



## TOWN OF ARLINGTON

MASSACHUSETTS 02476

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### DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

#### MEMORANDUM

To: Arlington Select Board  
From: Marijuana Study Group  
Date: November 23, 2021  
RE: Review of Calyx Peak Host Community Agreement Application

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On Monday, November 15, 2021, the Marijuana Study Group met to discuss the application from Calyx Peak for the final Host Community Agreement (HCA) from the 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, Health and Human Services Director Christine Bongiorno, Planning and Community Development Director Jennifer Raitt, and Planning and Community Development Assistant Director Kelly Lynema. Additional feedback was provided by Member Jordan Weinstein.

The Group's review focused on the proposed location and application materials provided regarding a new building, traffic and circulation, and completeness of the application. Calyx Peak proposes to redevelop the location of 251 Summer Street, which is in the B4 Vehicular Oriented Business Zoning District and is an allowable location as it is outside the library, playground, and school regulatory buffer zones.

The Study Group provides the following comments on the application:

Prior to the current HCA application period, Calyx Peak submitted an application for a HCA in September, 2020 and in 2019. The current application provides a traffic statement in a memorandum by McMahon Associates. The memorandum reviews turning movement counts and average daily traffic counts provided by the Town, MassDOT crash data, Institute of Transportation Engineers' trip generation models, and on-site observations and these data have been updated since their prior assessment provided in 2020. McMahon Associates found that based on these pre-pandemic figures, the proposed project is not anticipated to have a significant impact on the safety and operations of Summer Street or the surrounding roadway network, nor would it result in a significant increase in vehicle trips during peak hours. Calyx Peak also proposes to redesign the layout of the parking lot to maximize efficiency and manage traffic from employees and visitors. The Study Group questioned whether the applicant could provide more concrete details regarding ingress and egress of traffic to the site.

The findings from the traffic assessment and the redesign should help inform a Memorandum of Agreement (MOA) between the Town and Calyx Peak regarding oversight and management

of this retail location, traffic, and public safety matters. The applicant should be prepared to sign a MOA regarding these responsibilities.

In 2020, the Study Group had noted that the applicant has the opportunity to build a new structure and design a parking lot for maximum efficiency on this site. This opportunity remains with the current application.

The APD representative on the Study Group noted that the department's experience with Apothca, both at their Water Street and Mass Ave locations, has been positive. Prior to their opening, the APD had concerns about traffic, traffic management, and mitigation of pedestrian traffic, and as a result had assigned a police detail to the location for two weeks. After one week the APD was able to end the detail due to a lack of issues. APD has watched for reports of any problems or concerns, but to date there have been none. They anticipate the same with any future locations so long as there is an appropriate MOA.

Calyx Peak is working with a technology provider, Dutchie, to implement express orders at another location. The technology facilitates a more efficient customer management system in the event of customer queuing in periods of high demand, and if proven successful in the company's existing locations would be implemented in Arlington. We note that both traffic management and customer queuing issues would require early consultation with the Arlington Police Department and be codified in the MOA and security plan.

The Study Group noted that in the application submitted by Calyx Peak in 2020, the applicant had committed to not advertise to adults ages 21 to 25. While according to state law dispensaries cannot prohibit sales to adults within that age range, the Study Group questioned whether the applicant would continue their prior commitment to not advertise to adults under the age of 25.

The Study Group questioned the salary caps provided for future employees, and whether the applicant could follow through on their stated intent to employ Arlington residents at the salaries identified.

Should the applicant be granted the HCA, the Study Group suggested the following to be considered as part of the permitting process:

- If the applicant intends to perform any excavation of the site, then it is requested that they do an analysis of the impact of blasting compared to drilling and the length of the process of either procedure as part of the site development phase of work.
- As the site is currently an auto use, the applicant is requested to clean up the site to DEP standards.

Thank you for this opportunity to provide comments and questions regarding the applications. We are glad to answer any questions as you proceed with application review and deliberations.