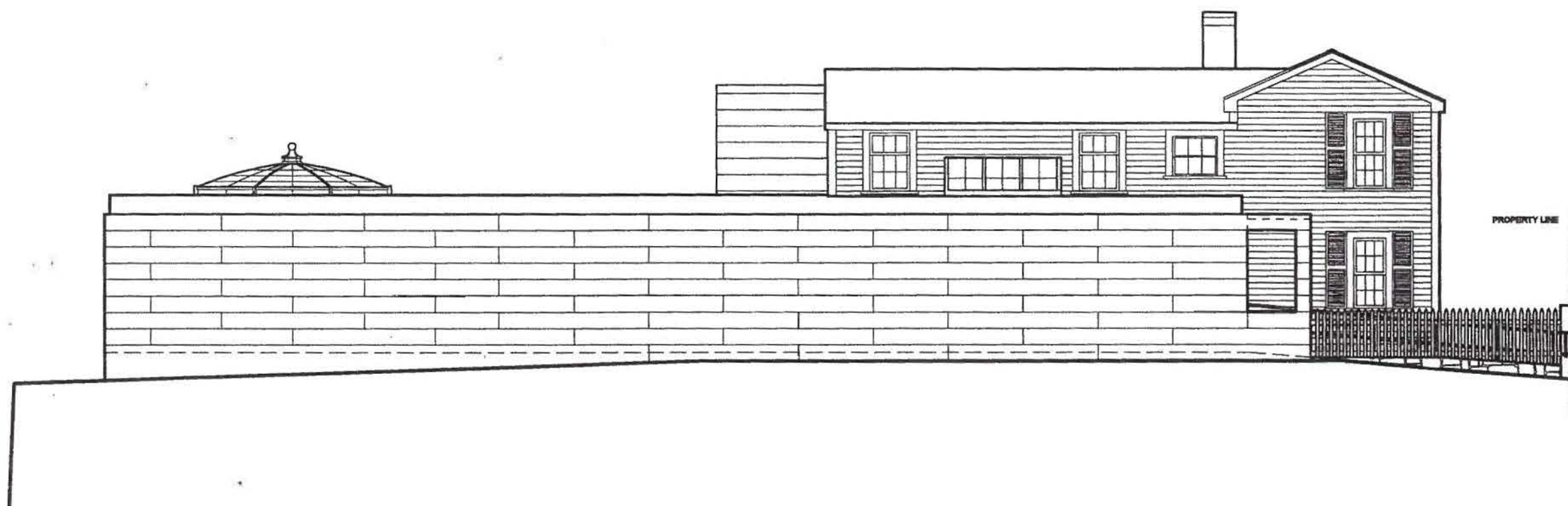
STREET ELEVATION
THE RED HOUSE - 98 WINTHROP ST.



FRONT ELEVATION
THE RED HOUSE - 98 WINTHROP ST.



WEST ELEVATION
THE RED HOUSE - 98 WINTHROP ST.



EAST ELEVATION
THE RED HOUSE - 98 WINTHROP ST.