



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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MEMORANDUM

To: Arlington Select Board

From: Marijuana Study Group

Date: September 10, 2020

RE: Review of Host Community Agreement Applications

On September 1, 2020, the Marijuana Study Group met to discuss the two applications for the final Host Community Agreement (HCA) from the Arlington Select Board as required by the Host Community Agreement Process and Criteria. Members in attendance included: resident Sarah Augood, Town Manager Adam Chapdelaine, Select Board member Len Diggins, Town Counsel Doug Heim, Arlington Police Sergeant Sean Kiernan, Public Health Director Natasha Waden, resident Jordan Weinstein, and Planning and Community Development Assistant Director Erin Zwirko.

The following outlines the Study Group's observations for consideration by the Select Board.

The Human Connection

The Study Group had the following comments on the application:

1. The Human Connection provided two options for a retail establishment: 369 Massachusetts Avenue and 23-35 Massachusetts Avenue, with the latter their preferred location. The Study Group noted that 369 Massachusetts Avenue is in a B2 district where retail establishments are not allowed.
2. The Study Group appreciated that the application is coming from an Arlington resident and as such is a priority applicant. The Study Group found that the application was tailored to the community in its consideration of location, proximity to major roadways and Alewife Station, availability of parking, and use of the scheduling app, QLess, to control customer arrivals.
3. Regarding 23-35 Massachusetts Avenue, it is not clear in the application which building the proposed establishment would be located in. Additionally, because of this, it was difficult for the Study Group to assess whether the location actually conforms with the 2,000-foot density buffer, which is measured property line to property line. The Study Group noted that the Eskar establishment on Broadway could be within the 2,000-foot buffer. This requirement cannot be waived.
4. The chosen name of the business venture shortens to THC, which is also the abbreviation of tetrahydrocannabinol, the main psychoactive compound of cannabis. The Study Group questioned whether the Cannabis Control Commission would allow

such a name due to the prohibition of utilizing the colloquial references to cannabis and marijuana in the business name and logo (935 CMR 500.105(4)(a)(1)).

5. The APD representative on the Study Group noted that the applicant should be prepared to sign a Memorandum of Agreement (MOA) regarding responsibilities of the applicant as it relates to public safety and traffic.
6. The Study Group noted that the start-up costs identified in the application seem low in comparison to the other application reviewed and those reviewed in 2019. The application also did not appear to factor in the permitting timeline of the Redevelopment Board and the Board of Health.

Calyx Peak Application

The Study Group had the following comments on the application:

1. The Study Group noted that Calyx Peak had applied in 2019, and since that application, the company's experience in Massachusetts has been further developed through the permitting of a cultivation facility in Worcester and discussions of a retail store in Swampscott. The applicant should provide an update of those Massachusetts ventures as well as its other ventures in the US. However, the Study Group found the application to be generic.
2. As in 2019, the Study Group noted that Calyx Peak does not recommend usage of marijuana products by adults under the age of 25. Although appreciative of this recommendation and commitment to not advertise to adults ages 21 to 25, the Study Group questioned whether the business can prevent sales to these younger adults without being in conflict with state law.
3. The Study Group noted that the proposed location is outside of any regulatory buffers of the Zoning Bylaw.
4. The Study Group noted that applicant has the opportunity to build a new structure and design a parking lot for maximum efficiency on this site.
5. The Study Group expressed concern about the location on Summer Street. It is an already congested roadway, and the project site's proximity to a lighted intersection and limited public transportation options may result in overall added vehicle trips to the roadway.
6. The APD representative on the Study Group noted that the applicant should be prepared to sign a Memorandum of Agreement (MOA) regarding responsibilities of the applicant as it relates to public safety and traffic.
7. The Study Group appreciated the detailed information on security, product tracking, and inventory diversion.

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