



KHALSA

KHALSA DESIGN INCORPORATED
Architecture & Urban Planning

17 Ivaloo Street, Suite 400, Somerville, MA 02143
p.617-591-8682 / f. 617-591-2086

TO: **Charlotte Leis**
City of Somerville
(617)-625-6600

DATE: 05-18-2020

FROM: Will Chalfant
Khalsa Design, Inc.
17 Ivaloo Street
Somerville, MA 02143
(617)-591-8682

RE: 76-82 Central Street – Somerville, MA

Dear Charlotte,

The applicant wishes to open a marijuana dispensary on Central Street in Somerville. The new space will be the result of combining the 4 small existing retail establishments into one larger space. The dispensary will have a first-floor customer space plus storage and employee space in the basement. Parking will be handled with the parking lot across Highland Ave. Additional Employee parking will be located within the existing rear lot.

The dispensary customer space on the first floor is roughly 850 sf + an additional 930 sf allocated for product storage and office space. The basement space contains an employee lounge, employee bathrooms, mechanical space and secure vault space for storage of product and money. This area is roughly 1,122 sf. The total square footage of the proposed dispensary is 2,898 square feet.

Customers will enter off Central Street into a waiting room, shielding all product and displays from public view. Once a customer has gone through the ID check they will proceed into the space and exit out of an exit only door also located on Central Street. Existing storefronts are to be shrunk in size and have semi opaque film applied to the glass to provide privacy from public while allowing natural light into the customer space.

Will Chalfant
Khalsa Design Inc.

CC: File

Meeting Notes from Community Out Reach Meeting Regarding Adult Use Marijuana Retail Establishment at 76-82 Central Street, Somerville, Massachusetts

There were two (2) Community Out Reach Meetings

The first was held on October 28, 2019, at the Somerville High School Auditorium Highland Avenue, Somerville, Massachusetts. This meeting was coordinated through Ward Five City Councilor Mark Neidergang and Ward Three City Councilor Ben Ewen Campon.

There were approximately Sixty (60) people in attendance for this meeting.

East Coast Remedies Corporation, team in attendance:

Gladys Vega, President, of the corporation, CEO of the Chelsea Collaborative. She has an excellent relationship with the neighbors.

Tom Mourmouras, CFO, discussed product, has extensive product experience. Founder and manager of Rosebud, LLC, S Portland's first medical marijuana caregiver facility. Also, he is a CPA as well, he is tax consultant for the Tax Doctor in Old Orchard Beach, Maine.

Leah Piantedosi, the Treasurer of the corporation

Scott Jenkins, of ACT Protective Services, will head up security, has worked in the industry for three (3) years. There will be a three (3) man team and a roving guard. There will no idling, no lines, by appointment only, for a limited time. There will be cameras and motion detectors, as well as direct contact with Captain Steve Carabino of the Somerville Police Department.

Steve Siragusa, Design Consultants, Inc., who conducted a traffic study for the site.

The first meeting largely involved concerns about the property owner relative to debris around the site and concerns about things not related to the Adult Use Marijuana Proposal.

The second meeting occurred January 13, 2020, which was also at the Somerville High School Auditorium.

The team included the same group, however Steve Siragusa from Design Consultants, Inc., was replaced by David Giangrange, principal of Design Consultants, Inc. Mr. Giangrange did an extensive presentation regarding traffic and parking relative to this project. Also, Anne Vigorito, took cover as attorney for East Coast Remedies.

There were fewer neighbors at this meeting, approximately thirty (30) Since the last meeting Gladys Vega had personally went to the neighbors, and met with them one on one and discussed how she would insure the site would be clean at all times and would also oversee other tenants doing the same.

Updated Hours of Operation:

Monday-Saturday 10am-8pm

Sunday 1pm-6pm

Issues raised related to the traffic study.

Maintenance of the of the parking lots to be by East Coast Remedies, as tenant of the building taking on responsibility of the site.

There will be a parking attendant housed in a parking post with a gate at the lot on Highland Avenue.

There will be monitoring of the parking lot during East Coast Remedies business hours.

Gladys Vega elaborated on her extensive work with the Chelsea Collaborative. She is the only economic empowered applicant, to date, to receive a Community Host Agreement. Gladys will not just make money but she will build a community—a new collaborative. Gladys Vega will be the community liaison.

David Giangrande spoke to the conclusions reached in this traffic study: peak traffic hours do not coincide with other businesses. ONCE opens at 9pm. Churches finish at noon on Sundays.

Maintenance of the parking lots will be by East Coast remedies daily.

A 5% discount will be given to customers who do not use a motor vehicle for an appointment.

Preference will be given to Somerville residents for jobs. (15-20 jobs will be created)

All employees will be given T passes.

Customer Pledge was discussed. All customers will be required to sign a Customer Pledge at their

Gladys Vega & Leah Piantedosi both stated any violators to the pledge will lose all privileges to shop at the dispensary.

There will be a designated Uber Area drop off in the parking lot on Highland Avenue.

Guards will not be armed.