



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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MEMORANDUM

To: Arlington Select Board

From: Jennifer Raitt, Director of Planning and Community Development on behalf of the
Marijuana Study Group

Date: May 16, 2019

RE: Review of Host Community Agreement Applications

On May 13, 2019, the Marijuana Study Group met to discuss the four applications for a Host Community Agreement (HCA) from the Arlington Select Board as required by the Host Community Agreement Process and Criteria. The following outlines the Study Group's observations for consideration by the Select Board.

Comments on all of the Applications

Overall, the Study Group found that the most important aspects of the applications were the financial viability and industry experience of each Applicant, and availability of off-street parking and space for queuing at each proposed site. For all of the applications received, the Study Group had the following comments and requests for clarifying information on three topics:

1. The Applicants should clarify employment at each establishment. The Study Group was particularly interested in clarification of the ratio of full- and part-time employees as well as the ratio of managers to staff on each shift, the benefits to employees, and the number of hours that correspond to full- and part-time.
2. The Applicants should clarify how they intend to accommodate queuing and parking during the first few weeks of opening and then ongoing during peak demand periods such as lunch time and after 5pm.
3. The Applicants should clarify their long-term commitments to youth education and prevention programs.

1386 Massachusetts Avenue

Apothca proposes opening an approximately 2,180-square foot retail establishment in the building currently occupied by Swifty Printing at 1386 Massachusetts Avenue. Apothca plans to co-locate their current medical marijuana operation with an adult-use establishment. The Study Group made the following observations:

1. Apothca has more experience operating a marijuana-related business in Arlington and in Massachusetts than the other applicants.

2. The property at 1386 Mass Ave has onsite parking which is a benefit to the use. The Study Group also observed that there is on-street parking available in the immediate area of the property, more so than along other blocks in Arlington Heights. The benefit of having off-street parking is that queuing can be accommodated onsite and would not disrupt pedestrian activity on the sidewalk; however, it also calls into question where employees will park. Additionally, an off-street accessible parking space could be provided for medical patients visiting the medical marijuana dispensary.
3. The ownership percentages identified in the application materials total 59%. The remaining ownership should be clarified.
4. The application materials note that Apothca will maintain 35% of their inventory as medical products for the first 6 months after which this percentage will be reevaluated. The Study Group noted that Apothca received a priority due to co-locating, so the company must maintain a balance of medical products and retail products.
5. The Applicant should clarify whether the Head of Security position has been filled.

1306-1308 Massachusetts Avenue

Metro Harvest plans to open a retail establishment in the former location of Embassy Cleaners at 1306-1308 Massachusetts Avenue. The Study Group made the following observations:

1. The Study Group observed that Metro Harvest's revenue estimates were significantly higher than the other applicants.
2. The property is located within 300 feet of a playground at the former Locke School. The Study Group noted that this buffer may be reduced or waived by the Arlington Redevelopment Board (ARB).
3. The Study Group would appreciate clarification regarding the relationship of Metro Harvest and Northeast Alternatives.
4. The property has no off-street parking or loading zone. The Study Group saw this as a disadvantage to Metro Harvest because it does not afford the Applicant the ability to queue or offer employee parking, and it also means that all inventory is going into the establishment through the front door.
5. The Study Group noted that the additional payments identified in the draft HCA beyond the 3% of gross sales should not be entertained in the HCA.
6. Metro Harvest proposes to remain open until 10 PM each day. The Study Group observed that this is out of sync with the rest of the Arlington Heights business district.
7. The Study Group observed that the storefront rendering was appropriate for the Arlington Heights business district.

1215 Massachusetts Avenue

Calyx Peak proposes to open a 2,500-square foot retail establishment at 1215 Massachusetts Avenue. The Study Group made the following observations:

1. The application materials made it clear that Calyx Peak has experience with marijuana-related businesses in many jurisdictions throughout the country, although the company has no experience in Massachusetts.
2. Calyx Peak should clarify the timeline to establish the cultivation facility referenced in the application materials.

3. The Study Group would appreciate clarification on the nature of the appeal of the Santa Monica facility referenced in the application materials.
4. The Study Group noted that Calyx Peak is the only Applicant with a medical doctor on staff.
5. The Study Group noted that Calyx Peak did not recommend usage of marijuana products by adults under the age of 25.
6. The application materials did not identify the program to be used for seed-to-sale tracking.
7. The Study Group noted that the property has some onsite parking, but is in a primarily residential area of Mass Ave.
8. The Study Group noted that the application materials had a strong commitment to diversity.

23 Broadway

Eskar proposes to open a 3,000-square foot retail establishment at 23 Broadway in a former bank space. The Study Group made the following observations:

1. 23 Broadway is unique in that it is the only multi-tenant building proposed for a retail establishment. Eskar should clarify any impact to the other tenants in the building.
2. The Study Group noted that Eskar would not be vertically integrated. Therefore, the Study Group would appreciate clarification on how Eskar will ensure there is adequate supply to operate the business.
3. The Study Group would appreciate clarification on how the owner's experience in the alcohol and restaurant business is translatable to the marijuana business.
4. The Study Group noted that the timeline was ambitious. In particular, the Study Group did not think that 2 months would be adequate for the ARB and Board of Health permitting processes.
5. There are conflicting statements about the onsite parking available to Eskar in the application materials. Eskar should clarify the onsite parking that is available to the business. The Study Group noted that there is available on-street parking in the immediate vicinity of 23 Broadway.

The Marijuana Study Group appreciates the opportunity to comment on the applications.