Attachment A

4

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

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

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.

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 Greeneway 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 R. 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	85 Griswold St. Cambridge MA 02138
Phyllis Cordero	25 Loomis St Cambridge, MA 02138
[illegible]	41 LOOMIS ST CAMBRIDGE, MA 02138
[illegible]	32 Loomis St Cambridge MA 02138
[illegible]	Steve Halloran 24 Griswold, #2 Cambridge, MA 02138
[illegible]	Elizabeth Feigenbaum 82 Normandy Ave Cambridge MA 02138 lizzie@feigen.com
[illegible]	Timothy & Holerity 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
Isaac Lee	90 Normandy Ave Cambridge MA ✗
Kathleen V. Holway	104 Normandy Ave Camb. MA 02138 ✓
John Baker	25 NORMANDY TERRACE CAMBRIDGE, MA 02138 ✗
Eric D. Olich	74 Normandy Ave. Cambridge, MA 02138 ✓
Todd Melzer	29 S. Normandy Ave Cambridge MA ✗
Andrew Mihalovic	28 S. Normandy Ave #1 Cambridge MA ✓
Lindsay McKenzie	23 So Normandy Ave Cambridge MA 02138 ✓
Vicki Mistacco	28 Sunset Rd Cambridge MA 02138 ✓
FRANK MULLEN	52 GRISWOLD ST CAMB MA 02138 ✗
Sherry Madden	70 GRISWOLD 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	68 Normandy Ave Cambridge Ma 02138
Stephen McKinley	78 Normandy Ave Camb. MA 02138
Brian 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 CAMB. MA. 02138

Attachment B

Petition to Expand MMD-1 to Encompass 61 Mooney Street

Petitioners: Tim Flaherty et al,
on behalf of John Greene &
The Greeneway Wellness Foundation

the
GREENEWAY

Introducing The Greeneway

John Greene is the CEO of The Greeneway Wellness Foundation. He is a Master Herbalist and the owner of Adaptonic, a nutritional supplement company that serves thousands of patients.

John's board is comprised of industry-leaders including doctors, judges, educators, chemists, youth advocates, security professionals, former elected officials, and experts in cultivation, distribution and regulation in the medical marijuana industry.

Services Provided at The Greeneway

The Greeneway will provide **non-psychoactive** medical cannabis to patients primarily in the form of **pills, balms, and salves**.

The Greeneway is committed to improving the total health of all patients. They will receive complimentary nutritional counseling, acupuncture, reiki, massage, and other healing practices.

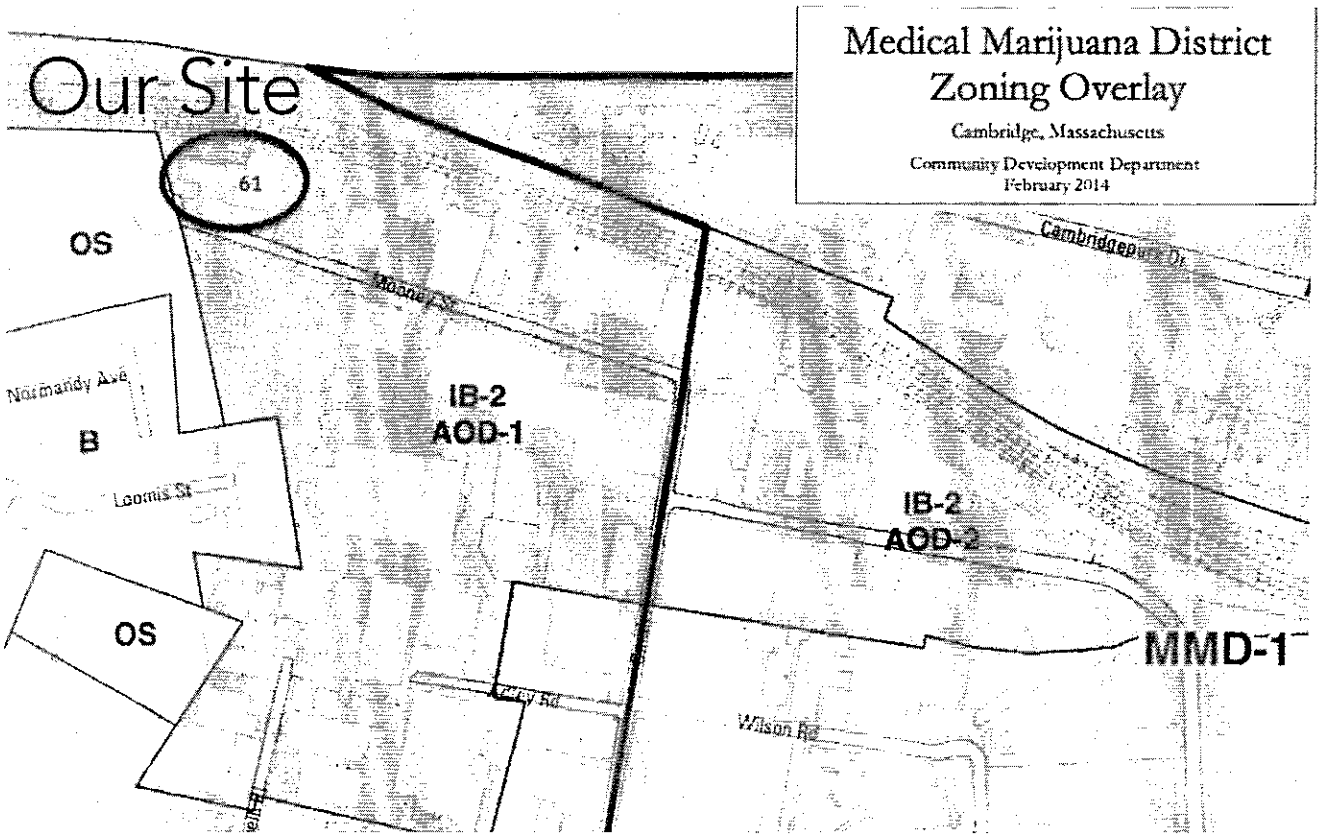
No cultivation will take place at the 61 Mooney Street site. Our cultivation facility is in Taunton, Massachusetts.

The Greeneway's Patients

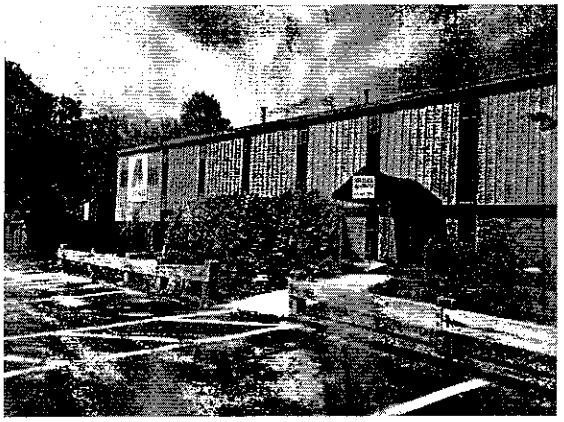
Our patients suffer from a variety of debilitating, chronic conditions including cancer, HIV/AIDS, autoimmune disorders, and epilepsy.

Only patients who have received a recommendation from their primary care physician and have had this recommendation approved by the state will be prescribed medical marijuana (an estimated two percent of the Massachusetts population).

Only approved patients will have access inside our medical marijuana dispensary.



61 Mooney Street is located approximately 0.2 miles outside of MMD-1 at the end of an industrial zone. The owner of the surrounding six acres of property also owns 61 Mooney Street. He wrote a letter to the Cambridge City Council in October 2013, asking for the property to be included in MMD-1.



The area is bounded by railroad tracks on one side, a pond / pathway on the left, and industrial areas. The building is separately contained and offers no street access to/ from nearby residences.

Security Plans

The site was previously used as a pharmaceutical production plant and has existing infrastructure that complements our security needs.

The Greeneway must remain compliant with a series of public safety and security measures mandated by the Department of Public Health. These requirements cover the interior and exterior of the building and range from actual security to personnel to transportation. We have hired one of the nation's leading security experts to secure our facility, and our application met and exceeded all of DPH's requirements.

At dispensaries across the nation, crime has been shown to reduce in areas near medical marijuana dispensaries because of increased presence of security. Dispensaries are less likely to be robbed than banks and pharmacies.

Transportation

For the first year, the dispensary is estimated to bring in an estimated 30 customers per day.

Parking: The 61 Mooney Street site is equipped with approximately 35 non-employee parking sites. It does not offer direct access to the residential neighborhoods, so it will not impact neighborhood traffic adversely.

Public Transportation: The site is located in a close proximity to the Alewife MBTA station and the 62, 76, 67, 79, 84, and 350 bus lines. We will be offering hourly shuttles to our patients to transport them to and from the dispensary. This shuttle will be offered by a private transportation provider.

Community Outreach

John Greene has knocked doors on multiple occasions in the surrounding Cambridge Highlands neighborhood, comprising of Griswold Street, Loomis Street, Normandy Avenue, Normandy Terrace, South Normandy Avenue, and Sunset Road.

John Greene has spoken before the Alewife Business Association and Cambridge Highlands Neighborhood Association. He is in regular communication with representatives from the Fresh Pond Residents Alliance.

John Greene has received letters of support from Councillor Leland Cheung, Councillor Marc McGovern, and Representative Tim Toomey. He has received letters of non-opposition from Councillor E. Denise Simmons and Councillor Nadeem Mazen.

Community Mitigation

The Greeneway Wellness Foundation is committed to establishing itself as a strong community partner in the City of Cambridge.

- Beautification of the Blair Pond and Alewife Reservation
- Youth Drug and Alcohol Prevention

Special Permit Concerns

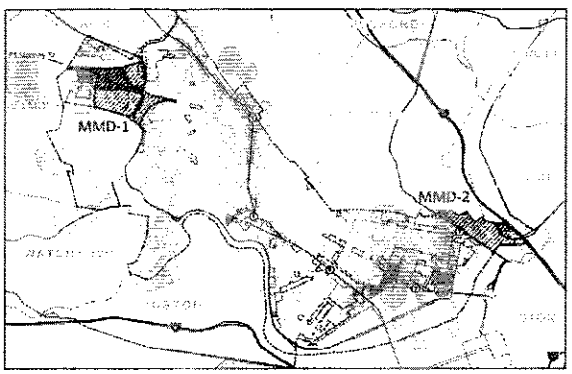
SECURITY / SAFETY CONCERNS:
The building was previously used as a pharmaceutical production plant and contains existing infrastructure that complements the security needs of our dispensary. The building has a safe and secure access and egress and a loading zone shielded from public access. It has adequate access to public safety facilities.

TRANSPORTATION:
Mooney Street is located near existing bus routes and the Alewife T Station. We plan on offering a shuttle to and from the Alewife MBTA station to encourage the use of public transportation. There is ample parking available on site. Because the property offers no street access to/from nearby residences, we do not expect that traffic generated by client trips, employee trips, and deliveries will create a substantial adverse impact on nearby residential uses.

PROXIMITY TO AREAS WHERE CHILDREN COMMONLY CONGREGATE:
61 Mooney Street is located over 500 feet away from any facilities where children commonly congregate.

URBAN CHARACTER:
Because 61 Mooney Street is located in the midst of an industrial zone, it does not disrupt the urban character of the surrounding community.

Limited Expansion of MMD-1 Zone



The recently created MMD-1 zone follows the pre-existing demarcation of the IB-2 and AOD-1 zones. 61 Mooney Street, while located just beyond the recently created MMD-1 zone, specifically satisfies all of the contemplated criteria of the MMD-1 zone. The Planning Board recognized in 2013 that identifying a suitable site within the proposed districts could be problematic. On October 22, 2013, in a memorandum to the City Council, the Planning Board wrote, "The only concern raised at a public hearing is whether the proposed districts would provide too few options to identify a viable RMD site in Cambridge. The Board has no suggestions for other areas, but if the proposed zoning is adopted, it could be amended in the future to allow RMDs in other districts if that is deemed appropriate." After an exhaustive search, The Greeneway Wellness Foundation has identified 61 Mooney Street as the most appropriate site available.

The Greeneway Wellness Foundation received a unanimous recommendation for approval by the Cambridge Planning Board.

Attachment C

Cosgrove, Marybeth

From: Crane, Paula
Sent: Wednesday, July 02, 2014 1:57 PM
To: Cosgrove, Marybeth
Subject: FW: FLAHERTY ET AL PETITION

From: jatennis@comcast.net [mailto:jatennis@comcast.net]
Sent: Wednesday, July 02, 2014 1:50 PM
To: City Council; Lopez, Donna; Crane, Paula
Subject: FLAHERTY ET AL PETITION

Hello

My name is Ann Tennis and I live at 71 Griswold Street Cambridge and as a resident of that street, I am writing to support the Flaherty zoning petition that the Ordinance Committee will be discussing on July 2, 2014.

I have spoken with John Greene from the Greeneway Wellness Foundation about his plans to locate a medical marijuana dispensary at 61 Mooney Street and based
on the information that I have received from him I feel that 61 Mooney Street would be appropriate.

Please note that I am supporting this petition as an individual resident of the Cambridge Highlands and as Chair person I AM NOT speaking for the
entire neighborhood.

If you have any questions, my contact information is 617-515-2722.

Ann Tennis

Attachment D

Crane, Paula

From: Elizabeth Kanode [ekanode@comcast.net]
Sent: Wednesday, July 02, 2014 2:08 PM
To: City Council; Lopez, Donna; Crane, Paula
Subject: Greeneway Wellness Foundation

My name is Betty Kanode and I am a long time resident of 99 Griswold Street in the Cambridge Highlands. I am writing to express my support the the Flaherty et al zoning petition that is before the City Council's Ordinance Committee on July 2, 2014. For the past few months, I have had the opportunity to speak with John Greene from the Greeneway Wellness Foundation about his plans to locate a medical marijuana dispensary at 61 Mooney Street. I believe 61 Mooney Street is an appropriate site for this project and that The Greeneway Wellness Foundation would be a welcomed addition to this neighborhood.

Thank you.

Betty Kanode
99 Griswold Street
Cambridge, MA 02138

Attachment E

My name is John Holland 26 Normandy Terrace Cambridge

It is my position as a citizen of 26 Normandy Terrace Cambridge along with my family and neighbors to strongly oppose the Petition to expand the MMD – 1 Zone overlay for the establishment of a Medical Marijuana Dispensaries at 61 Mooney St in the Cambridge Highlands neighborhood.

The possession, distribution, and manufacture of marijuana, although permissible under provisions of the Massachusetts Medical Marijuana Program and related statutes and rules, are in FACT a violation of Federal Law.

We believe the proliferation of marijuana use and availability has negative implications for the welfare of our community. We believe expanding the Zone and availability of marijuana, even under the auspices MMMP , will harm the general welfare of the Cambridge Highlands neighborhood because of the significant potential to increase marijuana use among our youth, and increase illegal drug trafficking.

We believe a medical marijuana dispensary at 61 Mooney Street will have additional potential negative secondary effects on the neighborhood. These secondary effects include, but are not limited to the following: criminal activity, loitering, increased traffic, noise,

litter, and a loss of trade for other businesses located nearby and a decrease in property values

As Mayor and members of Cambridge City Council you have an ethical duty and statutory obligation to ensure the safety of our communities. Medical marijuana dispensary at 61 Mooney Street will be harmful to the surrounding Cambridge Highland community and its residents and constitute a public nuisance contrary to our community values which support our neighborhood as a safe place to live, work, and raise a family."

I am asking you to vote no and deny the proposed petition.

Thank you

John J. Holland

26 Normandy Terrace

Cambridge MA 02138

July 1 2014

Petition to Deny Zoning Ordinance Amendment MMD-1 to Include 61 Mooney Street

Petition summary and background	To the Cambridge City Council We, the undersigned, are concerned neighbors who urge Cambridge City Council leaders to act now to Deny Zoning Ordinance Amendment to expand Medical Marijuana Overlay District MMD-1 to encompass 61 Mooney Street.
Action petitioned for	Deny Zoning Ordinance Amendment to expand Medical Marijuana Overlay District MMD-1 to encompass 61 Mooney Street. Cambridge, MA

Printed Name	Signature	Address	Comment	Date
John Holland	John J. Holland	26 NORMANDY TERRACE CAMBRIDGE MA 02138	NO TO ZONING	7/1
Susan Murphy	Susan M Murphy	103 Normandy Ave Cambridge MA 02138	NO -	7.1
Saewon Chun	[illegible]	48 Loomis St 02138	NO	7.1
DONNA AMOROSO	Donna Amoroso	36 Loomis St. Cambridge, MA 02138	NO	7/1
Moira Cunningham	[illegible]	32 Loomis St. Cambridge, MA 02138	NO	7/1
EMILIO GIANNASCA	Emilio Giannasca	8 SUNSET ROAD CAMBRIDGE, MA 02138	NO	7/1/14
FRANCINE GIANNASCA	Francine Giannasca	8 SUNSET ROAD CAMBRIDGE, MA 02138	NO	7/1/14
John Nolen Eileen Nolen	John F. Nolen	34 Sunset Rd Cambridge, MA 02138	No to Zoning	7/1/14
Nancy Jordahen	[illegible]	73 Blanchard Road Cambridge MA	No	7/1/14
ROBERT SENCABAUGH	Robert Sencabaugh	96 NORMANDY AVE CAMB, MA		7/1/14
Susan Holland	[illegible]	26 Normandy Terrace Cambridge, MA 02138	No, Poor location; no access to MBTA	7/1/14
Ellen B. Rafferty	Ellen B Rafferty	74 Griswold St Cambridge	NO	7/2/14

July 1 2014

Printed Name	Signature	Address	Comment	Date
JOE AMOROSO	[illegible]	36 LOOMIS ST CAMBRIDGE MA 02138		7/1/14
Edward Poirit	[illegible]	45 Holworthy St. Cambridge, MA 02138		7/2/14
Patricia A BREEN	[illegible]	31 LOOMIS ST 02138 CAMBRIGE, MA		7/2/14
MARY BREEN	[illegible]	32 NORMANDY CAMB 02138		7-2-14

July 1 2014

Printed Name	Signature	Address	Comment	Date
ANN KWONG	Ann D Kwong	45 SUNSET RD	1) Decision should be by referendum	7/1/14
Mar Yuen	[illegible]	34 GRISWOLD ST.	2) should wait to see how it is going on other places	7/1/14
John Chun	[illegible]	48 Loomis St		7/2/14
Cheryl Green	[illegible]	55 Blanchard Rd	Oppose the placement of facility	7/2/14
STANTON GREEN	Stanton Green	55 Blanchard Rd	Oppose the zoning change for facility	7/2/14

Attachment F

Crane, Paula

From: Susan Agger [sagger@comcast.net]
Sent: Wednesday, July 02, 2014 10:23 PM
To: Crane, Paula
Subject: Flaherty Zoning Petition

Please see below for my public comment transcript, July 2nd.

My name is Susan Agger and I reside at 1 Loomis Street where I have lived for the past 24 years. I would like to express my support for the Flaherty zoning petition this evening before the Ordinance Committee. Mr. Greene has addressed many
misconceptions and concerns that I had about the dispensary. He has made himself available to neighbors for discussion and has reached out to abutters by going door to door and by calling neighbors on the telephone. Mr. Greene also attended a neighborhood meeting on July 1st to answer questions.

I feel that 61 Mooney Street is a suitable location for the Greeneway Wellness Foundation and for providing medicinal marijuana to patients. The currently abandoned pharmaceutical building located at 61 Mooney Street is far enough away from child-care facilities and schools to satisfy state regulations. Patients will have access to nearby public transportation services and I feel confident that any necessary security measures will be in place.

Mr. Greene has demonstrated an interest in working with neighbors to become an active participant in the neighborhood.
The Greeneway Foundation would be a welcomed addition to the West Cambridge Highlands neighborhood.

Thank You,

Susan Agger
1 Loomis Street
Cambridge, MA 02138

Sent from my iPhone

Attachment G

My name is Elizabeth Feigenbaum. I am a R.N. I have lived on Normandy Ave for twenty-two years. When the trees are bare, I can see the proposed site from my window.

I believe anyone opposed to the Greeneway clinic would do well to research both the medical benefits of marijuana and dispensary safety.

Although US federal laws are a barrier to medical marijuana research in the US, there is mounting research from other countries which prove its benefits for a number of chronic and wasting diseases. The anecdotal evidence here at home is compelling. Those of us who know someone who has used the plant to help them with chemotherapy-related nausea, Chrohn's disease or seizures, to name just a few diseases, have seen what a difference this medicine can make.

The crime statistics from states that have already implemented marijuana dispensaries (includes those that sell combustible forms with a high THC content which the Greeneway will not sell) show that there is not an increase in crime.

As someone who worked on the Blair Pond Master Planning process, I am delighted by the Greeneway's interest in working with the community to restore the nearby parkland.

I have spoken to many neighbors who support the Greeneway dispensary but will not do so publicly lest they be seen as promoting drug use.

I urge my neighbors who oppose the Greeneway to reconsider their position– let's be the neighborhood in Cambridge that helps to stop the unnecessary suffering of patients and loved ones because of fear and lack of knowledge.

Attachment H

July 2, 2014

Opposition to Timothy R. Flaherty, et al. zoning petition requesting the City Council to amend the Zoning Map of the City of Cambridge to expand the Medical Marijuana Overlay District, MMD-1 to encompass 61 Mooney Street

Chairmen Carlone and Benzan, and the members of the Committee:

I'm here to express my concerns regarding the Flaherty petition. The proposed site 61 Mooney St is only 500 yards from Fayerweather Street School and Evergreen Day School, 300 yards from the Rafferty Park, 150 yards from Blair Pond, 100 yards from Normandy Terrace, the edge of our Cambridge Highlands neighborhood.

On the way to 61 Mooney St, you pass Burger King, Wo Dao Kung Fu, Gymnastic Academy, and Olympia Fencing Center, where kids of all ages gather.

I'm not opposed to dispensaries, but the proposed location is too close to schools, parks, and places where families and kids hang out.

A better location would be an isolated area such as Acorn Park Dr.

In closing, I'd like to express my strong opposition to the proposed zoning change.

Thank you.

John Chun
48 Loomis St

George Podoff Attachment I

- First of all I just want to ~~say~~ ~~that~~ say thank you for listening to us voice our ~~fe~~ thoughts & feelings on this subject matter.

- This is a very important issue to me because the state of health of my uncle who is currently living the last few days or weeks of his life after a long, grueling battle with prostate cancer. ~~Additionally~~ He has gone through bouts of radiation and chemotherapy with the last one leaving him looking the age of 85 despite my seeing him on his 65th birthday this past weekend.

- I have seen what ~~chemo the~~ current cancer protocols, along with others for various other ailments do to patients. They literally kill your cells from the inside out.
- On the other hand we have this naturally
- occuring plant that has compounds inside it that not only tell cancer cells to stop replicating, but also tells them to die.

- I went to college in Colorado and am very familiar with the nature of ~~this~~ ~~speech~~ dispensaries operating for the purpose of profits, ~~not the greater good of the health of our society.~~

In colorado they operate on low margins and don't have the ability to focuse profits and energy on creating true medical ~~proc~~ drugs.

~~Here~~ ~~hovery~~

In Mass however, there ~~is~~ ~~the~~ there is a very vast difference in the way these operate in that they they will be able to justify growing strains that ~~are chosen~~ ~~because~~ simply yield a large quantity of High THC ~~on~~ cannabis, on the other hand ~~there are~~ ~~these~~ here is a place that can justify

~~This~~ ~~cambridge~~ ~~is import~~

The greeneway and this cambridge location are very important to me because of a very close friend who's battleing liver cancer that has spread to his stomach and he is a cambridge resident

Youre saying that ~~developing~~ overdevelopment is more important than SICK people

• ~~Also~~ Studies show that trafficking goes down,

because of the state of heath of ~~[illegible]~~

• Thank you
• I've been following this issue and the applicants for the last year or so
• Important to me because my uncle is ~~[illegible]~~ has been battling prestate cancer for quite some time and I got to see him this past weekend 65 and final birthday because he only has a few days or weeks to live and looks ~~[illegible]~~ more like an emaciated 85 year old because the ~~chemo and his~~ his inability to eat and the chemo ~~[illegible]~~ and radiation that literally destroyed him, and now on pain killers during fin
• I ~~began rese~~ became interested days in the science behind this plant his quality and its cancer and illness healing of (it is horrible) ~~qualities~~ properties, specifically with CBD's and their potential to heal people and not necessarily intoxicate them, ~~[illegible]~~

Upon ~~reading~~, researching and learning about the ~~[illegible]~~ applicants who received licenses, I was very surprised to find out that none of the proposed dispensaries had a strong focus on the medical or scientific ~~[illegible]~~ aspects of the plant, particularly regarding ~~the~~ CBD's. Upon realizing that the Greenway was the only dispensary seeking to advance ~~that~~ medical potential ~~through the~~ of the plant, I realize how important it was for them to be located here. and not one of the other applicants

- I ~~the~~ know that area and couldn't think of a better location where it could be either in or outside of the proposed zoning. Other dispensaries in states like Colorado operate on low margins

---

We have the ability to

- This is important to me also because one of my close freinds in Cambridge

Unlike Colorado, we have the ability.

- Crime goes down actually ~~[illegible]~~ drunk driving
- Not just ease pain, but tell cancer cells to die and stop proliferating

~~Know the industry having three~~

- Been following here in MA and very surprised by the fact that no other applicants besides the governor well has found place an emphasis on CBDs and their potential to heal without intoxicating patients.

- I am That is something that Colorado and other states is lacking because they are operating on low margins and are forced to grow high yielding high THC strains. ~~that~~ Here in MA, ~~[illegible]~~ given the size of the entity and its ability to justify hiring scientists and medical researchers to create true medical products and couple that the local hospitals and research institutions and you have the ability to create true medical protocols that can cure countless ailments with a healthful naturally occuring plant whose potential has yet realized
- I know the area very well and believe there is not a better location inside or outside the zoning area. due to its restrictive

- this would be the recreational dispensary

I realize that may be difficult to read so I'd be more than happy to discuss over the phone. Thank you.
George (781) 223-8802