

4

**Zoning Ordinance Amendment Petition to Expand the  
MMD-1 Zoning Overlay to Include 61 Mooney Street**

To the Honorable, the City Council:

The undersigned hereby petition the City Council of the City of Cambridge to amend the Zoning Map of the City of Cambridge to expand the Medical Marijuana Overlay District, MMD-1, to encompass 61 Mooney Street.

2014 MAY 15 PM 2 07  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

61 Mooney Street is located approximately 0.2 miles beyond the demarcation of the MMD-1. However, this particular location specifically complies with the spirit and intent of the regulations set forth by the Commonwealth of Massachusetts and the City of Cambridge and, further, integrates the proposed use into the surrounding community.

1. **The Registered Marijuana Dispensary is located to serve an area that currently does not have reasonable access to medical marijuana.**  
This location has been provisionally secured by The Greenway Wellness Foundation, which is the only medical marijuana dispensary that has received a provisional license in Cambridge.
2. **The site is located at least five hundred feet distant from a school, daycare center, preschool or afterschool facility or any facility in which children commonly congregate.**  
The site is located more than 500 feet distant from schools, daycare centers, preschools, afterschool facilities, or any facility in which children commonly congregate.
3. **The site is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation, including drivers, pedestrians, bicyclists and public transportation users.**  
61 Mooney Street is located at the end of an industrial zone in a building that was previously utilized as a high-security pharmaceutical production plant. The property has existing infrastructure that includes a safe and secure access and egress and a loading zone that is shielded from public access. 61 Mooney Street is also located near existing bus routes and the Alewife T station. There is ample parking available on site.
4. **Traffic generated by client trips, employee trips, and deliveries to and from the Registered Marijuana Dispensary shall not create a substantial adverse impact on nearby residential uses.**  
The property is bounded by railroad tracks on one side and offers no street access to/from the nearby residences.

- 5. The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required safety measures and restrictions on visibility into the building's interior.**

The property owner 61 Mooney Street also owns the six acres of industrial property which immediately abut the site. There are no nearby residences.

In addition, the property does not disrupt the urban character of the neighborhood and has adequate access to public safety facilities.

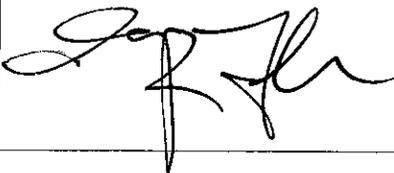
With these concerns in mind, we the undersigned request that the Medical Marijuana Overlay District (MMD-1) be expanded to encompass 61 Mooney Street.

Respectfully yours,



Timothy F. Flaherty, Esq.  
103 Fresh Pond Parkway  
Cambridge MA 02138

We the undersigned request that the Medical Marijuana Overlay District (MMD-1) be expanded to encompass 61 Mooney Street.

NAME	ADDRESS
John Neville	95 Griswold St. Cambridge MA 02138
Phyllis Condeiro	25 Loomis St Cambridge MA 02138
	41 LOOMIS ST CAMBRIDGE, MA 02138
Janet Furman	32 Loomis St Cambridge MA 02138
Steve Hall	Steve Halloran 24 Griswold, #9 Cambridge, MA 02138
	Elizabeth Feigenbaum 82 Norman Ave Cambridge MA 02138 lizzie@ feigen.com
	Timothy F Flaherty 103 Fresh Pond Parkway Cambridge MA 02138 ✓

We the undersigned request that the Medical Marijuana Overlay District (MMD-1) be expanded to encompass 61 Mooney Street.

NAME	ADDRESS
Isam Lee	90 Normandy Ave Cambridge, MA x
Kathleen V. Holway	104 Normandy Ave Camb. MA 02138 ✓
John Baker	25 NORMANDY TERRACE CAMBRIDGE, MA 02138 x
Eric D. Olich	74 Normandy Ave. Cambridge, MA 02138 ✓
Todd Melzer	29 S. Normandy Ave Cambridge MA x
Andrew Mihalovic	28 S. Normandy Ave #1 Cambridge MA ✓
Lindsay McKenzie 1	23 So Normandy Ave Cambridge MA 02138 ✓
Vicki Mistael	28 Sunset Rd Cambridge, MA 02138 ✓
FRANK MULLENS	52 GRISWOLD ST CAMB MA 02138 x
Sherry Madden	70 GRISWOOD ST Cambridge, MA 02138 ✓

We the undersigned request that the Medical Marijuana Overlay District (MMD-1) be expanded to encompass 61 Mooney Street.

NAME	ADDRESS
John Pasquarello <del>John Pasquarello</del>	68 Normandy Ave Cambridge MA 02138 x
Stephen McKinley Steph McKinley	78 Normandy Ave Camb. MA 02138 x
Brian Feigenbaum B Feigenbaum	82 Normandy Ave Cambridge MA 02138 ✓
Mary Sullivan	39 So. Normandy Camb, MA 02138 ✓
TOM CORWIN	42 SUNSET RD CAMBR MA 02138 ✓
Allison Haley	25 Griswold St. ✓ Cambridge MA 02138
Lisa Harteveldt	67 Griswold St ✓ Cambridge, MA 02138
ANDREW HARTEVELDT	67 GRISWOLD ST, ✓ CAMBRIDGE, MA 02138
STEPHEN D. KANODE	99 GRISWOLD ST CAMB. MA. 02138 ✓
Betty Kanode	99 Griswold St CAMP. MA. 02138 ✓