

February 24, 2020

Ms. Liza Paden  
City of Cambridge  
Community Development Department  
344 Broadway  
Cambridge, MA 02139

Re: Special Permit Application for GreenSoul Organics, LLC  
759 Massachusetts Avenue, Cambridge, MA 02139

Dear Ms. Paden:

On behalf of GreenSoul Organics, LLC we are pleased to submit to the City of Cambridge Community Development Department the accompanying application and supporting documentation for a Special Permit to operate an Adult-Use Marijuana Establishment.

We believe the documents satisfy the requirements identified in the City of Cambridge Planning Board Special Permit Application Requirements. Please let us know if you require any further information.

Thank you in advance for your assistance and your consideration.

Sincerely,

*Tabasuri Moses*

Tabasuri Moses  
Chief Executive Officer

(Submitted by Rebecca Adams for Tabasuri Moses)



City of Cambridge

GreenSoul Organics, LLC

Application for Special Permit

759 Massachusetts Avenue, Cambridge, MA 02139

February 24, 2020

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CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## SPECIAL PERMIT APPLICATION • COVER SHEET

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

Location of Premises: 759 Massachusetts Avenue, Cambridge, MA 02139

Zoning District: Business B (BB) District

Applicant Name: GreenSoul Organics, LLC, Mr. Tabasuri Moses

Applicant Address: 500 Tremont Street, Dorchester, MA 02122

Contact Information: 857-719-1974      taba@greensoulorganics     

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.*

GreenSoul Organics, LLC is applying for Special Permit per Section 10.40 of the City of Cambridge zoning ordinance and per Section 11.800 the zoning of cannabis uses. GreenSoul Organics, LLC is applying for a Special Permit to operate an Adult - Use Marijuana Retail establishment.

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

Special Permit Cover Sheet, Dimensional Form, Fee Schedule, Ownership Certificate Certification of Receipt of Plans for: Traffic and Parking, Department of Public Works, Tree Arborist, Water Department, and LEED Specialist. We have also attached Proposed Floor Plans, Perspective Views, our Project Narrative, and our Context Maps- (300' Radius, 500' Radius, and 1800' Radius). Attached documentation includes: Distance Diagram, Existing and Proposed Site Plans, Building Elevations and Proposed

Signature of Applicant: 

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

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

**DIMENSIONAL FORM**

**Project Address:**

**Application Date:**

	<b>Existing</b>	<b>Allowed or Required (max/min)</b>	<b>Proposed</b>	<b>Permitted</b>
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:*

**FEE SCHEDULE**

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**Project Address:**

**Application Date:**

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

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

**Fee Calculation**

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

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

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

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

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**OWNERSHIP CERTIFICATE**

**Project Address:** 759 Massachusetts Avenue, Cambridge, MA

**Application Date:** 1/24/2020

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

I hereby authorize the following Applicant: GreenSoul Organics, LLC

at the following address: 759 Massachusetts Avenue, Cambridge, MA 02139

to apply for a special permit for:

on premises located at: 759 Massachusetts Avenue, Cambridge, MA 02139

for which the record title stands in the name of:

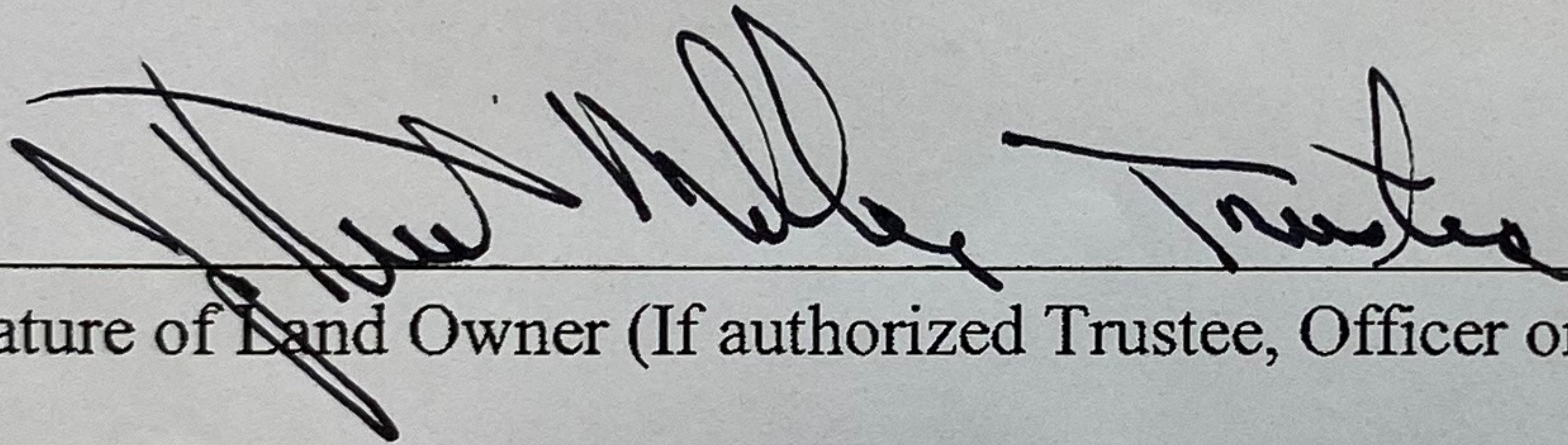
whose address is:

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 11883 Page: 029

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

Book: Page:



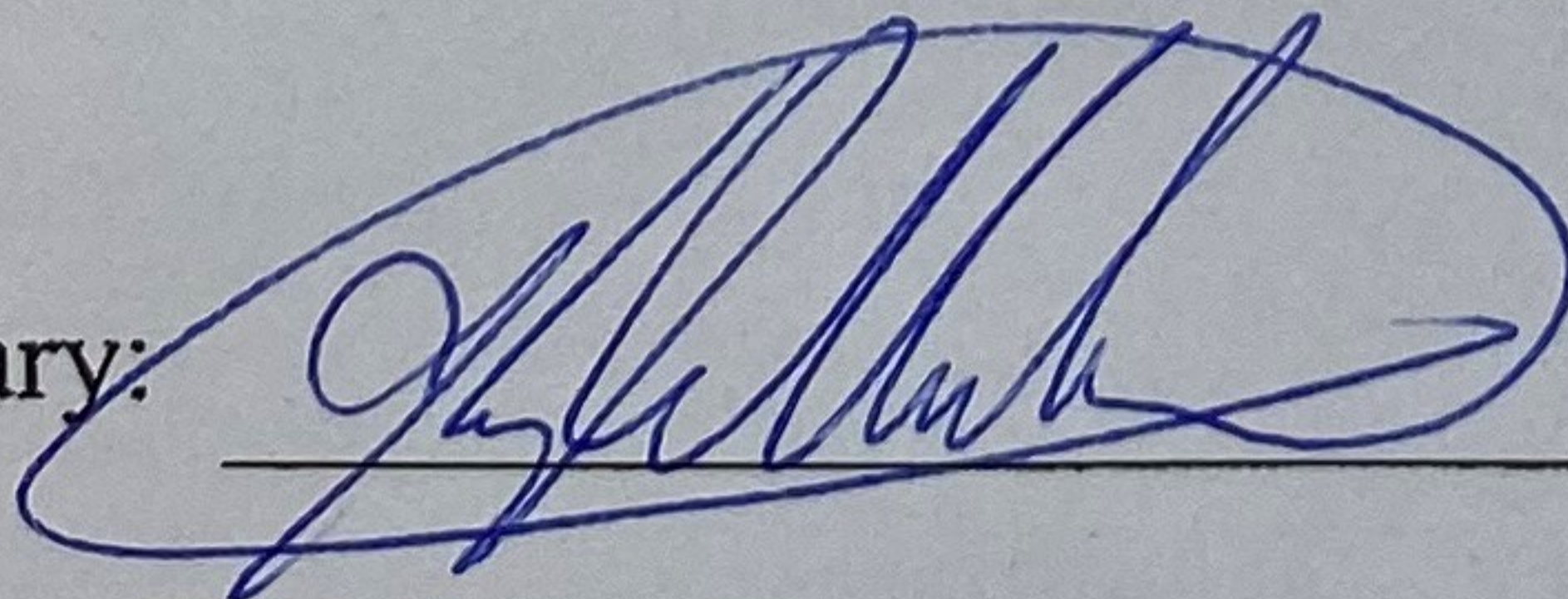
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

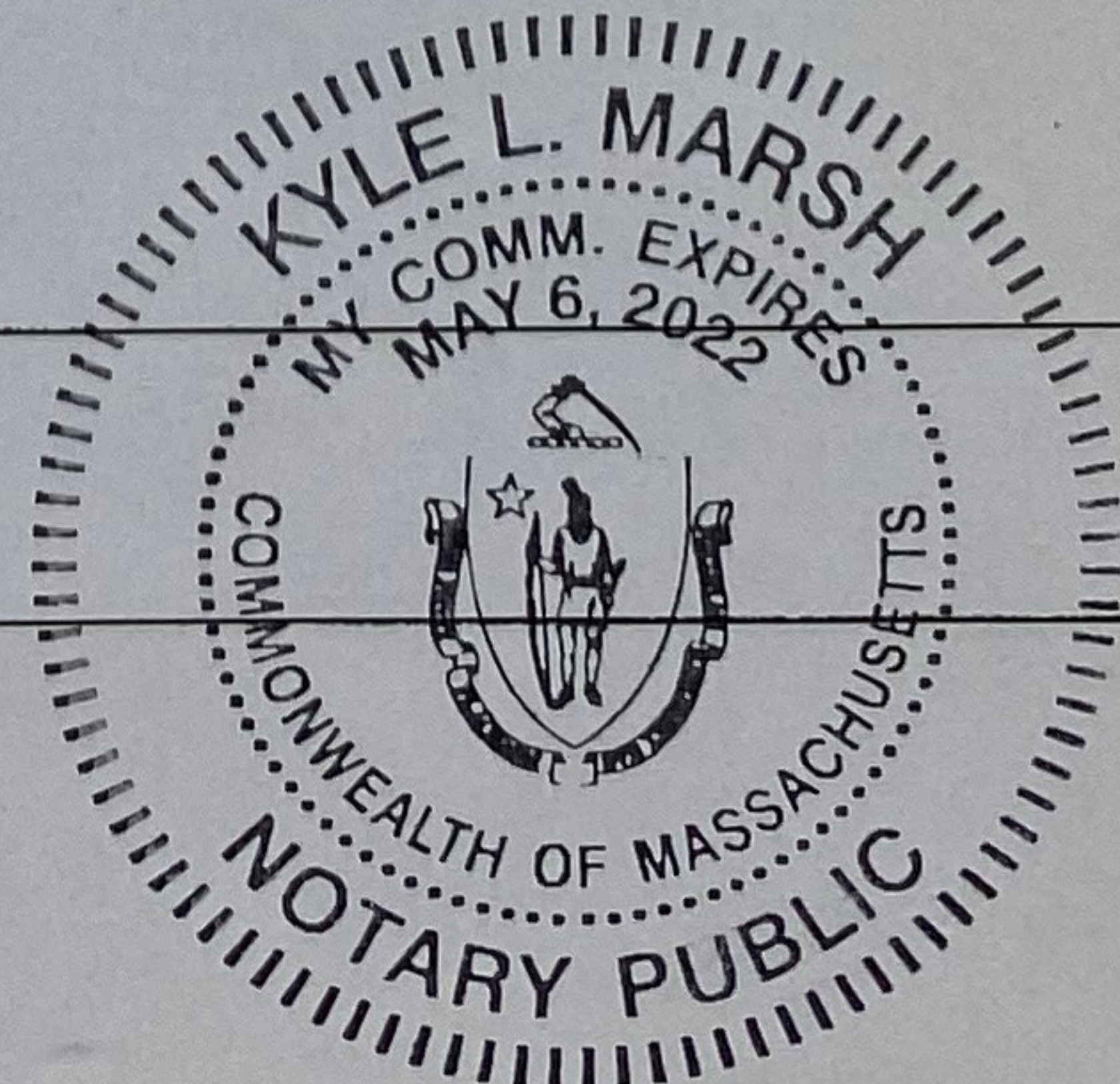
Commonwealth of Massachusetts, County of Essex

The above named John Kurt Miller personally appeared before me,

on the month, day and year 2/19/2020 and made oath that the above statement is true.

Notary: 

My Commission expires: May 6, 2022



**GreenSoul Organics, LLC**  
**759 Massachusetts Avenue, Cambridge, MA 02139**  
**Proposed Adult Use Marijuana Retail Store**

**Project Narrative and Special Permit Criteria**

**Project Narrative**

GreenSoul Organics, LLC, (GSO), an Economic Empowerment Applicant, is applying for an Adult-use recreational marijuana retail license in the state of Massachusetts. GreenSoul Organics is proposing to repurpose the first floor and the basement of the existing building at 759 Massachusetts Avenue to operate a Cannabis Retail Store. The proposed retail space is located within an existing 4-story mixed-use building dating from 1888. The project does not propose adding any off-street parking. The project includes the interior renovation of the 1,365 square feet located on the first floor of the existing structure and includes minor renovations to the exterior façade. The site is within the Central Square Overlay District and in the Central Square National Register District. GSO will be discussing our proposed exterior alterations with the Cambridge Historical Commission and the Central Square Advisory Committee. Green Soul Organics will take any and all recommendations from the Commission and the Committee under advisement and work with both groups to ensure we uphold the historical nature of the building.

Green Soul Organics, LLC takes great pride in being an Economic Empowerment Applicant and has a vision of connecting cultures and generations through the responsible and stigma-free use of cannabis. GSO will work in conjunction with the Green Soul Foundation to assist people of color to have the tools they need to contribute to the growing cannabis industry.

**Compliance with Zoning and with Criteria Specific to Special Permit**

GreenSoul Organics plans to meet the zoning and special permit specific requirements as outlined below as set forth in Section 10.43 of the zoning ordinance, Section 11.803 Cannabis Retail Stores, and Section 11.804 Application Requirements.

- GSO has submitted a traffic study prepared by Greater Boston Survey and Engineering in Section 7 of our Special Permit Application to ensure we will not have a negative impact on traffic in the City of Cambridge. GSO Pursuant to Article 6.000, the minimum off-street parking for our use in the Business B (BB) district is one (1) space per 1,800 square feet. GreenSoul Organics respectfully requests a waiver from the Traffic, Parking and Transportation Department (TPT). GSO is requesting a special Permit to utilize 1,365 square feet of an existing building. GSO has requested a meeting with the TPT and will consult further with the department.
  
- GreenSoul Organics acknowledges the City's requirement for a Sewer Service Infrastructure Narrative detailing the anticipated impact of the project on the City's sanitary, stormwater, and combined sewer infrastructure. GSO respectfully requests a waiver for this requirement. GSO will not adjust, modify or increase the sanitary, stormwater, or combined sewer infrastructure. We will utilize less than the tenant that currently occupies the building.



- GreenSoul Organics acknowledges the City’s requirements for a Water Service Infrastructure Narrative detailing the anticipated impact of the project on the City’s water delivery infrastructure and supply. GSO respectfully requests a waiver for this requirement. GSO will have less of an impact on the City’s water delivery and supply and will not have to adjust, modify or increase the infrastructure. We will utilize less water than the tenant that currently occupies the building.
- GSO would like to request the LEED Specialist consider the proposed retail space is located within an existing 4-story mixed-use building dating from 1888. This building wasn’t built to modern-day LEED standards. GSO proposes the following to meet the requirements of Section 22.20 to the best of our ability:
  - Our interior renovation will use sustainable materials within the space, sourced locally.
  - GSO proposes new energy-efficient storefront glazing that will improve energy efficiency while cleaning up a dated existing storefront.
  - All interior lighting will be LED, energy-efficient bulbs, and appliances in the staff kitchen will be energy star rated.

In summary, the renovated commercial space will try and meet as many LEED Silver credits as possible while maintaining the existing character and aesthetic of the existing building.

### **Community Outreach Meeting**

GreenSoul Organics held a Community Outreach Meeting on Wednesday, November 20, 2019 from 5:30 PM - 7:30 PM. The meeting was held at Tavern 730 located at 730 Massachusetts Avenue, Cambridge, MA 02446. A presentation was given regarding the proposed project which included time for any neighbor or abutters question and answers. The following topics were discussed at the meeting:

- Our Team
- Our proposed project; including location and proposed use
- Our schedule
- Security
- Community impact

Questions from neighbors and abutters consisted of the following:

- When are you hiring?
- What are your hours of operation?

GSO received positive feedback regarding the location, use and proposed changes to the existing building. There were no identifiable concerns or issues by neighbors or abutters at our Community Outreach Meeting.

### **Special Permit Criteria**

#### 11.803.1 Cannabis Retail Stores

- a.) Cannabis Retail Stores shall be allowed only by Planning Board Special Permit within the following districts: Business A (BA), Business A-1 (BA-1), Business A-2 (BA-2), Business A-3 (BA- 3), Business B (BB), Business B-1 (BB-1), Business B-2 (BB-2), Business C (BC), Industry A-1 (IA-1), Industry B (IB), Industry B-1 (IB-1), and Industry B-2 (IB-2) districts, and special districts and overlay districts whose

use regulations are based on those of any of the aforementioned districts, subject to any limitations set forth in the regulations of those districts. In the Business A-1 district, only applicants that have been designated as Economic Empowerment Applicants or certified as eligible to participate in the Social Equity Program by the Massachusetts Cannabis Control Commission may be permitted and it shall be made a condition of the special permit that such designation or eligibility shall be maintained.

Response: GreenSoul Organics is proposing an adult-use marijuana retailer facility located at 759 Massachusetts Avenue, Cambridge, MA. 759 Massachusetts Avenue is located in the Business B (BB) District and requires a Special Permit to allow a Marijuana Retailer use per Section 11.800, *et seq.* GreenSoul Organics meets all requirements per Section 11.800.

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

Response: GreenSoul Organics, LLC (GSO) is an economic empowerment applicant and therefore is compliant with 11.803.1 (b). Revolutionary Clinics, a Medical only MTC is located within 1,800 feet at 541 Massachusetts Avenue and a proposed dispensary Yamba Harvest is located within 1,800 feet at 580 Massachusetts Avenue.

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

Response: GSO will offer products to consumers that will be pre-packaged off-site, and no packaging or repacking of cannabis or marijuana products will take place on the premises.

#### 11.803.2

- a.) Cannabis Production Facilities shall be allowed only by Planning Board Special Permit in the Industry B-2 (IB-2) district, provided that the establishment is not greater than 10,000 square feet in Gross Floor Area.

Response: GreenSoul Organics is not proposing a production facility in Cambridge, MA. GSO is applying for an Adult-use marijuana retail license in the City of Cambridge, Massachusetts.

#### 11.803.3 Buffer zones

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

Response: GSO is not located within 300 feet of a pre-existing public or private school providing education in kindergarten or any grades one through 12.

- b.) A Cannabis Retail Store or Cannabis Production Facility shall not be permitted within 300 feet of a pre-existing public children's playground, public youth athletic field, or public youth recreation facility, except where the Planning Board, in issuing a special permit, approves a reduced distance upon finding that the location will cause no substantial adverse impact due to site-specific factors or

other mitigating efforts agreed to in writing by the permittee and made conditions of the special permit.

Response: GSO is not located within 300 feet of a pre-existing public children's playground, public youth athletic field, or public youth recreation facility.

#### 11.804 Application Requirements

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

Response: GreenSoul Organics, LLC proposes to renovate an Adult-use marijuana retail store that will provide cannabis products for non-medical use in the 1,365 square foot space located on the first floor of 759 Massachusetts Avenue, Cambridge. There will be no cultivation or processing of cannabis products at this location, nor will there be any off-site deliveries made to customers. All products will be pre-packaged off-site and there will be no packaging or repackaging of cannabis products at our 759 Massachusetts Avenue location. This location will be used only to purchase and transport marijuana products from Marijuana Establishments and to sell to customers or otherwise transfer these products to other Marijuana Establishments. This space is currently occupied by Hair Collage, a hair salon. The structure at 759 Massachusetts Avenue is brick and wood framing construction typical of the day and age. GSO does not anticipate reconstructing the façade of the building other than adding an exit door in addition to the main entrance on Massachusetts Avenue. The interior of the first floor of 759 Massachusetts Avenue will undergo remodeling to repurpose the existing salon as a marijuana retail store. The retail store will be outfitted with a sophisticated security system that will include surveillance cameras, silent and audible alarms, motion detectors and real-time remote monitors that can be readily accessed by the Cambridge Police Department (if requested).

Customers will only gain access to the GSO retail store after providing a valid photographic ID that is verified both electronically and manually by trained GSO Agents. All customers will be initially greeted by a registered GSO Agent located in the security vestibule inside the main entrance, and after verification, customers will be admitted to a secure waiting area where they will receive a brief orientation to the facility. Each GSO Agent will verify the customer ID again at the point of sale prior to selling any cannabis.

GSO is committed to being a good neighbor. We will establish Community norms. Community norms are a set of agreements informing customers that certain behaviors are acceptable and certain behaviors are not acceptable when doing business with GSO in our Cambridge location. GSO is rooted in community values, beliefs, and keeping our neighbor's interests a top priority. GSO knows that establishing norms creates a reciprocal relationship between the marijuana community and the Cambridge community.

Each customer will be required to execute a Community Norms Agreement prior to purchasing products from GSO. All GreenSoul Organics, LLC Agents will be trained to provide important information to all customers during this one-on-one interaction, specifically regarding the safe use of cannabis, and properly disposing of cannabis packaging and product.

A registered Marijuana Agent will then escort the customer to the display pedestal from which the customer will be able to make their selection. Products displayed will include cannabis flowers, concentrates and marijuana-infused products. The customer's order

will be placed on a handheld device by the registered Marijuana Agent to ensure consumer confidentiality. Then the customer will move to the fulfillment/point-of-sale area where payments will be processed, and the product will be sealed in an opaque, tamper-resistant or childproof package. GSO's commitment to preventing product attraction to children will be strengthened by utilizing exit bags that will also contain printed educational materials for customers.

GSO customers will be required to exit the facility immediately after their order has been filled and payment has been accepted. The customer will exit through the entrance of the building and will not be allowed to loiter on, near or around the premises. It is against Massachusetts law to consume any products on the premises. Any violation of the Community Norms Agreement will result in the customer being barred from this facility.

#### Security Systems Summary

GreenSoul Organics, LLC has retained American Alarm, one of the leading security consultants in the security and marijuana industry. American Alarm has worked with GSO to engineer, review logistics and provide security layouts. Please see Attachment A for our Security System plan. GSO has met with the Cambridge Police Department; Police Commissioner Dr. Branville G. Bard, Jr. and Mr. Jack Albert, Superintendent Operations Division to review our security plan and our security standard operating policy and procedure. All security measures will meet or exceed compliance with 105 CMR 725.110. The interior and exterior of the building will be outfitted with approximately 20 (twenty) high definition IR surveillance cameras that are connected to a secure video VLAN. Per the Cannabis Control Commission (CCC), all camera footage will be stored for a minimum of ninety days but GSO will commit to 120 days of storage. Silent and audible alarms will be added as another security layer via Access Control and Intrusion. Real-time remote monitors for Access Control and CCTV will be available 24 hours a day. Steel entry doors will be equipped with an electronic control access system and will be controlled by electric and electrical mechanical locks that create an audit trail. Staff access within the facility will be monitored by a keycard program that provides staggering levels of access to staff members. Only essential staff will be granted access to secure points within the facility, such as the vault and fulfillment area. Limited Access areas will be identified by clearly visible signs. Only designated staff, law enforcement and the CCC regulatory agents will be allowed access to Limited Access areas. The perimeter will be amply lit, in compliance with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force, and surveillance signs will be posted.

#### Law Enforcement and Public Safety Official Communication

GreenSoul Organics, LLC will be in constant contact with the Cambridge Police Department in the development and implementation of its security systems. GSO will have the Police Department tour the facility through multiple stages of design and construction. GSO will seek to maintain direct communication and an open-door policy with regards to all state and local law enforcement, public safety and public health agencies, including, but not limited to the CCC. GSO will inform local police, City officials, and the CCC of any and all incidents regarding security and/or public safety issues via incident reports, phone calls, and emails when appropriate.

#### On-Site Security Personnel

Upon GSO's meeting with the Police Commissioner and the Superintendent, it was suggested and recommended GSO have uniformed officers as additional security out in

the front of the building during the first month of business. The duties of the police officers would be to provide additional surveillance of the facility entrance and exit and perimeter inspections. GSO will provide an opening day plan to the Cambridge Police department for prior approval. The Police department would like GSO to submit the opening day plan closer to opening day. Our security system (pre-approved by the Cambridge Police Department and the Cannabis Control Commission) is supported by a comprehensive electronic security system comprised of cameras, motion detectors, and duress alarms, as well as comprehensive emergency procedures and employee training. GreenSoul Organics, LLC will ensure that its Agents inform all customers that loitering is not tolerated. All identified violations of the Community Norms Agreement will be immediately reported.

GSO did submit a security policy and procedure to the Cambridge Police Department. Due to the privacy and sensitivity of our security system, GSO respectfully requests any additional information be specifically requested.

#### Inventory Tracking and Control System

A comprehensive inventory tracking and control system is essential to the security of our facility and the prevention of diversion. Our inventory and tracking system will allow GreenSoul Organics, LLC to maintain awareness and control over where products are at any given stage in the distribution process. METRC, the Massachusetts state-approved seed-to-sale tracking system will be utilized. METRC enables Companies to report to the Cannabis Control Commission all of its regulatory requirements regarding inventory. GSO has submitted its Inventory Control policy and procedure to the CCC for its approval. As an added source of inventory tracking, GreenSoul Organics, LLC will utilize a fully integrated enterprise application software package that includes inventory management, cash management, and employee tracking, through a separate Point-of-Sale system. Our in-house Point-of-Sale system will communicate with METRC to ensure accuracy and accountability. GSO will do a physical inventory of product every day and if necessary, multiple times throughout the day to prevent diversion and remain compliant.

#### Employee Training

GSO anticipates a total of 14 employees when fully operational. Staff will consist of a General Manager, Security Personnel and Sales staff. GreenSoul Organics, LLC will make a commitment as a certified Economic Empowerment Applicant to hire employees that reside in areas of disproportionate impact and establish a percentage of employees that have had drug-related incarcerations. The CCC requires all staff to be aged 21 or over and each employee must become a Registered Marijuana Agent; meaning each employee must go through a background check. The background check will be renewed annually.

GSO strives to provide the best customer experience. We will ensure our Agents receive the required hours of training established by the CCC but we will also offer on the job training to help our employees progress in their career path. Training will include Responsible Vendor Training, Active shooter training, Sexual Harassment training, Diversion Detection Techniques, as well as many other required and non-required training.

#### Hours of Operations

GreenSoul Organics, LLC anticipates operating a Cannabis Retail Store between the hours of 9:00 AM –10:00 PM, subject to the approval of the Planning Board.

### Trash Management

Any trash containing marijuana or marijuana-infused products is required to be stored securely on-site deemed as marijuana waste. GSO anticipates a small amount of marijuana waste as we are operating as a retail facility only. GSO anticipates returned product, and/or damaged product to be the only type of marijuana waste. GSO will schedule a pickup from the wholesaler where the products were purchased and the wholesaler will pick up the waste and safely destroy it at their facility. A manifest in METRC will document any marijuana waste and it will be tracked as marijuana waste destroyed. A minimal amount of business-related waste will be generated from the facility and disposed of by commercial trash pickup.

### Deliveries

Product deliveries will occur between two and three times each week in unmarked vehicles. There will be no advertising, markings, or branding indicating that the vehicle is being used to transport cannabis per the Cannabis Control Commission. Routes and times used for the transportation of cannabis and marijuana-infused products are randomized. GSO will not apply for or have a license for a vehicle providing any marijuana transportation. All deliveries and product transportation will be handled by our distributors.

A cash pickup will take place two to three times each week by a Cannabis Control Commission registered transporter or by our bank. If additional cash pickups are needed three to four times per week, GSO will arrange the pickup with the appropriate transporter. GSO will ensure that at no time a transport vehicle will be stopped or parked on Massachusetts Avenue, or on any other public street, in a way that blocks emergency vehicle access or unreasonably impedes the flow of vehicle, pedestrian or bicycle travel. See the Logistics Plan prepared by Khalsa Design, Attachment B, in response to 11.804 (e) for additional detail.

### Payment Processing and Cash Handling

GreenSoul Organics, LLC is currently in contact with a banking establishment and will have an account with an approved banking establishment prior to opening our store. GSO like many other marijuana establishments will accept cash and debit cards. Like any retail business, GreenSoul Organics will employ a sophisticated cash-handling procedure that will include comprehensive employee training, strict policies, and procedures for how cash is counted, handled, collected, recorded and stored. Cash collection will occur on a timely basis to ensure that no more cash than is necessary for the ordinary course of business is kept on site. GSO will set a cash threshold amount and will not store above the threshold during hours of operation or when the establishment is closed.

The Cannabis Control Commission (CCC) will review and approve our Waste Standard Operating Procedure (SOP), our Delivery SOP, and our Cash Handling SOP prior to approving our license to operate.

### Traffic and Parking

GreenSoul Organics, LLC does not propose adding any off-street parking and seeks a small business exemption. Pursuant to Article 6.000, the minimum off-street parking for this use in the Business B (BB) district is 1 space per 1,800 square feet, and GSO is requesting a special permit for 1,365sf at 759 Massachusetts Avenue. Per Article 6.000,

6.35.1, and Section 6.32.1, *Small Business*, parking and loading requirements shall be waived for any nonresidential use in a business district if such use would require four (4) or fewer spaces. GSO recognizes the importance of minimizing traffic in the City and will put forth its best efforts to encourage customers to take public transportation. GSO has provided as a supplement a Transportation Logistics Plan by Greater Boston Survey and Engineering in Section 7 of our Special Permit Application.

The proposed facility is serviced by public transportation, on-street metered parking, multiple parking lots, Zipcar locations, and Bluebike stations within walking distance.

**Parking Lots:**

- Cambridge Municipal Lot 9 (2-minute walk),
- Central Square Parking Lot (3-minute walk),
- Cambridge Municipal Lot 6 (4-minute walk)
- Green Street Parking Lot (4-minute walk)
- Green Street Garage (7-minute walk)

**Zipcar locations:**

- Western Avenue: 3-minute walk
- 872 Massachusetts Avenue: 4-minute walk
- 55 Bishop Allen Drive: 7-minute walk
- 55 Franklin Street: 10-minute walk
- NW86 Pacific Street: 14-minute walk

**Bluebike locations:**

- Lafayette Square Bluebike station: 7-minute walk
- Harvard University housing Bluebike station: 13-minute walk

In addition, this site is approximately 400 feet, a 2-minute walk from the Central Square MBTA Red Line station, and there are 7 MBTA bus lines that connect in Central Square. GreenSoul Organics, LLC has taken great care to develop operational procedures to ensure that customer visits are short in duration and will not result in queuing or other congestion to enter or exit the facility. Operational procedures will be adjusted as needed to ensure optimal function and pedestrian traffic of the facility.

GreenSoul Organics, LLC will undertake the following proactive traffic mitigation efforts:

- Provide 60% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees.
- Provide customers with information regarding transportation options to access the facility.
- Provide and maintain information on our website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on public transportation.

**Employee Transportation**

The proposed dispensary will provide dedicated bike parking within the back of the

house space of the dispensary. These employee bikes will be shielded from the weather and are easily accessible off the rear alley within the loading zone. In addition to this area, the existing sidewalk in front of the building has 5 racks and has the ability to handle 10 bicycles at a given time. In addition to these bike racks, there are 3 Bluebike stations within 300' of the proposed dispensary.

#### Customer Education

Education is a top priority for GreenSoul Organics, LLC and will be a central theme evident throughout its Cannabis Retail Store. Educational support will be provided on a one-to-one basis beginning with the first customer visit. GreenSoul Organics, LLC employees will be trained to listen attentively and provide auditory and visual educational instructions. All customers will be given printed as well as online information on cannabis, the history of cannabis, cannabis safety, our cannabis products including but not limited to cannabis strains and the various effects cannabis can have on individuals.

Distribution of Educational Materials will be as follows:

- Visual Materials: GreenSoul Organics, LLC will display a variety of educational materials. Flyers, pamphlets, and other materials will be available in the waiting/education area as well as throughout the sales floor.
- Auditory Reminders: GreenSoul Organics, LLC employees will receive ample training about effective educational tools that can be used during transactions. Employees will educate customers at the point of sale about how to safely store, consume, and transport their products.
- Takeaway Material: Product safety guides and general informational material will be placed in every exit bag to ensure customers have access to safety materials when they intend to utilize the product.

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

Response: The Context Maps identify a 300-foot, 500-foot, and 1,800-foot buffer zone around 759 Massachusetts Avenue. Please see enclosed Context Map, Attachment C identifying a 300-foot buffer zone around 759 Massachusetts Avenue prepared by Khalsa Design, Inc. The site is not located within 300 feet of public or private schools providing education in kindergarten or any grades one through 12, and the locations of all children's playgrounds, youth athletic fields, or other youth recreation facilities.

Please see the enclosed Context Map, Attachment D identifying a 300-foot, 500-foot and 1,800-foot buffer zone around 759 Massachusetts Avenue. As previously stated, GreenSoul Organics, LLC is a certified Economic Empowerment Applicant and is therefore exempt from the 1,800-foot buffer between Cannabis Retail Stores per 11.803.1 (b). Revolutionary Clinics is located at 541 Massachusetts Avenue which is 1,055 feet from our proposed Adult-use retail facility.

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



Response: The proposed dispensary floor plan and elevation, Attachment E, depicts all existing and proposed development on the property, including the dimensions of the building, the detailed layouts of the interior space. It also depicts employee bicycle storage, points of access and egress, the location and design of all loading, delivery and receiving, the existing and to remain sidewalk, existing and to remain trees, the basement level depicting the vault, employee breakroom, managers office, security/IT room, employee lockers and restroom, storage and mechanical spaces.

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

Response: Please see the enclosed existing building rendering depicting the current building signage and the proposed exterior building façade with signage prepared by Khalsa Design, Inc., Attachment F.

- e.) Logistics Plan: A plan identifying the on-site or off-site locations where deliveries and loading functions will take place and a narrative describing how deliveries to the site, loading, and other service functions will be conducted, as well as a plan and narrative identifying the transportation options for customers and employees, including public transportation services, on-site and off-site parking facilities, and bicycle facilities.

Response: Please see Attachment B (Site Plan/Logistics) regarding our loading location for all deliveries and loading functions. GSO has also provided as a supplement to our drawing a Transportation Logistics Plan prepared by Greater Boston Survey and Engineering. As previously mentioned above in 11.804 (a) our customer and employee parking will be the existing street parking. As explained in 11.804 GSO will provide customers and employees direction to use public transportation.

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

Response: Please see Attachment G, the Cannabis Control Commission Adult Use Marijuana Retailer application and Cannabis Control Commission License Number: EE202211, granted to GreenSoul Organics, LLC on May 22, 2018.

Attachment H is a copy of GreenSoul Organics City of Cambridge Cannabis Business Permit Number: 60238.

- g.) Host Community Agreement: A narrative describing progress that has been made at the time of application toward establishing a host community agreement with the City of Cambridge.

Response: GreenSoul Organics, LLC has initiated communications with the City Manager and following Special Permit approval, GreenSoul Organics will finalize the HCA with the City Manager's office.

### **Special Permit Criteria**

11.805 Special Permit Criteria Special Permit Criteria. In granting a special permit for a Cannabis Retail Store or Cannabis Production Facility, in addition to the general criteria for issuance of a special permit as set forth in Section 10.43 of this Zoning Ordinance, the Planning Board shall find that the following criteria are met:

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

Response: GreenSoul Organics, LLC does not propose adding any off-street parking and seeks a small business exemption. Pursuant to Article 6.000, the minimum off-street parking for

this use in the Business B (BB) district is 1 space per 1,800 square feet, and GSO is requesting a special permit for 1,365sf at 759 Massachusetts Avenue. Per Article 6.000, 6.35.1, and Section 6.32.1, Small Business, parking and loading requirements shall be waived for any nonresidential use in a business district if such use would require four (4) or fewer spaces.

The building is serviced by public transportation, on-street metered parking, multiple parking lots, Zipcar locations, and Bluebike stations within walking distance.

Parking Lots:

- Cambridge Municipal Lot 9 (2-minute walk),
- Central Square Parking Lot (3-minute walk),
- Cambridge Municipal Lot 6 (4-minute walk)
- Green Street Parking Log (4-minute walk)
- Green Street Garage (7-minute walk)

Zipcar locations:

- Western Avenue: 3-minute walk
- 872 Massachusetts Avenue: 4-minute walk
- 55 Bishop Allen Drive: 7-minute walk
- 55 Franklin Street: 10-minute walk
- NW86 Pacific Street: 14-minute walk

Bluebike locations:

- Lafayette Square Bluebike station: 7-minute walk
- Harvard University housing Bluebike station: 13-minute walk

In addition, this site is approximately 400 feet, a 2-minute walk from the Central Square MBTA Red Line station, and there are 7 MBTA bus lines that connect in Central Square. GreenSoul Organics, LLC has taken great care to develop operational procedures to ensure that customer visits are short in duration and will not result in queuing or other congestion to enter or exit the facility. Operational procedures will be adjusted as needed to ensure optimal function of the facility. GreenSoul Organics, LLC will undertake the following proactive traffic mitigation efforts:

- Provide 60% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees.
- Provide customers with information regarding transportation options to access the facility.
- Provide and maintain information on our website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on public transportation.

Please see Attachment B; Site Plan/ Logistics Plan prepared by Khalsa Design. GSO has also provided a supplemental Transportation Logistics Plan prepared by Greater Boston Survey and Engineering.

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

Response: The on-site loading is located behind the building. The product will be physically carried

into the store in a non-descript plastic bin through the rear entrance. Other than parking in the designated loading zone and walking into the rear entrance, all loading activity occurs within the facility itself. Per the Cannabis Control Commission, there are strict safety requirements that GSO will utilize to ensure the drivers, delivery Agents, GSO Agents, and community will remain safe. The current refuse area is located at the corner of Inman Street and Massachusetts Avenue. The existing and current refuse and on-site loading areas in the rear of the property are shielded from abutting uses. As stated above, any marijuana waste will be stored inside the facility until the distributor schedules a pick-up and it will be returned for waste disposal. All dumpsters that GSO will utilize will be inspected by the Cannabis Control Commission and will be locked at all times when not being used.

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

Response: GreenSoul Organics will invest in our local community to ensure we include and utilize local resources. We will interact with local artists to design a marijuana retail store with design elements that will reflect the rich culture and history of Cambridge. GreenSoul Organics, LLC believes that this facility will complement and improve the aesthetics of the surrounding neighborhood. The design will shield from the public view the entirety of the sales area and regulated material, while also engaging the community with art displays that will be visible through the existing clear glass windows on the front facade. The proposed lighting and security measures will be sensitively placed, in compliance with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force, to provide a safe yet unobtrusive means of surveillance for the appropriate and most sensitive portions of the building. In addition, the design and use of the proposed facility will be consistent with and maintain the form and character desirable for the Central Square neighborhood. Please see Attachment F for a visual depiction of the proposed facility façade.

- d.) In retail areas, the location and design of the Cannabis Use will not detract from the sense of activity with opaque, unwelcoming façades at the ground floor. Where interior activities must be screened from public view, such areas should be screened by transparent, publicly accessible active business uses where possible. Opaque façades should be minimized, and where they are necessary they should include changing public art displays or other measures to provide visual interest to the public.

Response: GreenSoul Organics, LLC recognizes the need to create a street façade that engages the sidewalk, street and pedestrian corridor. GreenSoul Organics, LLC proposes to create a secure waiting/education area immediately inside the main entrance on Massachusetts Avenue that will not be visible through the existing clear glass windows. The waiting/education will display local artwork that celebrates the historical significance and many accomplishments of the minority community in Cambridge.

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

Response: GreenSoul Organics is applying for an Adult Use Marijuana Retailer application. GreenSoul Organics, LLC will assist qualifying patients who are registered through the Massachusetts Medical Use of Marijuana Program to the best of its ability. Any adult age 21 or over will have the ability to purchase Adult Use Marijuana at our facility located at 759 Massachusetts Avenue.

### Special Permit Criteria 10.43

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

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

Response: With the requested Special Permit, the Project will meet all requirements of the Ordinance.

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

Response: GreenSoul Organics, LLC respectfully submits that its proposed use of this property will not disturb the existing right of way, pedestrian access, and will not cause a serious hazard to vehicle or pedestrian traffic. Traffic generated and patterns of access or egress will not cause congestion, hazard, or substantial change in the established neighborhood character. Central Square is a vibrant, bustling neighborhood that has historically been the center of Cambridge's cultural, commercial and social services industry. Although the neighborhood has been the site of some recent redevelopment, the GreenSoul Organics, LLC proposed Cannabis Retail Store will be designed, constructed and operated to be consistent with both the established and emerging character of the neighborhood. The entire retail space will occupy 1,365 square feet, with a portion of that dedicated to displaying artwork that celebrates the historical accomplishments of the minority community in Cambridge and highlights the diversity of the neighborhood. The intake area will allow customers to enter the facility and will prevent any loitering outside the facility (which will be strongly discouraged).

Additionally, GSO will promote customers to utilize public transportation, ride-sharing and bicycling. As stated in 11.804 we will strongly advise our customers and employees to take public transportation.

#### Zipcar locations:

- Western Avenue: 3-minute walk
- 872 Massachusetts Avenue: 4-minute walk
- 55 Bishop Allen Drive: 7-minute walk
- 55 Franklin Street: 10-minute walk
- NW86 Pacific Street: 14-minute walk

#### Bluebike locations:

- Lafayette Square Bluebike station: 7-minute walk
- Harvard University housing Bluebike station: 13-minute walk

GSO is approximately 400 feet, a 2-minute walk from the Central Square MBTA Red Line station, and there are 7 MBTA bus lines that connect in Central Square. As mentioned above, GSO will undertake the following proactive traffic mitigation efforts:

- Provide 60% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees.
- Provide customers with information regarding transportation options to access the facility.

- Provide and maintain information on our website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on public transportation.

Please see Attachment B; Site Plan/ Logistics Plan prepared by Khalsa Design. GSO has also provided a supplemental Transportation Logistics Plan prepared by Greater Boston Survey and Engineering.

- 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

Response: The proposed use is retail only, with an emphasis on customer education. GreenSoul Organics, LLC is a locally- owned cannabis company that has been certified as an Economic Empowerment Applicant. GSO is committed to setting the standard for operational excellence, not only within the Equity Programs established by the CCC but within the entire cannabis industry. Accordingly, there are no applicable adjacent uses that will be developed or adversely affect the nature of the proposed use. There will be no packaging, repackaging, cultivation or processing activities of any type occurring at this site.

- 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.

Response: In November of 2016, nearly 80% of Cambridge voters approved Question 4, the ballot initiative to legalize the adult use of marijuana. In July of 2017, Chapter 55 of the Acts of 2017, *An Act to Ensure Safe Access to Marijuana*, was adopted with requirements that people from communities that have been disproportionately harmed by marijuana law enforcement are included in the newly legal marijuana industry. These programs were developed in responses to evidence which demonstrates that certain populations, particularly Black and Latinos, have been disproportionately impacted by high rates of arrest and incarceration for marijuana and other drug crimes as a result of state and federal drug policy. Criminalization has had long-term ill effects, not only on the individuals arrested and incarcerated, but also on their families and communities. Although Cambridge was not one of the 29 cities designated as an area of disproportionate impact, the city has established a regulatory scheme that prioritizes Economic Empowerment Applicants such as the GreenSoul Organics, LLC. Moreover, since Cambridge first adopted its zoning in 2013, a vast majority of all city officials, department heads, community activists and elected officials have devoted an extraordinary amount of time, effort, and thought to developing standards to apply to this emerging industry in Cambridge. Approving GSO for a special permit will reduce the detriment of criminalization, and incarceration so that customers have safe access to marijuana products.

- e.) For other reasons, the proposed use would not impair the Integrity of the district or adjoining District, or otherwise derogate from the intent and purpose of this Ordinance, and;

Response: The proposed GreenSoul Organics, LLC Cannabis Retail Store will not impair the integrity of the District or the adjoining District because it is located within the designated zoning area, Business B (BB), and its use will not be apparent to the public. Additionally, the design plan allows patrons to quickly and safely enter the facility and remain in an intake area until they are assisted by a registered Marijuana Agent. This area will also provide an opportunity to display artwork that will celebrate the historical accomplishments of the minority community in Cambridge and this design element will enhance the pedestrian corridor along Massachusetts Avenue by offering a dynamic interaction with the streetscape in Central Square. Finally, the overall security plan provides a proven approach to safe and efficient entry and egress and establishes significant deterrent

measures to prevent any noticeable nuisances associated with this emerging industry from occurring.

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

Response: GreenSoul Organics, LLC will invest time and resources to design a marijuana retail store with design elements that will reflect the rich culture and history of Cambridge. GreenSoul Organics, LLC believes that this facility will complement and improve the aesthetics of the surrounding neighborhood. The design will shield from the public view the entirety of the sales area and regulated material, while also engaging the community with art displays that will be visible through the existing clear glass windows on the front facade. The proposed lighting and security measures will be sensitively placed, in compliance with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force, to provide a safe yet unobtrusive means of surveillance for the appropriate and most sensitive portions of the building and building sites. In addition, the design and use of the proposed facility will be consistent with and maintain the form and character desirable for the Central Square neighborhood.

# MEMORANDUM

**TO:** Saba Kahasaai  
Taba Moses  
24 Sigourney St, Unit #2  
Jamaica Plain, MA 02130

**FROM:** Paul J. Tyrell, P.E, P.L.S.  
Greater Boston Survey and Engineering  
17 Fredith Road  
Weymouth, MA 02189

**DATE:** January 29, 2020

**RE:** Transportation Logistics Plan  
Proposed Retail Dispensary – Green Soul Organics – 759 Mass Ave  
Cambridge, Massachusetts

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Greater Boston Survey and Engineering (GBSE) has completed a Transportation Logistics Plan in order to determine potential impacts associated with the proposed cannabis dispensary (Green Soul Organics) to be located at 759 Mass Ave in Cambridge, Massachusetts (hereafter referred to as “The Project”). The purpose of this memorandum is to identify available public transit options, evaluate parking supply/demand, evaluate loading/delivery areas and the impacts on nearby streets, sidewalks and surrounding neighborhoods, estimate traffic volumes expected to be generated by the proposed facility, and recommend a Transportation Demand Management (TDM) Plan for customers, employees, and delivery/loading activities, in order to minimize Project impacts. The general scope of this assessment is outlined in the City of Cambridge Transportation Logistics Plan Guidelines.

## **PROJECT DESCRIPTION**

The proposed Project will consist of a 2,342 sf (762 sf public and 1,580 sf for employees) cannabis dispensary. The facility will be opened seven days a week from 10:00 AM to 11:00 PM Monday through Sunday. The dispensary will have seven (7) display case registers, one (1) grab and go register and two (2) online order registers.

## **INTRODUCTION**

As part of this study, a comprehensive field inventory of available public transit options, parking supply and demand, loading zone, pedestrian, and bicycle facilities within the study area was undertaken in December 2019, within 500-foot and quarter mile radius around the site. Figure 1 graphically depicts a survey of the inventory.

### **Pedestrian and Bicycle Facilities**

The Project site is conveniently located in a pedestrian-friendly area and will be accessed by costumers at the store entrance onto Mass Ave. Within the study area, sidewalks are provided along both sides of all streets with painted crosswalks provided at the intersections. In addition, dedicated bike lanes are provided within Mass Ave. in proximity to the project location. Available public transit and bike facilities/stations are provided within less than a 5-minute walk.

A BlueBike station is located across the street from the proposed dispensary.

## **Public Transportation Services**

The Project site is conveniently located in close proximity to the MBTA Central Station. As such, a significant portion of employees and customers will utilize transportation to access the site. Public transportation services are provided within the study area by the Massachusetts Bay Transportation Authority (MBTA) for Bus and Subway service. A description of the bus route within the site vicinity is depicted on Figure 2. Within the study area, the MBTA operates the following bus and subway services:

**Table 1  
MBTA BUS SERVICE SUMMARY**

<b><u>Route</u></b>	<b><u>Service</u></b>	<b><u>Stop Closest to Site</u></b>	<b><u>Distance From Site</u></b>	<b><u>Distance Walking</u></b>
1	Harvard – Dudley Via Massachusetts Ave	Massachusetts Ave at Pleasant	228 ft. north	1 minute
1	Harvard – Dudley Via Massachusetts Ave	Massachusetts Ave at Bigelow St	223 ft. north	1 minute
83	Rindge Ave – Central Square, Cambridge, MA	Prospect Street at Bishop Allen Drive	524 ft north	3 minutes
91	Sullivan – Central Square, Cambridge, MA	Prospect Street at Bishop Allen Drive	0.1 Miles south	3 minutes
70	Cedarwood – Central Square, Cambridge, MA	Western Ave at Green Street	524 ft south	3 Minutes
64	Oak Square – University Park or Kendal/MIT	Massachusetts Ave at Pearl Street	0.2 miles south	6 minutes
47	Central Square, Cambridge – Central Station	Massachusetts Ave at Pearl Street	0.2 miles south	6 minutes

## **MBTA SUBWAY SERVICE SUMMARY**

<b><u>Line</u></b>	<b><u>Stop Closest to Site</u></b>	<b><u>Distance from Site</u></b>	<b><u>Distance Walking</u></b>	<b><u>Frequency</u></b>
MBTA Red Line Braintree/Alewife	Central	0.1 miles south	4 minutes	9-12 Minutes

## **Parking and Loading Availability**

The Project proposes to use existing on and off-street public parking within short walking distance (10 mins.) to the project site. There are three (3) public parking lots (No. 6, 8 & No. 9) that have pay-for parking spots. In addition, there is available on-street parking (e.g., metered 2-hour parking, 15-minute parking, etc.) in the vicinity of the site.

All loading deliveries will be handled utilizing an existing loading zone area on the public alley behind the project building off of Inman Street. The Applicant will attempt to schedule delivery times to avoid undue congestion, although for security reasons required, the specific delivery times and dates will vary and will need to be kept confidential. The loading zone is expected to be utilized 20 times per week.

## **PROJECT-GENERATED TRAFFIC**

The cannabis dispensary is predicted to generate approximately 124 vehicle trips (63 vehicles entering and 61 exiting) expected during the weekday evening peak-hour, and 96 vehicle trips (49 vehicles entering and 47 exiting) expected during the Saturday midday peak hour. It should be noted that up to 40 percent of the costumers' peak hour trips will be transit, pedestrian and bicycle trips. It is important to note that these estimates are conservatively high and given the area's constrained parking supply actual vehicle trip generation should be significantly less. See Table 3 for project-generated traffic.



## **OPENING CONDITIONS OPERATIONS PLAN**

### **Crowd and Customer Management Logistics**

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

- **Additional Staff:** There will be additional security/concierge specifically focused on managing the crowds both internally and on the street along Mass Ave. These additional staff members will serve as concierge and will not replace the required security and check in personnel as required by the CCC regulations.
- **Appointment Only:** For the initial first six months of operation GreenSoul will require customers be by appointment only reduce any issues of lines obstructing the public way. During the initial 6-12 months of operation there will be additional staff to monitor lines as concierge/security to maintain order in the public way. The total daily customer volume is as follows: The dispensary will have a maximum of 364 customers per day (13 hours per day x 4 customer per hour (per register x 7 registers). There will be a maximum of 14 customers in the facility at any one time because the average customer time in the dispensary will be approximately 15-20 minutes after which the customer leave and the next appointment will begin.
- **Crowd Management Software/Technology:** We will utilize Q-Less, an Appointment Scheduling and Queue Management System designed to allow customers to schedule an appointment via mobile phone or our website. The app will update customers via text messaging and then will notify the customer when it is their turn.
- **Coordinate with Cambridge Police:** In advance of its opening day GreenSoul will coordinate with the Central Square Sargent of the Cambridge Police to arrange for the appropriate detail, discuss any proposed logistics for crowd management and share any industry information the police may find useful.

### **TRANSPORTATION DEMAND MANAGEMENT (TDM)**

Reducing the amount of traffic generation by the Project is an important component of the development. The goal of the TDM plan is to reduce the use of Single Occupant Vehicles by encouraging healthy transportation choices. The following measures will be implemented in an effort to reduce the number of vehicle trips generated:

- Provide MBTA T-Pass subsidies to all employees.
- Offer all employees Gold-Level Bluebikes Bikeshare membership.
- Provide lockers for employees that walk or bike to work.
- Have available an air pump and bicycle repair tools for employees and customers to use when needed.
- Designate an employee of the facility as a Transportation Coordinator (TC) to manage the implementation of TDM measures. The TC will:

- Post in a central and visible location (i.e., lobby for customers, break room for employees) information on available non-automobile services in the area, including, but not limited to:
  - Available pedestrian and bicycle facilities near the Project site.
  - “Getting Around Cambridge” map
  - Locations of bicycle parking.
  - Bluebikes regional public bikeshare system.
  - Carpool-matching programs.
  - Provide a real-time transportation display screen in a central location to help people decide which mode to choose for each trip.
- Provide and maintain information on the Project’s public website, newsletters, social media, etc. on how to access the site by all modes, with emphasis on sustainable modes.
- Participate in any TC training offered by the City.
- Provide a one-time contribution to the City toward transportation, transit and/or bicycle improvements to support non-automobile.

The above strategies will encourage non-auto travel by the employees.

## **CONCLUSIONS**

GBSE has completed a Transportation Assessment of the potential impacts on the transportation infrastructure associated with the proposed cannabis dispensary (GreenSoul) to be located at 759 Mass Ave in Cambridge, MA. Based on this assessment, we have concluded the following with respect to the Project:

- The initial opening of the proposed facility will result in significant customers’ activity which will be reduced over time as more dispensaries open.
- The need for a Traffic Management Plan for the initial opening period should be finalized prior to opening and in consultation with City staff.
- Parking in the area is constrained and will help to reduce auto travel to the site and encourage transit usage.
- Public transportation is available in the immediate Project vicinity to accommodate both employees and customers.
- The Project proponent has committed to an aggressive TDM plan to reduce automobile travel to the site and promote transit, bicycle and walking.

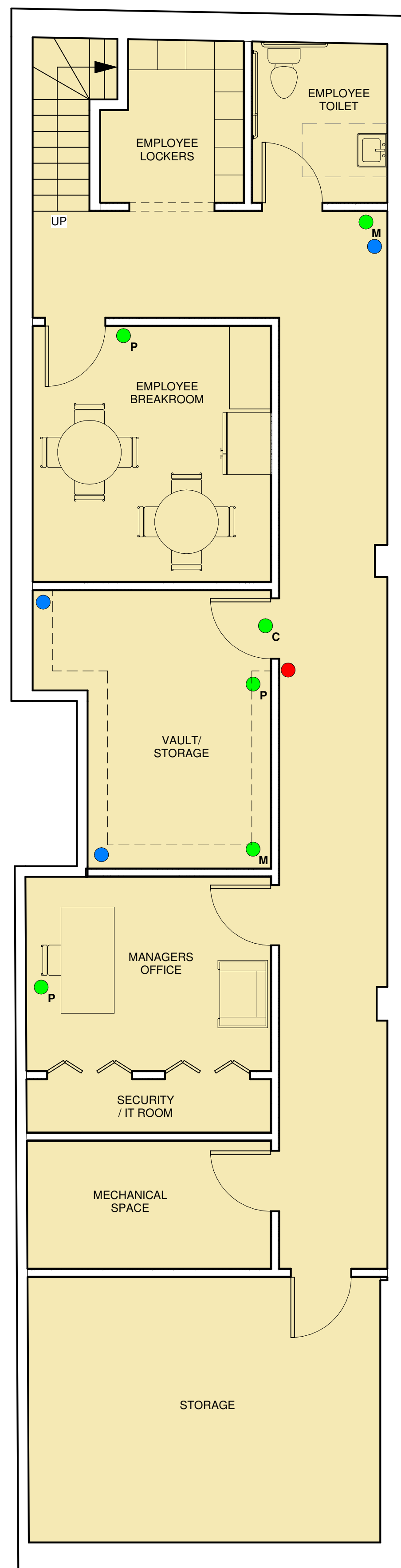
In consideration of the above, we have concluded that the Project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner.

**Table 3**  
**TRIP GENERATION SUMMARY**  
**759 MASS AVECANNABIS**  
**DISPENSARY**

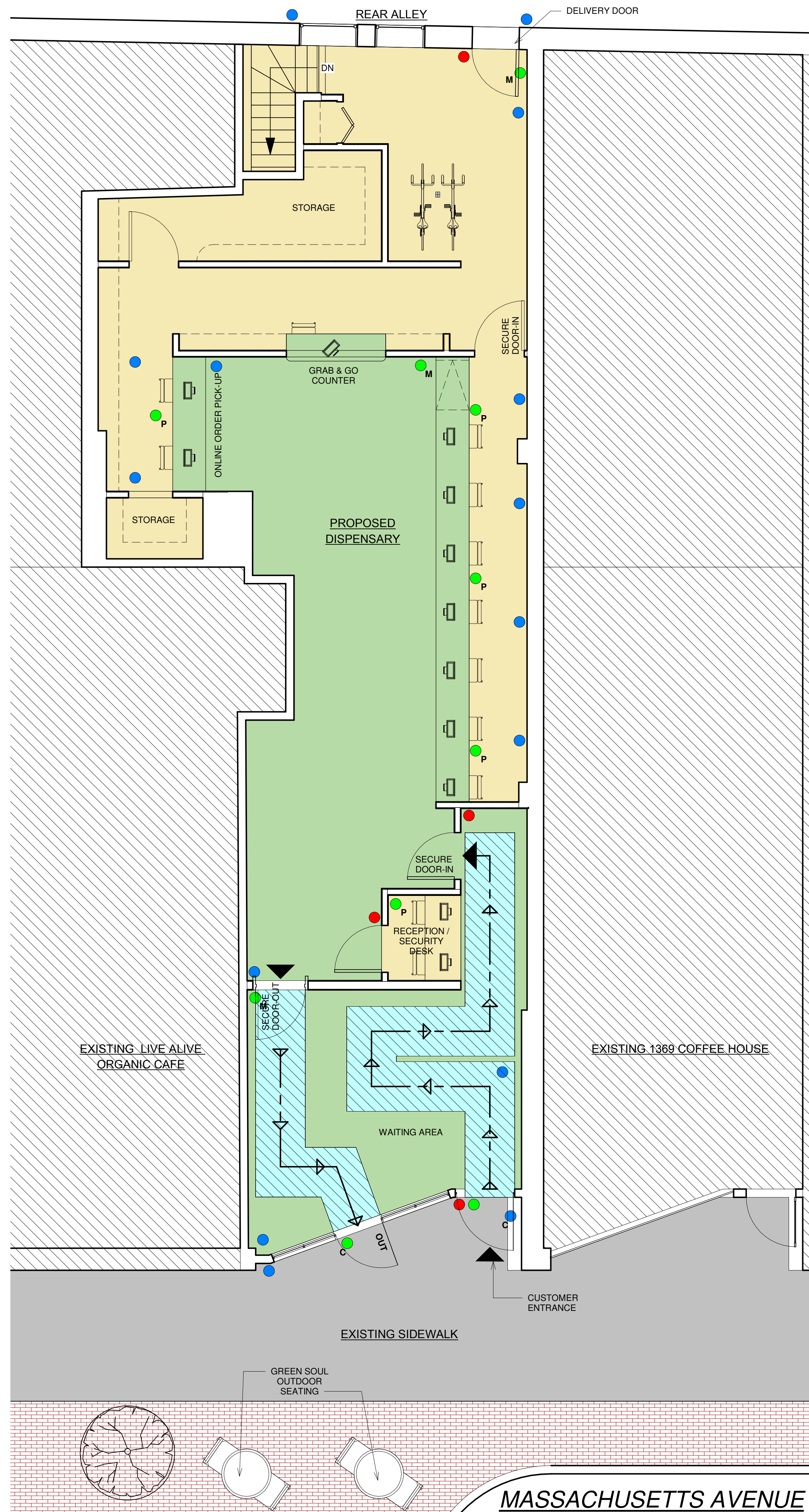
Time Period/Direction	Person Trips							Automobile Trips <sup>b</sup>	Employees Trips	Total Trips
	Proposed Cannabis Dispensary (10 Registers) <sup>a</sup>	Drive Alone Trips (41%)	Ridesharing Trips (13%)	Transit Trips (16%)	Pedestrian Trips (19%)	Bicycle Trips (6%)	Other Trips (5%)			
<b><i>Weekday Evening Peak Hour:</i></b>										
Entering	169	81	22	27	32	7	6	60	3	63
<u>Exiting</u>	<u>169</u>	<u>81</u>	<u>22</u>	<u>27</u>	<u>32</u>	<u>7</u>	<u>6</u>	<u>60</u>	<u>1</u>	<u>61</u>
Total	338	162	44	54	46	14	12	120	4	124
<b><i>Saturday Midday Peak Hour:</i></b>										
Entering	91	37	12	15	17	5	5	47	2	49
<u>Exiting</u>	<u>91</u>	<u>37</u>	<u>12</u>	<u>15</u>	<u>17</u>	<u>5</u>	<u>5</u>	<u>47</u>	<u>0</u>	<u>47</u>
Total	182	74	24	30	34	10	10	94	2	96

<sup>a</sup>Based on customer count data from nearby dispensaries of similar size. Projection on 16.9 Customers per register Rate (20 Registers)

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



② Basement Level Security Plan  
1/4" = 1'-0"



① 1st Floor Security Plan  
1/4" = 1'-0"

### SECURITY LEGEND

- ALARM DEVICES
- ACCESS CONTROL READERS
- CAMERAS

C = CONTACT  
 P = PANIC BUTTON  
 M = MOTION DETECTOR

**PROJECT NAME**  
**GREEN SOUL ORGANICS**

**PROJECT ADDRESS**  
 759 Massachusetts Avenue Cambridge, MA

**CLIENT**  
**GREEN SOUL ORGANICS LLC**

**ARCHITECT**

DESIGN

KHALSA

17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8682

**CONSULTANTS:**

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 OF PROSECUTION UNDER LAW



**REGISTRATION**

Project number 19112  
 Date 11/19/2019  
 Drawn by Author  
 Checked by Checker  
 Scale As indicated

**REVISIONS**

No.	Description	Date

Proposed Security Plans

A-102

GREEN SOUL ORGANICS



AERIAL FRONT VIEW

PROPOSED LOCATION  
759 MASS AVE



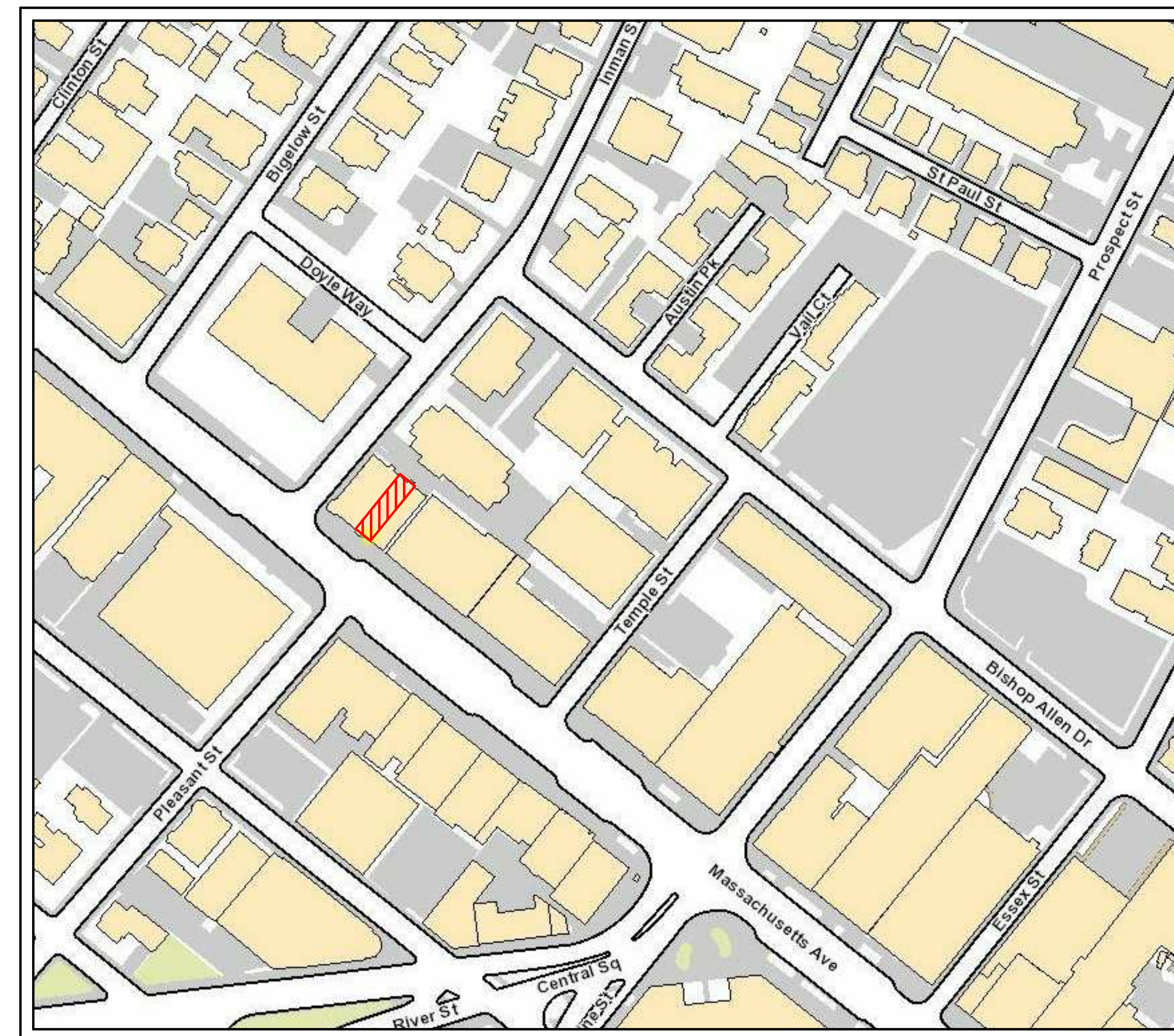
AERIAL SITE PLAN



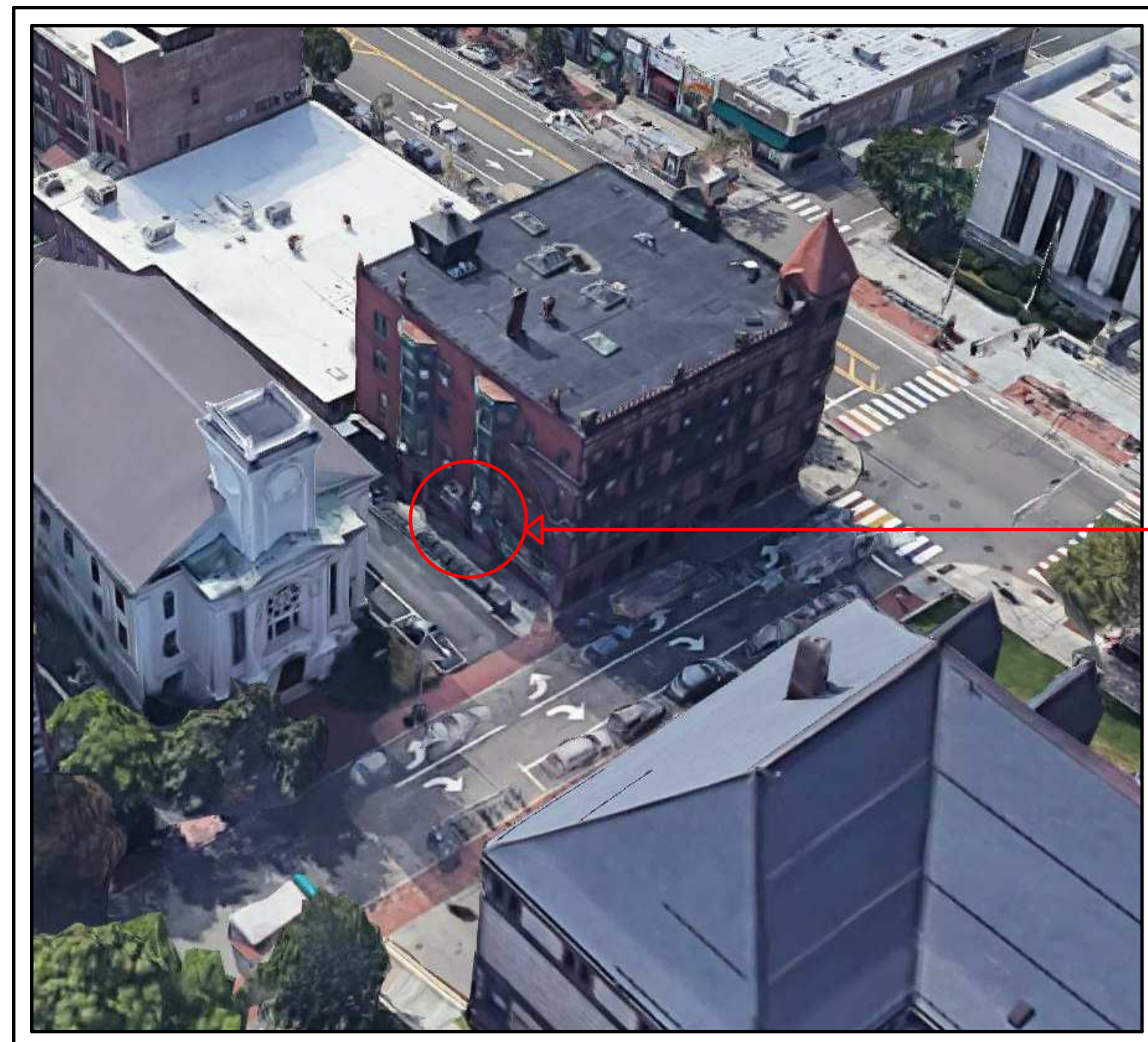
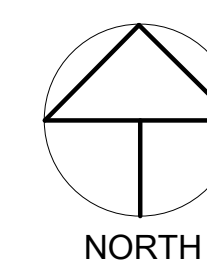
EXISTING ENTRANCE



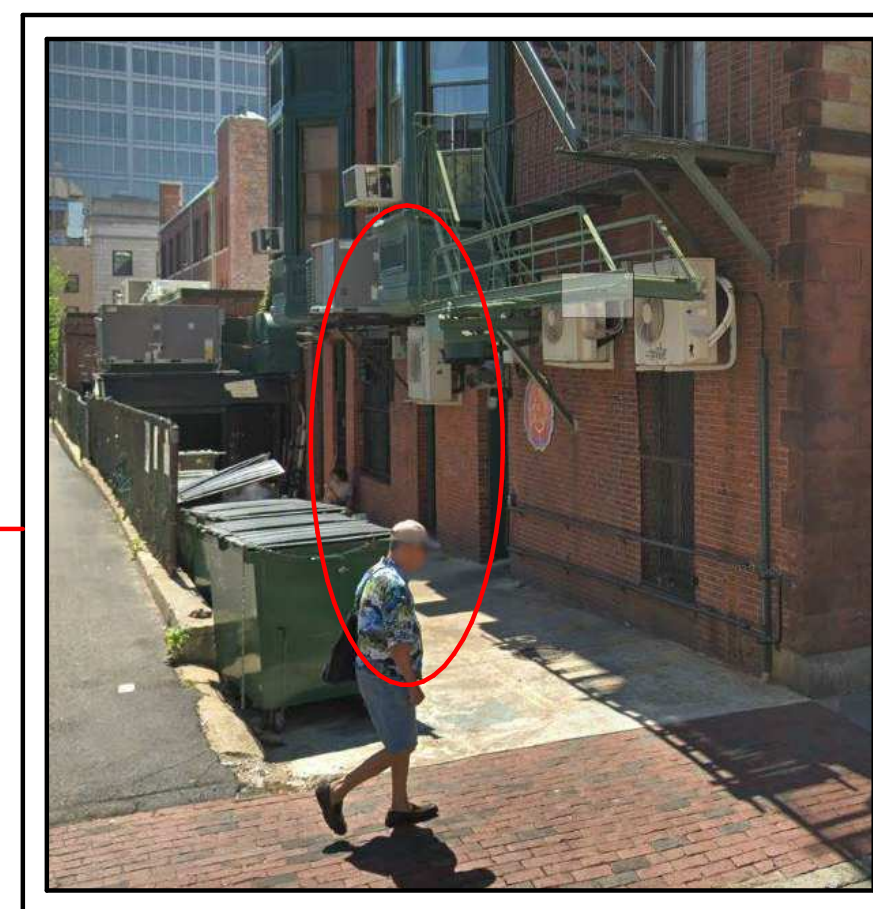
EXISTING SIGNAGE



CAMBRIDGE GIS MAP



AERIAL REAR VIEW



LOADING LOCATION

NOTES:

1. THE BUILDING AND ALL COMMERCIAL/ RETAIL SPACES ARE EXISTING
2. ALL DIMENSIONS AND SQUARE FOOTAGE INDICATED ARE PROVIDED BY ASSESSORS DATA BASE INFORMATION.
3. EXISTING STREET SIDE HANDICAP PARKING AND METERED PARKING.
4. EXISTING BICYCLE RACKS ALONG SIDEWALK.
5. EXISTING STREET SIDE LOADING ZONES.
6. EXISTING SIDEALKS FOR PEDESTRIAN ACCESS.
7. ALL SITE LIGHTING IS EXISTING TO REMAIN.

PROJECT NAME

**GREEN SOUL ORGANICS**

PROJECT ADDRESS

759 Massachusetts Avenue Cambridge, MA

CLIENT

**GREEN SOUL ORGANICS LLC**

ARCHITECT



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682

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OF PROSECUTION UNDER LAW

REGISTRATION



Project number 19112  
Date 11/19/2019  
Drawn by WC  
Checked by JSK  
Scale

REVISIONS

No.	Description	Date

Site Plan /  
Logistics

**A-022**

GREEN SOUL ORGANICS

PROJECT NAME  
**GREEN SOUL ORGANICS**

PROJECT ADDRESS  
 759 Massachusetts Avenue Cambridge, MA

CLIENT  
**GREEN SOUL ORGANICS LLC**

ARCHITECT



17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

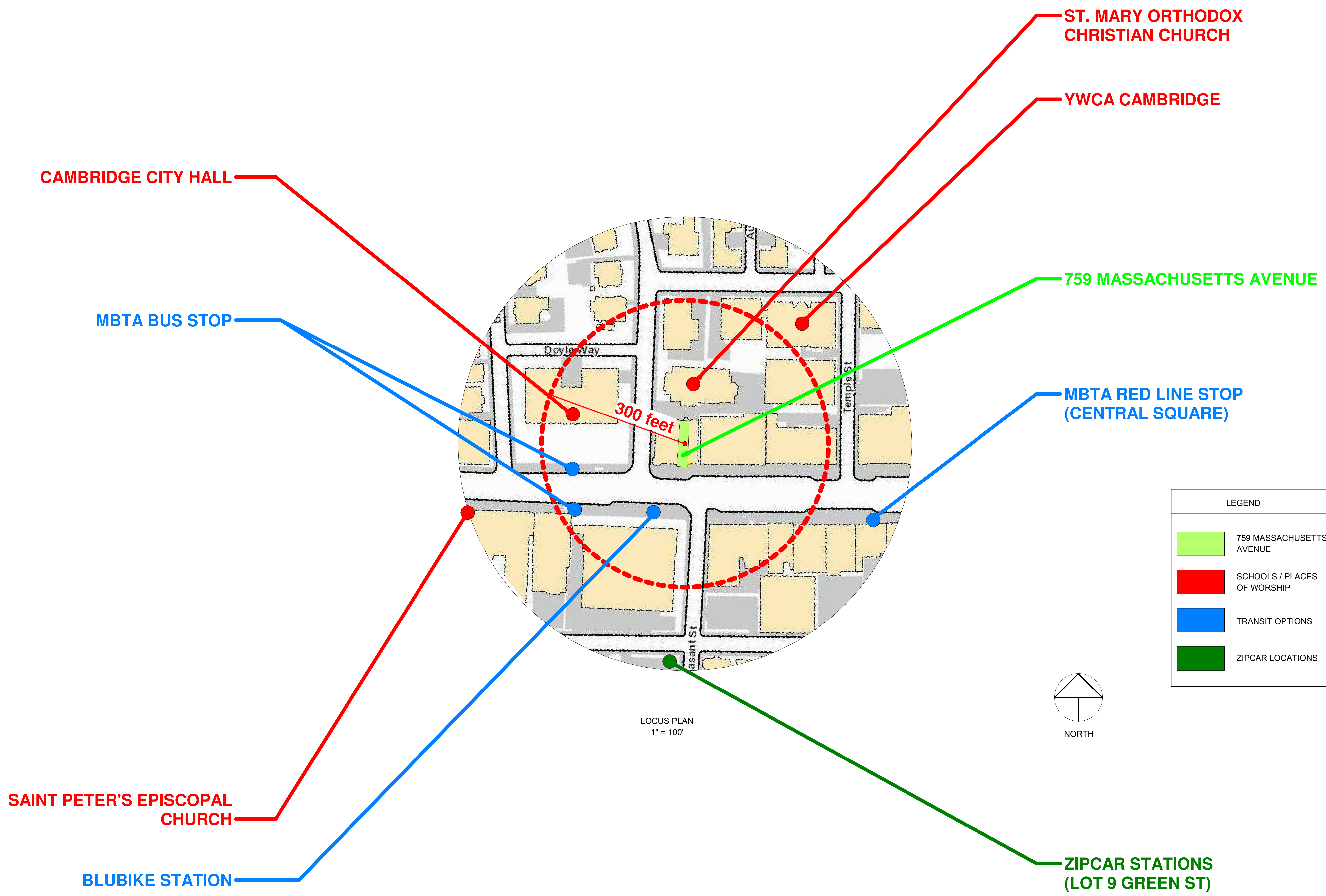
Project number 19112  
 Date 11/19/2019  
 Drawn by WC  
 Checked by JSK  
 Scale 12" = 1'-0"

REVISIONS

No.	Description	Date

Locus/ Context Plan

**A-020**  
 GREEN SOUL ORGANICS



\\TKG-SERVER\Drawings\19112-TABA - 759 Mass Ave Dispensary\03\_ARCH\_SD\_DD\759 Mass Ave Dispensary 10.26.19.rvt  
 11/19/2019 12:15:58 PM

**PROJECT NAME**  
**GREEN SOUL ORGANICS**

**PROJECT ADDRESS**  
 759 Massachusetts Avenue Cambridge, MA

**CLIENT**  
**GREEN SOUL ORGANICS LLC**

**ARCHITECT**



**KHALSA**

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**REGISTRATION**

Project number	19112
Date	11/19/2019
Drawn by	WC
Checked by	JSK
Scale	12" = 1'-0"

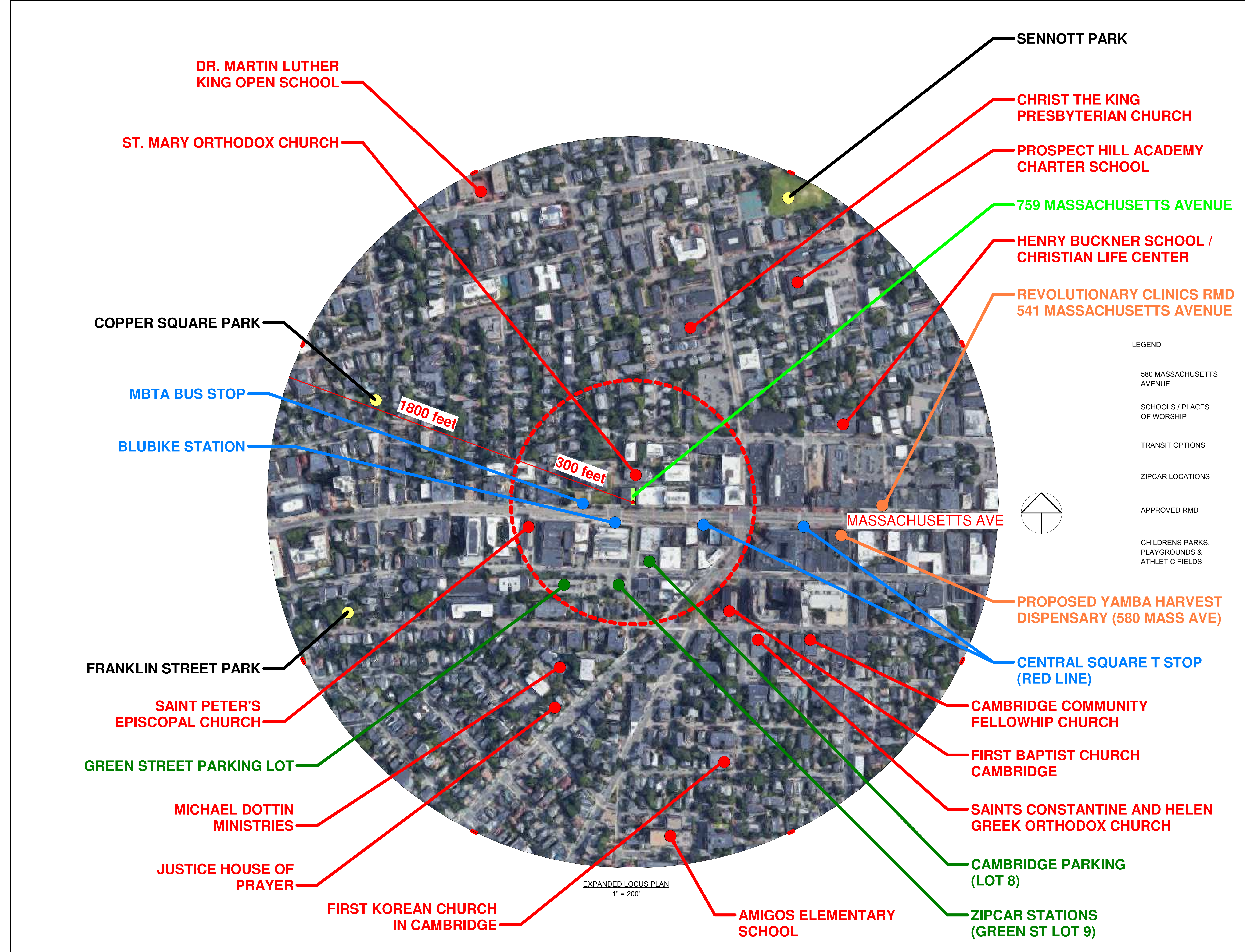
**REVISIONS**

No.	Description	Date

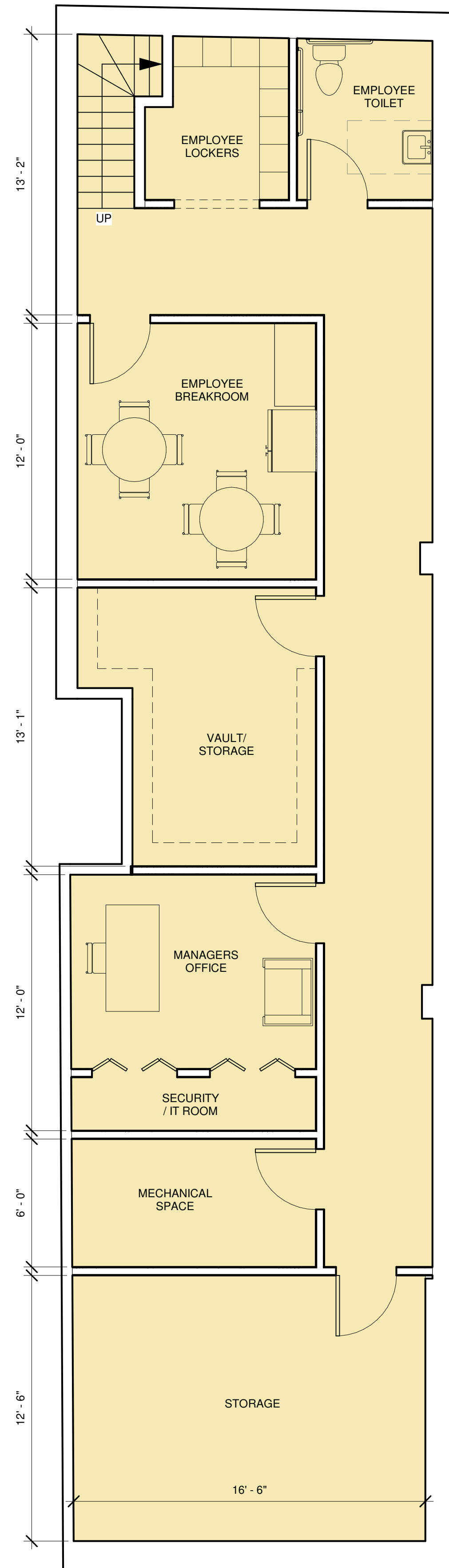
Expanded Locus Plan

**A-021**

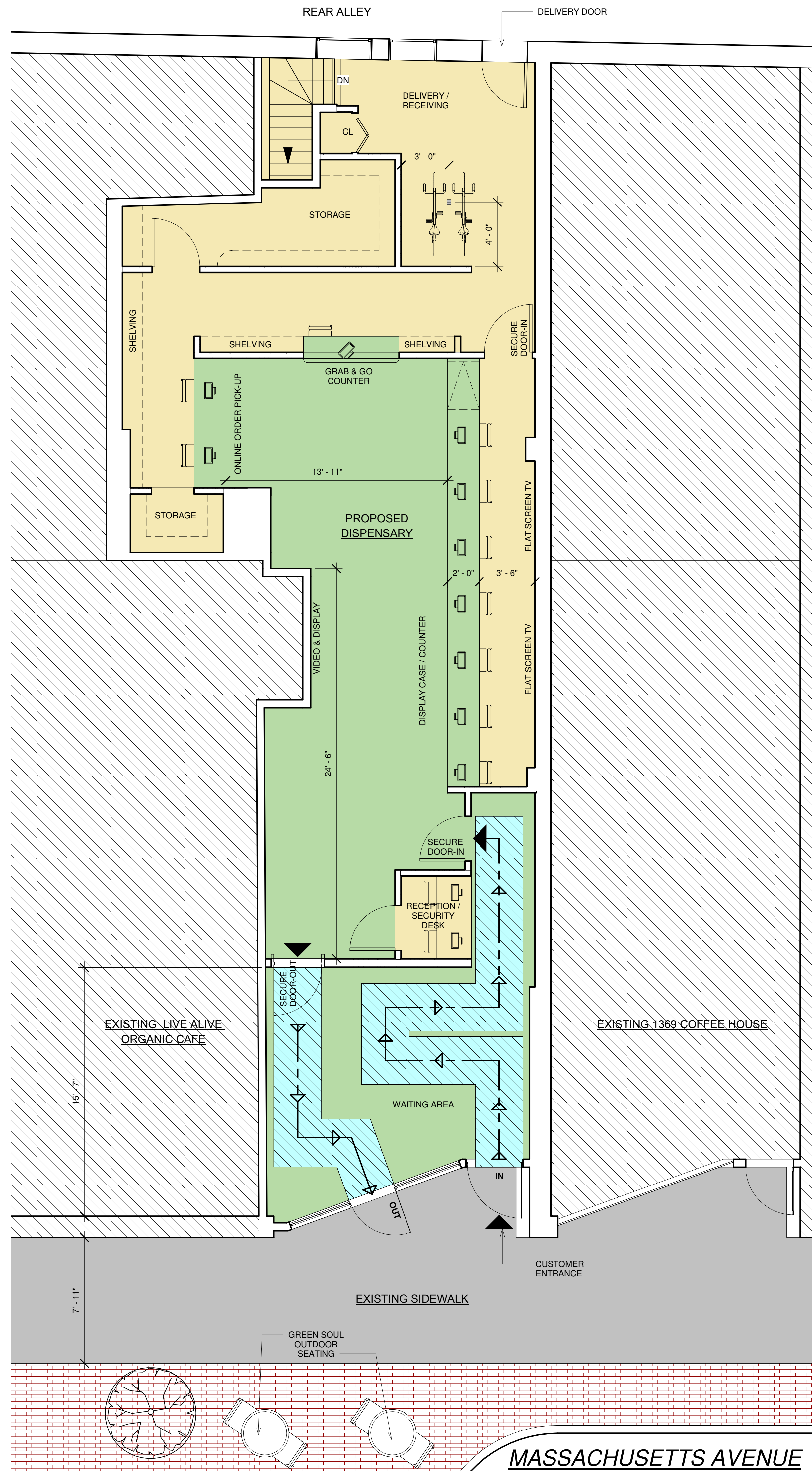
GREEN SOUL ORGANICS



\\TKG-SERVER\Drawings\19112-19112-TABA-759 Mass Ave Dispensary\03 Drawings\03\_ARCH\_SD\_DD\759 Mass Ave Dispensary\10.26.19.rvt  
 11/19/2019 12:15:58 PM



2 Basement Level  
1/4" = 1'-0"



1 1st Floor Level  
1/4" = 1'-0"

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

DISPENSARY SF BREAKDOWN
PUBLIC CUSTOMER SPACE 762 SQUARE FEET
EMPLOYEE SPACE 1,580 SQUARE FEET

OCCUPANT LOAD
WAITING AREA: 12 PEOPLE
SALES FLOOR: 22 PEOPLE

PROJECT NAME  
**GREEN SOUL ORGANICS**

PROJECT ADDRESS  
759 Massachusetts Avenue Cambridge, MA

CLIENT  
**GREEN SOUL ORGANICS LLC**



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682 FAX:  
617-591-2086

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REGISTRATION

Project number	19112
Date	11/19/2019
Drawn by	WC
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date

Proposed  
Dispensary Floor  
Plan

**A-101**

GREEN SOUL ORGANICS





**EXISTING FRONT ELEVATION**



**PROPOSED FRONT ELEVATION**



PROJECT NAME  
**GREEN SOUL ORGANICS**

PROJECT ADDRESS  
759 Massachusetts Avenue Cambridge, MA

CLIENT  
**GREEN SOUL ORGANICS LLC**

ARCHITECT  
**DESIGN**  
  
**KHALSA**

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Project number 19112  
Date 11/19/2019  
Drawn by WC  
Checked by JSK  
Scale

**REVISIONS**

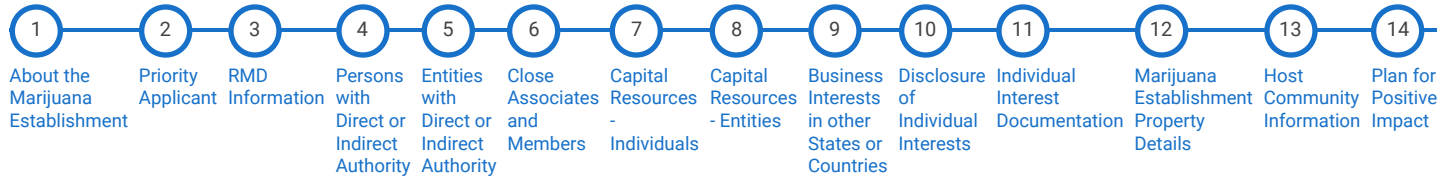
No.	Description	Date

Exterior Elevations

**A-300**  
GREEN SOUL ORGANICS

The MassCIP system will be down for maintenance between 8:30 AM and 9:00 AM on Tuesday January 21st 2020.

Cannabis Control Commission > [My Licenses](#) > [Marijuana Retailer](#) > Marijuana Retailer - Application of Intent



**Application #: MRN281592**

**Please review your Marijuana Retailer - Application of Intent packet below.** If all information is accurate, click the "Submit" button at the bottom of the page. Three things will happen when you submit this packet:

- You will go to a confirmation page on this site – please print this page or save a screenshot for your records;
- You will receive a confirmation email with your application number confirming the submission of this packet; and
- Your application packet will enter the review queue if you have paid the application fee.

After you submit your application packet, you may login and view it on this website, but you cannot make edits unless the Commission gives permission for changes. That may happen if the reviewer has questions or needs more information.

A timestamp will be issued when your full application which is comprised of four packets has been received an approved. Upon approval, a fifth "License Fee Payment" packet will be available on your main page.

The review process may take several weeks or longer. You will be notified via email when the Commission has made a decision regarding your application.

### About the Marijuana Establishment

Business Legal Name: **Green Soul Organics**

Federal Tax Identification Number EIN/TIN: **82-5182090**

Phone Number: **857-719-1974**

Email Address: **greensouldorganics@gmail.com**

Business Address 1: **500 Tremont Street**

Business Address 2:

Business City: **Dorchester**

Business State: **MA**

Business Zip Code: **02122**

Mailing Address 1: **24 Sigourney Street**

Mailing Address 2: **Unit 2**

Mailing City: **Jamaica Plain**

Mailing State: **MA**

Mailing Zip Code: **02130**

### Certified Disadvantaged Business Enterprises (DBEs)

Certified Disadvantaged Business Enterprises (DBEs): **Minority-Owned Business**

#### DBE Documentation

*Applicants who identified as a Minority-, Women-, or Veteran-Owned Business above may qualify for expedited review of this license application. In order to qualify, additional steps are required:*

- (1) Upload a completed DBE attestation form (available on the Commission's website) and provide proof that you have signed up for the MA Supplier Diversity Office's Free Business Class or
- (2) Provide documentation that your business has been certified as Minority-, Women-, or Veteran-Owned Business by the MA Supplier Diversity Office or other agency equivalent.

*Please note that certification will be verified prior to licensure.*

### Priority Applicant

Priority Applicant: **Yes**

Priority Applicant Type: **Economic Empowerment Priority**

Economic Empowerment Applicant Certification Number: **EE202249**

RMD Priority Certification Number:

**RMD Information**

Name of RMD:

Department of Public Health RMD Registration Number:

Operational and Registration Status:

**Certificate of Registration***Upload a scanned copy of your current Certificate of Registration (Provisional or Final) from the Department of Public Health*

To your knowledge, is the existing RMD certificate of registration in good standing?:

If no, describe the circumstances below:

**Persons with Direct or Indirect Authority****Person with Direct or Indirect Authority 1**

Percentage Of Ownership: 10      Percentage Of Control: 0

Role: Director

Other Role:

First Name: Saba

Middle Name:

Last Name: Kahassai

Suffix:

Former Last Name:

Alias - 1:

Alias - 2:

Alias - 3:

Phone: 646-555-1212

Email: skahassai@gmail.com

Primary Address 1: 24 Sigourney Street

Primary Address 2: #2

City: Jamaica Plain

State: MA

Zip Code: 02130

Gender: Female

User Defined Gender:

What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)

Specify Race or Ethnicity:

**Person with Direct or Indirect Authority 2**

Percentage Of Ownership: 80      Percentage Of Control: 0

Role: Owner / Partner

Other Role:

First Name: Tabasuri

Middle Name:

Last Name: Moses

Suffix:

Former Last Name:

Alias - 1:

Alias - 2:

Alias - 3:

Phone: 857-719-1974

Email: taba@greensoulorganics.boston

Primary Address 1: 24 Sigourney Street

Primary Address 2: #2

City: Boston

State: MA

Zip Code: 02130

Gender: Male

User Defined Gender:

What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)

Specify Race or Ethnicity:

**Person with Direct or Indirect Authority 3**

Percentage Of Ownership: 5      Percentage Of Control: 0

Role: Executive / Officer

Other Role:

First Name: Richard

Middle Name:

Last Name: Harding

Suffix:

Former Last Name:

Alias - 1:

Alias - 2:

Alias - 3:

Phone: 857-383-0879

Email: mokey@greensoulorganics.boston

Primary Address 1: 189 Windsor Street

Primary Address 2: #1

City: Cambridge

State: MA

Zip Code: 02139

Gender: Male

User Defined Gender:

What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)

Specify Race or Ethnicity:

#### Person with Direct or Indirect Authority 4

Percentage Of Ownership: 2 Percentage Of Control: 0

Role: Executive / Officer Other Role:

First Name: Nicole Middle Name: Last Name: Gittens Suffix: Former Last Name:

Alias - 1: Alias - 2: Alias - 3:

Phone: 617-306-1096 Email: nicole@greensoulorganics.boston

Primary Address 1: 112 Ten Hills Road Primary Address 2:

City: Somerville State: MA Zip Code: 02145

Gender: Female User Defined Gender:

What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)

Specify Race or Ethnicity:

#### Person with Direct or Indirect Authority 5

Percentage Of Ownership: 2 Percentage Of Control: 0

Role: Manager Other Role:

First Name: Chad Middle Name: Last Name: Milner Suffix: Former Last Name:

Alias - 1: Alias - 2: Alias - 3:

Phone: 617-293-7331 Email: chad@greensoulorganics.boston

Primary Address 1: 17 Fort Avenue Primary Address 2: #D

City: Boston State: MA Zip Code: 02119

Gender: Male User Defined Gender:

What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)

Specify Race or Ethnicity:

#### Person with Direct or Indirect Authority 6

Percentage Of Ownership: 1 Percentage Of Control: 0

Role: Manager Other Role:

First Name: Joseph Middle Name: Last Name: Ferguson Suffix: Junior Former Last Name:

Alias - 1: Alias - 2: Alias - 3:

Phone: 617-216-6341 Email: joepolitics@gmail.com

Primary Address 1: 31 Ormond Street Primary Address 2:

City: Boston State: MA Zip Code: 02126

Gender: Male User Defined Gender:

What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)

Specify Race or Ethnicity:

#### Entities with Direct or Indirect Authority

No entries were provided for this section.

#### Close Associates and Members

No entries were provided for this section.

### Capital Resources - Individuals

No entries were provided for this section.

### Capital Resources Documentation - Individuals

#### Amounts and Sources of Capital Documentation

Documentation detailing the amounts and sources of capital resources available to the applicant from any entity that will be contributing capital resources to the applicant for purposes of establishing or operating the identified Marijuana Establishment for each license applied for.

### Capital Resources - Entities

No entries were provided for this section.

### Capital Resources Documentation - Entity

#### Amounts and Sources of Capital Documentation

### Business Interests in other States or Countries

No entries were provided for this section.

### Business Interest Documentation

#### Supporting Document

### Disclosure of Individual Interests

No entries were provided for this section.

### Individual Interest Documentation

#### Supporting Documents

### Marijuana Establishment Property Details

Establishment Address 1: 759 Massachusetts Avenue

Establishment Address 2:


Establishment City: Cambridge Establishment Zip Code: 02139

Approximate square footage of the establishment: 2342 How many abutters does this property have?: 300

Have all property abutters been notified of the intent to open a Marijuana Establishment at this address?: Yes

### Bond or Escrow Documentation

Documentation of a bond or other resources held in an escrow account in an amount sufficient to adequately support the dismantling and winding down of the Marijuana Establishment



Document Name: Placeholder.pdf


Document Category: Documentation of Escrow Account

Upload Date: 1/16/20

### Property Interest Documentation

Documentation of a property interest in the proposed address. Interest may be demonstrated by one of the following:

- Clear legal title to the proposed site;
- An option to purchase the proposed site;
- A legally enforceable agreement to give such title; or
- Binding permission to use the premises.



Document Name: Placeholder.pdf




Document Category: Permission to Use Premises

Upload Date: 1/16/20

### Host Community Information

### Host Community Documentation


Please upload the required documentation below

	Document Name: 2019.07.02 HCA Certification Form.pdf Document Category: Certification of Host Community Agreement Upload Date: 1/17/20
	Document Name: Community Outreach Docs_P.pdf Document Category: Community Outreach Meeting Documentation Upload Date: 1/17/20
	Document Name: GSO Plan to remain compliant with zoning_P.pdf Document Category: Plan to Remain Compliant with Local Zoning Upload Date: 1/17/20

### Plan for Positive Impact

Plan to Positively Impact Areas of Disproportionate Impact

Upload narrative

	Document Name: GSO Plan for Positive Impact.pdf Document Category: Plan for Positive Impact Upload Date: 1/17/20
---	--

### Additional Information Notification

Notification: I understand

[<< Go To Previous Page](#)   [Submit](#)

For assistance please call the Cannabis Control Commission at 774-415-0200 or email at [Commission@CCCMass.com](mailto:Commission@CCCMass.com)

The MassCIP system will be down for maintenance between 8:30 AM and 9:00 AM on Tuesday January 21st 2020.



Massachusetts Cannabis Industry Portal (MassCIP)

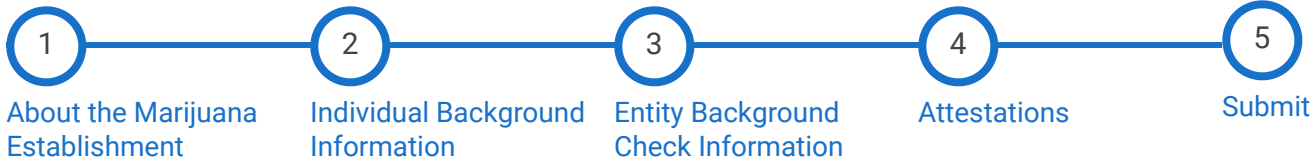
JF

Cannabis Control Commission

> [My Licenses](#)

> [Marijuana Retailer](#)

> Marijuana Retailer - Background Check



**Application #: MRN281592**

**Please review your Marijuana Retailer - Background Check packet below.** If all information is accurate, click the "Submit" button at the bottom of the page. Three things will happen when you submit this packet:

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The review process may take several weeks or longer. You will be notified via email when the Commission has made a decision regarding your application.

**About the Marijuana Establishment**

Business Legal Name: GreenSoul Organics, LLC

Federal Tax Identification Number EIN/TIN: 82-5182090

Phone Number: 857-719-1974

Email Address: [greensoulorganics@gmail.com](mailto:greensoulorganics@gmail.com)

Business Address 1: 500 Tremont Street

Business Address 2:

Business City: Dorchester

Business State: MA

Business Zip Code: 02122

Mailing Address 1: 24 Sigourney Street

Mailing Address 2: Unit 2

Mailing City: Jamaica Plain

Mailing State: MA

Mailing Zip Code: 02130

### Individual Background Information

#### Individual Background Information 1

Role: Owner / Partner

Other Role:

First Name: Tabasuri

Middle Name:

Last Name: Moses

Suffix:

Former Last Name:

Alias 1:

Alias 2:

Alias 3:

Phone: 857-719-1974

Email: [taba@greensoulorganics.boston](mailto:taba@greensoulorganics.boston)

Primary Address 1: 24 Sigourney Street

Primary Address 2: #2

Primary City: Boston

Primary State: MA

Primary Zip Code: 02130

Years at this Address: 2

Date of Birth: February 11, 1974

Last Four Digits of Social Security Number: 9833

RMD Association: Not associated with an RMD

Background Question: No

Description of Background Events:

#### Individual Background Information 2

Role: Owner / Partner

Other Role:

First Name: Saba

Middle Name:

Last Name: Kahassai

Suffix:

Former Last Name:

Alias 1:

Alias 2:

Alias 3:

Phone: 617-637-7760

Email: [saba@greensoulorganics.boston](mailto:saba@greensoulorganics.boston)

Primary Address 1: 24 Sigourney Street

Primary Address 2: #2

Primary City: Boston

Primary State: MA

Primary Zip Code: 02130

Years at this Address: 2



Date of Birth: **October 25, 1986** Last Four Digits of Social Security Number: **9990**

RMD Association: **Not associated with an RMD**

Background Question: **No**

Description of Background Events:

### Individual Background Information 3

Role: **Executive / Officer** Other Role:

First Name: **Richard** Middle Name: Last Name: **Harding** Suffix: Former Last Name:

Alias 1: Alias 2: Alias 3:

Phone: **857-383-0879** Email: **mokey@greensoulorganics.boston**

Primary Address 1: **189 Windsor Street** Primary Address 2:

Primary City: **Cambridge** Primary State: **MA** Primary Zip Code: **02139** Years at this Address: **40**

Date of Birth: **October 16, 1972** Last Four Digits of Social Security Number: **6976**

RMD Association: **Not associated with an RMD**

Background Question: **No**

Description of Background Events:

### Individual Background Information 4

Role: **Executive / Officer** Other Role:

First Name: **Nicole** Middle Name: Last Name: **Gittens** Suffix: Former Last Name:

Alias 1: Alias 2: Alias 3:

Phone: **617-306-1096** Email: **nicole@greensoulorganics.boston**

Primary Address 1: 112 Ten Hills Road

Primary Address 2:

Primary  
City: Somerville

Primary State: MA

Primary Zip  
Code: 02145Years at this  
Address: 7Date of  
Birth: March 18,  
1972Last Four Digits of  
Social Security  
Number: 2001RMD  
Association: Not  
associated with an  
RMD

Background Question: No

Description of Background Events:

**Individual Background Information 5**

Role: Manager

Other Role:

First Name: Chad

Middle Name:

Last Name: Milner

Suffix:

Former Last Name:

Alias 1:

Alias 2:

Alias 3:

Phone: 617-293-  
7331

Email: chad@greensoulorganics.boston

Primary Address 1: 17 Fort Avenue

Primary Address 2: #D

Primary  
City: Boston

Primary State: MA

Primary Zip  
Code: 02119Years at this  
Address: 15Date of  
Birth: March 21,  
1978Last Four Digits of  
Social Security  
Number: 8458RMD  
Association: Not  
associated with an  
RMD

Background Question: No

Description of Background Events:

**Individual Background Information 6**

Role: Manager

Other Role:

First Name: Joseph

Middle Name:

Last  
Name: Ferguson

Suffix: Junior Former Last Name:

Alias 1:

Alias 2:

Alias 3:

Phone: 617-216-6341

Email: joepolitics@gmail.com

Primary Address 1: 31 Ormond Street

Primary Address 2:

Primary City: Boston

Primary State: MA

Primary Zip Code: 02126

Years at this Address: 5

Date of Birth: March 04, 1974

Last Four Digits of Social Security Number: 5108

RMD Association: Not associated with an RMD

Background Question: No

Description of Background Events:

## Background Check Supporting Documentation

### Supporting Documentation



Document Name: Moses Taba\_Disclosure and Ack form 1.pdf

Document Category: Disclosure and acknowledgement form

Upload Date: 1/16/20



Document Name: Moses Taba Release Auth form final.pdf

Document Category: Release authorization form

Upload Date: 1/16/20



Document Name: Tabasuri Moses MADL.pdf

Document Category: MA Driver's License

Upload Date: 1/16/20



Document Name: Kahassai Saba\_Disclosure and Ack form.pdf

Document Category: Disclosure and acknowledgement form

Upload Date: 1/16/20



Document Name: Saba Kahassai MADL.pdf

Document Category: MA Driver's License

Upload Date: 1/16/20



Document Name: Kahassai Saba\_Release and Auth.pdf

Document Category: Release authorization form

Upload Date: 1/16/20



Document Name: Harding Richard Release Authorization Final.pdf

Document Category: Release authorization form

Upload Date: 1/16/20



Document Name: Harding Richard Disclosure and Ack form.pdf

Document Category: Disclosure and acknowledgement form

Upload Date: 1/16/20



Document Name: Richard Harding MADL.pdf

Document Category: MA Driver's License

Upload Date: 1/16/20



Document Name: Gittens Nicole\_Disclosure and Ack form final.pdf

Document Category: Disclosure and acknowledgement form

Upload Date: 1/16/20

Document Name: Gittens Nicole\_Release and Auth final.pdf



Document Category: Release authorization form



Document Name: Gittens Nicole\_4506T final.pdf

PDF

Document Category: IVES form 4506-T

Upload Date: 1/16/20



Document Name: Nicole Gittens MADL.pdf

PDF

Document Category: MA Driver's License

Upload Date: 1/16/20

## Entity Background Check Information

No entries were provided for this section.

## Attestations

I certify that no additional entities or individuals meeting the requirement set forth in 935 CMR 500.101(1)(b)(1) or 935 CMR 500.101(2)(c)(1) have been omitted by the applicant from any marijuana establishment application(s) for licensure submitted to the Cannabis Control Commission.: I Agree

I understand that the regulations stated above require an applicant for licensure to list all executives, managers, persons or entities having direct or indirect authority over the management, policies, security operations or cultivation operations of the Marijuana Establishment; close associates and members of the applicant, if any; and a list of all persons or entities contributing 10% or more of the initial capital to operate the Marijuana Establishment including capital that is in the form of land or buildings.: I Agree

I certify that any entities who are required to be listed by the regulations above do not include any omitted individuals, who by themselves, would be required to be listed individually in any marijuana establishment application(s) for licensure submitted to the Cannabis Control Commission.: I Agree

Notification: I Understand

[<< Go To Previous Page](#)

[Submit](#)

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Massachusetts Cannabis Industry Portal (MassCIP)

JF

Cannabis Control Commission > [My Licenses](#) > [Marijuana Retailer](#) > Marijuana Retailer - Management and Operations Profile



Application #: MRN281592

**Please review your Marijuana Retailer - Management and Operations Profile packet below.** If all information is accurate, click the "Submit" button at the bottom of the page. Three things will happen when you submit this packet:

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Business City: Dorchester

Business State: MA

Business Zip Code: 02122

Mailing Address 1: 24 Sigourney Street

Mailing Address 2:

Mailing City: Jamaica Plain

Mailing State: MA

Mailing Zip  
Code: 02130

## Massachusetts Business Registration

Massachusetts Business Identification  
Number: 001322879

Doing-Business-As Name:

DBA Registration City:

### Required Business Documentation

*Please upload and categorize each of these four required documents:*

- *Certificate of Good Standing from the Secretary of the Commonwealth of Massachusetts*
- *Certificate of Good Standing from the Massachusetts Department of Revenue*
- *Articles of Organization*
- *Bylaws*



Document Name: Sec of State\_Good Standing 1-2020.pdf

Document Category: Secretary of Commonwealth - Certificate of Good Standing

Upload Date: 1/16/20



Document Name: Articles of Org\_P.pdf

Document Category: Articles of Organization

Upload Date: 1/17/20



Document Name: Cert of Good Standing DOR\_P.pdf

Document Category: Department of Revenue - Certificate of Good standing

Upload Date: 1/17/20

## Business Plan

### Business Plan Documentation

Document Name: GSO Business Plan.pdf



Document Category: Business Plan

Upload Date: 1/16/20



Document Name: Proposed Timeline\_P.pdf

Document Category: Proposed Timeline

Upload Date: 1/17/20



Document Name: GSO Plan for Obtaining Insurance\_P.pdf

Document Category: Plan for Liability Insurance

Upload Date: 1/17/20

## Operating Policies and Procedures

### Policies and Procedures Documentation

*Upload documentation for each area listed above. Select the appropriate document type to identify the file.*



Document Name: GSO Dispensing Procedures\_P.pdf

Document Category: Dispensing procedures

Upload Date: 1/17/20



Document Name: GSO Diversity Plan\_P.pdf

Document Category: Diversity plan

Upload Date: 1/17/20



Document Name: GSO Inventory procedures\_P.pdf

Document Category: Inventory procedures

Upload Date: 1/17/20





Document Name: GSO Maintaining Financials\_P.pdf

Document Category: Maintaining of financial records

Upload Date: 1/17/20

Document Name: GSO Personnel policy\_P.pdf

Document Category: Personnel policies including background checks



Document Name: GSO Plan for Obtaining Marijuana Products\_P.pdf

Document Category: Plan for obtaining marijuana or marijuana products

Upload Date: 1/17/20



Document Name: GSO Prevention of Diversion\_P.pdf

Document Category: Prevention of diversion

Upload Date: 1/17/20



Document Name: GSO Qualifications and training\_P.pdf

Document Category: Qualifications and training

Upload Date: 1/17/20



Document Name: GSO Quality Control and Testing SOP\_P.pdf

Document Category: Quality control and testing

Upload Date: 1/17/20



Document Name: GSO Record keeping procedures\_P.pdf

Document Category: Record Keeping procedures

Upload Date: 1/17/20



Document Name: GSO Restricting Access to Age 21\_P.pdf

Document Category: Restricting Access to age 21 and older

Upload Date: 1/17/20



Document Name: GSO Security Plan\_P.pdf

Document Category: Security plan

Upload Date: 1/17/20

Document Name: GSO Transportaion SOP\_P.pdf

Document Category: Transportation of marijuana



### Home Generation

Monday Monday Upload Date: 1/17/20  
From: 9:00 To: 10:00  
AM PM

Tuesday Tuesday  
From: 9:00 To: 10:00  
AM PM

WednesdayWednesday  
From: 9:00 To: 10:00  
AM PM

Thursday Thursday  
From: 9:00 To: 10:00  
AM PM

Friday Friday  
From: 9:00 To: 10:00  
AM PM

Saturday Saturday  
From: 9:00 To: 10:00  
AM PM

Sunday Sunday  
From: 9:00 To: 10:00  
AM PM

## Emergency Contacts

### Emergency Contact 1

First Name: Richard Last Name: Harding

Email: mokey@greensoulorganics.boston Phone: 857-383-0897

### Additional Information Notification

Cannabis Business Permit

**60238**

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**Your Submission**

Attachments

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- Cannabis Business Permit Application Review (Local Approval 1)
- Planning Board Special Permit (Local Approval 2)
- Host Community Agreement (HCA) Execution (Local Approval 3)
- State Approval
- Receipt of Provisional License
- Cannabis Business Permit (Local Approval 4)

**Your submission**

Submitted Nov 10, 2019 at 11:02am

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**Contact Information**

**Nicole Gittens**

Email address

nicole@greensoulorganics.boston

Phone Number

6173061096

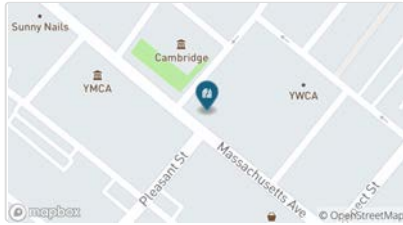
Mailing Address

24 Sigourney Street Unit 2, Boston, MA - Massachusetts 02130

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## Location

**759 Massachusetts Ave**  
Cambridge, MA 02139



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## Business Information

Business Legal Name \*

GreenSoul Organics, LLC

Business DBA (Doing Business As) \*

GreenSoul

Mailing Address \*

24 Sigourney Street, #2

City \*

Boston

State \*

MA

Phone Number \*

6173061096

Website

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Federal Employer Identification Number (EIN) \* Show

xx-xxx5806

Dun & Bradstreet Number (DUNS) \*

112131753

Does the business currently possess any type of marijuana Special Permit in Cambridge? \*

No

Are you applying as a MA CCC Certified Economic Empowerment Applicant? \*

Yes

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### Economic Empowerment Applicant Information

MA CCC Certified Economic Empowerment Application Number \*

EEA202243

Economic Empowerment Applicant Name \*

Saba Kahassai

Ownership Percentage of Economic Empowerment Applicant \*

10%

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### Business Type

Select the option that best describes your business structure. \*

LLC

Name of LLC \*

GreenSoul Organics, LLC

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### LLC Manager Information

Name of Manager	Ownership Stake (%)
Taba Moses	85
Saba Kahassai	10

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### Legal entities who have a beneficial interest in the applicant's business

No results to display

## Type of Establishment

Type of Establishment \*

Cannabis Retail Store

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## Operating Information

1. Describe how the applicant will comply with employee pay standards set out in the City's Living Wage Ordinance. \*

All employees will make \$16.15 minimally with annual raises and performance reviews. We will recalibrate to ensure that as City of Cambridge living wages change that we either meet or surpass that hourly wage.

2. Describe how the applicant will hire at least 51% minority, women and/or veterans as employees. \*

Our job application will have questions that include the demographics mentioned. We will recruit and hire whenever possible qualified applicants that meet minimally the 51% guidelines. Quarterly we will review our employment records to make necessary adjustments to our hiring practices. We will work with GreenSoul Foundation to identify and train applicants in Cambridge and the Greater Boston area who meet or exceed the 51% threshold.

3. Describe how the applicant, if they have a Board of Directors, will have a board makeup that will be at least 51% minority, women and/or veterans. \*

N/A

4. Describe how the applicant will work with the Cambridge Public Health Department to create and distribute educational materials to its customers as directed by the Cambridge Public Health Department. \*

GreenSoul Organics will constantly evaluate how to best educate the community about responsible use, dangers of underage use and the benefits of marijuana in partnership with CPHD. GreenSoul Organics will also work to educate the community about the dangers of underage use by providing informational pamphlets at the point of sale that will be available to all customers. We will also hold classes through GreenSoul Foundation to educate community members.

5. Describe how the applicant will comply with directives of the Police Commissioner and of the Director of Traffic Parking and Transportation, or their designees, regarding traffic measures to be taken at and near the Cannabis Business site. \*

Our website will recommend customers use public transportation, Blue Bikes, taxis or ride share services to access our location to minimize impact on traffic. Each receipt will include a reminder of private consumption requirements. Our POS software will assign purchases to individuals as well. We will also have a pre-order system that will minimize time at our location. We will also set up delivery to

minimize traffic. Our floor plan also includes internal cuing to minimize external lines. We will offer discounts and incentives for T Pass holders and online orders. There will be multiple check out options to minimize time at our location. We will have a pager system that will allow us to text customers when their orders are ready that will allow customers to patronize other business locations during their wait time.

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## Property Information

Property Owner's Legal Name \*

Clifford V. Miller, Inc.

Property Owner's Mailing Address \*

1396 Beacon Street, Brookline, MA 02446

Property Owner's Phone Number \*

6175665700

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## Attestation

Full Name \*

Nicole Gittens

Date \*

11/10/2019

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