

# COORE

Community Outreach Meeting

Proposal for a Marijuana Retailer at 500 Medford Street

Wednesday, April 10<sup>th</sup>, 2024

# Community Outreach Meeting

- Core Empowerment, LLC d/b/a Seed is seeking a special permit/licensing for an adult-use cannabis dispensary at 500 Medford Street, Somerville, MA.
  - Otherwise known as a “Marijuana Retailer” under 935 CMR 500.000 *et seq.*  
Adult Use of Marijuana:
  - Marijuana Retailer means an entity licensed to purchase, Repackage, White Label, and transport Marijuana or Marijuana Product from Marijuana Establishments and to Transfer or otherwise Transfer this product to Marijuana Establishments and to sell to Consumers. Unless licensed, retailers are prohibited from offering Marijuana or Marijuana Products for the purposes of on-site social consumption on the Premises of a Marijuana Establishment.

# About Core Empowerment, LLC

- Women Owned Disadvantaged Business Enterprise (DBE)
- 100% women led management team
- 89% owned by women and people of color
- 74% of investors are local to Boston and Metro area
- 82% of investor dollars are from individuals who are of Black, African American, Hispanic or Latino descent
- Investors collectively spent over 10 years incarcerated by the war on drugs
- Strong cannabis industry experience including Boston dispensary in Jamaica Plain—unique concept that co-locates a Social Justice Cannabis Museum

**EMPOWERMENT:** Owners have held positions where primary responsibilities included economic education, resource provision or empowerment to disproportionately impacted individuals or communities.



## **April Arrasate**

- Created Social Justice Cannabis Museum located within Jamaica Plain dispensary (2019).
- Pro-bono work focused on education in the cannabis industry.
- Founded and chaired Medical Marijuana Committee of the Bar Association.
- Presented “Social Equity in Cannabis” program at the annual Bar Conference
- Guardian ad Litem to juveniles caught up in the Criminal Justice System in Horry County, SC- an area hit hard by the War on Drugs.



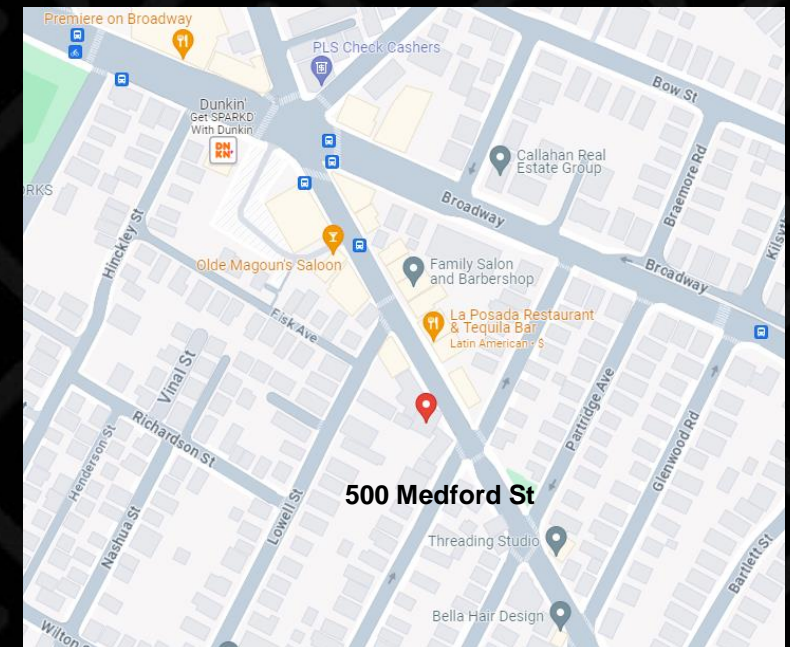
## **Tomas Gonzalez**

- Has dedicated much of his career to organizing and advocating for social and economic justice.
- Latino Liaison to the Mayor of the City of Boston (2002 – 2005)
- Served as the political director of SEIU 888 and member of the SEIU State Council. (2010 –2011)
- Served as the political director for the Massachusetts Communities Action Network. (2011 - 2013)
- Founding and Executive Board Member of Raise Up Massachusetts (social and economic justice coalition). (2012 – 2014)

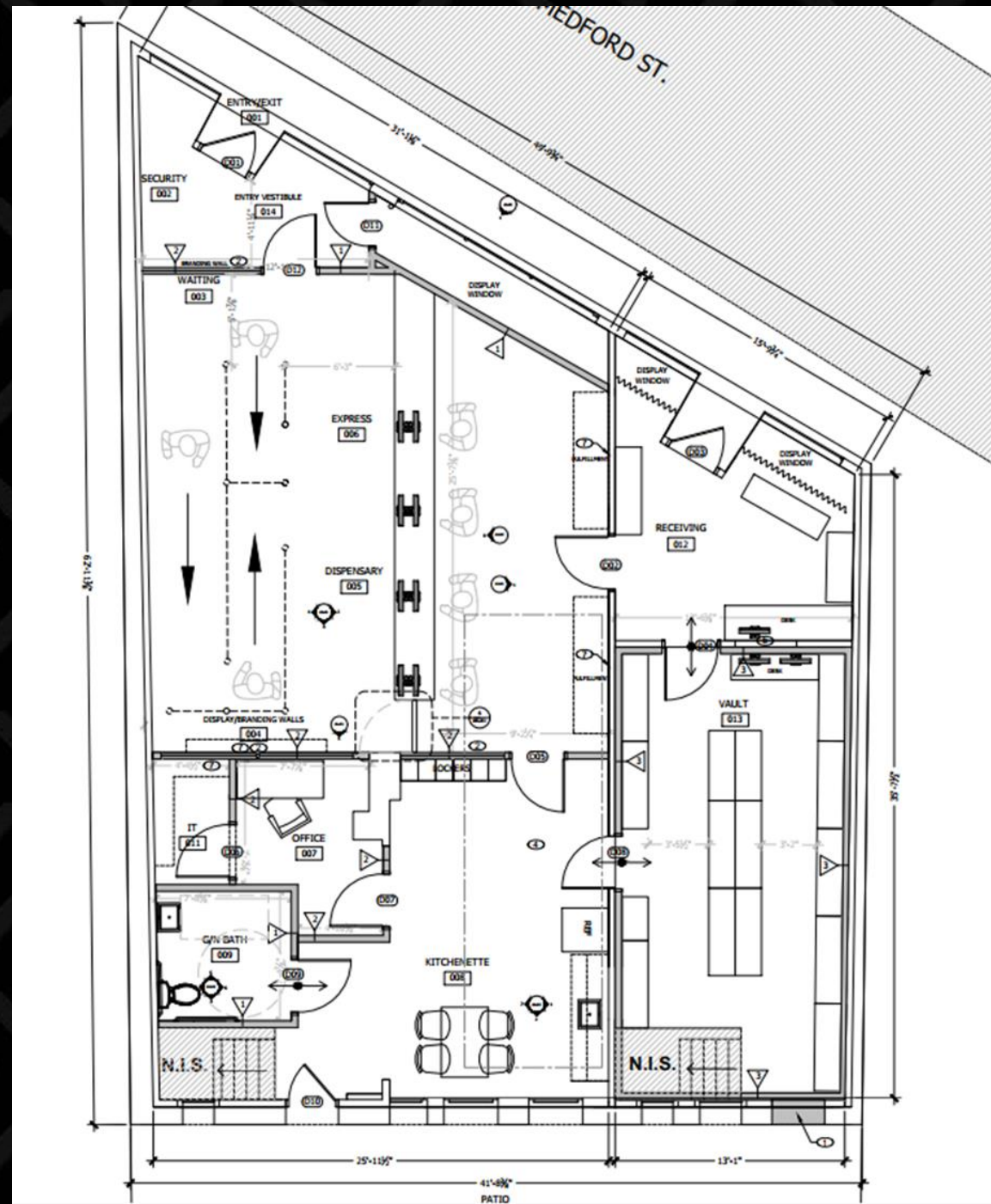


# Location

- 500 Medford Street
  - Magoun Square
- Mid-Rise (M4) Zoning District—
  - Cannabis Retail Sales permitted by Special Permit
- Improving a currently vacant space formerly a liquor store
  - +/- 3,000 square feet
- Meets Buffer Zone requirement pursuant to 935 CMR 500.110(3): A Marijuana Establishment Entrance may not be closer than 500 feet from the nearest School Entrance, *unless* a city or town adopts an ordinance or bylaw that reduces the distance requirement.
  - Per Section 9.2 of the Somerville Zoning Ordinance (SZO), the Property is located at least three hundred (300) feet from any primary, or secondary Educational Services uses or any Educational Services Protected by M.G.L. 40A. Sec. 3.
- Proposed hours of operation: Mon-Sun, 10AM-10PM



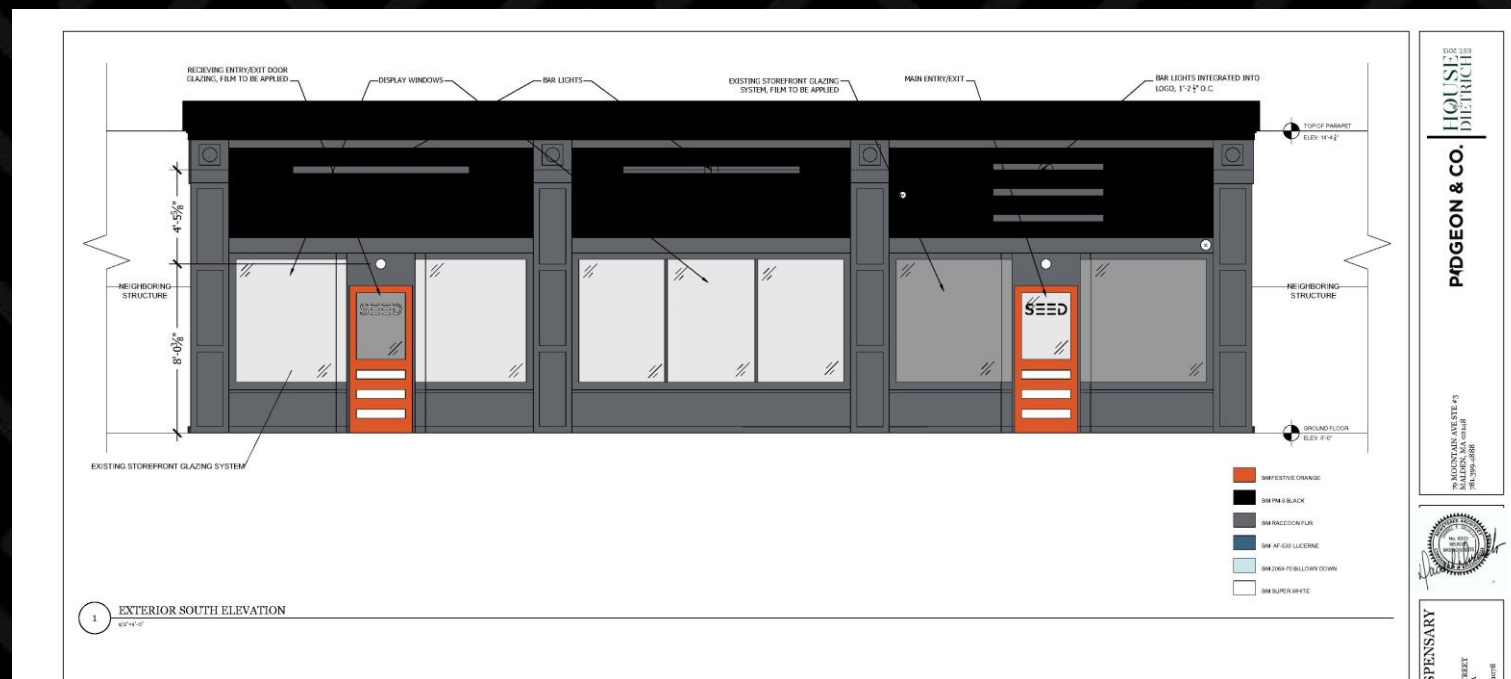
# Proposed Floor Plan





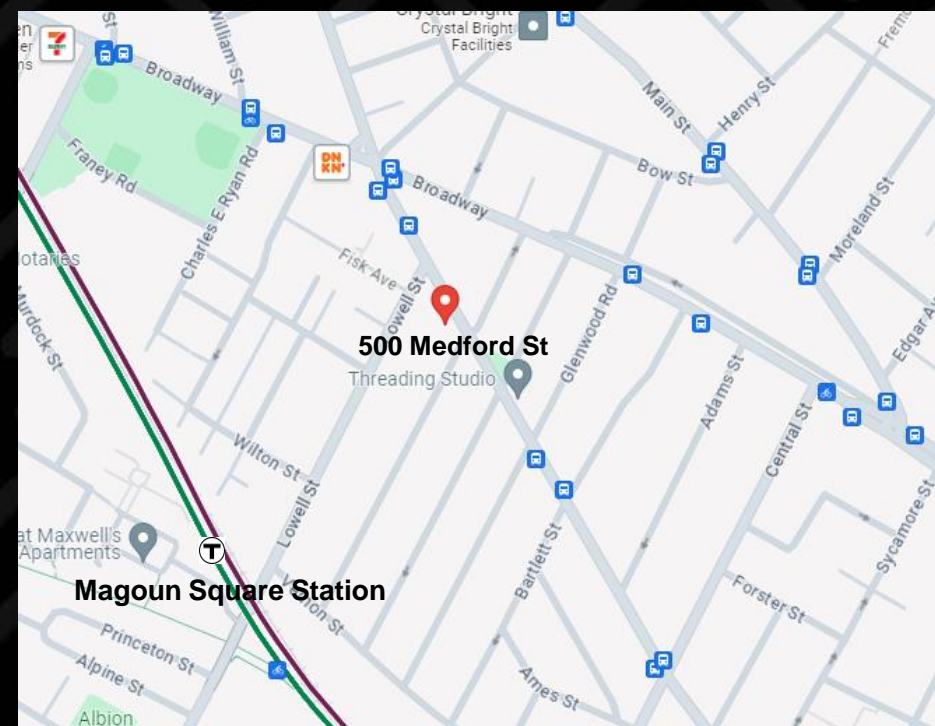
# Proposed Entrance/Façade

- Proposed storefront shall be compliant with local, state and CCC regulations related to signage, design and visibility
  - The SZO requires that every ground story commercial space have at least one storefront
    - “An unobstructed view of the interior space **or** a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind storefront display windows.”
  - Pursuant to 935 CMR 500.105, Display of Marijuana or Marijuana Products **shall not** be clearly visible to a person from the exterior



# Transportation/Access to Property

- On-street, metered parking; off-street, public, two-hour parking lots close to the site
  - No off-street parking requirement per the SZO for this Property
- Magoun Square station under a 10-minute walk away
  - Accessible via Green Line
- Bus Routes – MBTA 80 bus line stops down the street at Broadway-Magoun Square stop
- Bluebikes network located nearby at Trum Field, Broadway at Central Street, Somerville City Hall Annex, Community Path at Lowell St
- Deliveries will be made to a separate entrance and at off peak hours





# Security

- Security plan and procedures fully compliant with 935 CMR 500.110
- Detailed Crime Prevention Through Environmental Design (CPTED) in Security Narrative covering natural access control, surveillance and boundary definition
- Secure entrances to prevent unauthorized access
  - Dedicated, secure delivery access directly into dispensary (randomized)
- Enhanced camera placement
  - Additional cameras to delivery area
- Storage of all Finished Marijuana Products in a secure, locked vault



# Diversion Prevention

- Seed will only provide access to individuals 21 years of age or older
- Upon entrance, security personnel shall immediately inspect the individual's proof of identification and determine the individual's age; any individual who is under the age of 21 will not be admitted to the Premises
- Anti-diversion training will be provided for all employees
- Storage of product in compliance with 935 CMR 500.105(11)
- Educational materials will be provided for all customers



# Nuisance Abatement Plan

- Procedures to prevent loitering per 935 CMR 500.110
  - Appointment-only
  - Efficient in the flow of operations to ensure a smooth, quick transactions without compromising the customer experience (6 POS systems; ability to queue 10 people inside, including 2 wheelchairs)
  - Queue management and pre-order systems will eliminate lines
- Emphasis on hiring locally and use of bikes and public transportation by both customers and employees
- Fuss & O'Neil conducting traffic study to ensure no negative impact to existing conditions
- Proper removal of litter and waste to minimize the development of odor/potential for waste attracting and harboring pests
- Ongoing communication and engagement with abutters, neighbors, and community groups

# Plan for Positive Community Impact

- Education: 100 hours of educational seminars per year targeted to Somerville residents
- Mentorship: Opportunities for Somerville residents 21 and over who are interested in careers the cannabis industry
- Hiring: Expecting to hire 15-25 local employees
  - Jobs posted in Local, Diverse, local publications and media: Times, Reporter Patch, News Weekly, Neighborhood News
  - Posts in various languages: English, Spanish, Portuguese and Creole
  - Job fairs to recruit local and disproportionately impacted individuals. A successful strategy in JP.
- Prioritize hiring
  - Somerville residents who are of African American or Latino descent
  - Veterans
  - State-Approved Empowerment Applicants
  - Formerly incarcerated for a marijuana offence
  - From areas of disproportionate impact
- Diverse vendors (minority- and women-owned companies)
  - Pigeon, who we have used for our floor plan design and GC is local and woman owned

# Positive Community Impact *cont.*

- Core's comprehensive community benefit plan includes:
  - Work in tandem with local nonprofits like Mystic Activity Center & Peabody House
  - Support local arts initiatives, artists and programs
- Other Non-Profits Core plans to work with:
  - Cambridge Health Alliance Chief Community Officer - Mary Cassesso (617) 665-1000
  - Teen Empowerment <https://teenempowerment.org/somerville/>
  - SCAP <https://www.somervillema.gov/departments/programs/somerville-cares-about-prevention-scrap>



# Outreach Timeline

3/6/2019	Attended the Somerville meeting sponsored by City Councilmen Ben Ewen-Campen (Ward 3) and JT Scott (Ward 2) – First meeting we attended.	10/8/2019	Met with local activists at the Dark Horse Tavern regarding parking and traffic in the area
3/14/2019	Attended City meeting regarding the Somerville Affordable Housing Trust Fund	10/14/2019	Met with Ward 4 CC Jesse Clingan, State Representative Christine Barber, School Committee Andre Green and several residents from Mystic regarding traffic concerns in Winter Hill
4/2/2019	Met with Somerville resident, local activist, and union organizer, Rand Wilson	10/24/2019	Attended Mayor Curatone’s ResiStat meeting in Winter Hill regarding the new rapid bus lanes
4/2/2019	Met with Somerville resident, local activist, and union organizer, Harris Gruman	11/3/2019	Met with Stephen Aman, President of Mystic Tenants Association and Mystic residents to introduce ourselves
4/3/2019	Met with Francile Dillion, owner of Pikliz and the other business owners	11/18/2019	Attended Somerville Licensing Hearing regarding Cannabis Licenses
4/3/2019	Reached out to the Peabody House. Met with the former ED Selvin Chambers.	12/17/2019	Attended the community meeting hosted by the City’s Economic Development team and Ward 4 City Councilor Jesse Clingan to discuss the vacant site of the former Star Market on Broadway.
4/19/2019	Met with owner and tenants of 316 Broadway (Social Club)	2/24/2020	Reached out to the Winter Hill NA, Ian Adelman to introduce ourselves
4/26/2019	Met with owners of Winter Hill Brewery to introduce ourselves	3/6/2020	Worked with Ian to schedule a presentation to the Winter Hill NA for April 2020
5/2/2019	Met with Winter Hill business owners to introduce ourselves	4/2020	Somerville shuts down due to COVID-19 responses
6/19/2019	Attended community meeting to discuss the vacant site of the former Star Market on Broadway	...	
7/3/2019	Attended the Fluff Fest (Union Square)	2022	New location identified at 500 Medford Street
9/7/2019	Attended the Evolution of Hip Hop	11/21/2023	Entered into HCA with Somerville
9/23/2019	Met with Stephen Aman, President of Mystic Tenants Association, Mila, the Walking Project WP, Florence “Fluffy” Bergman, Mystic Learning Center, to introduce ourselves to the local non-profits.	3/18/2024	Neighborhood Meeting held with Councilor Sait
9/25/2019	Met with the Owner of 350 Broadway, Pankas Ghai		
10/3/2019	Met with Winter Hill business owners regarding parking and traffic in		

Questions?