

September 3, 2019

VIA E-MAIL – planning@worcesterma.gov

Division of Planning & Regulatory Services
City Hall Room 404
455 Main Street
Worcester, MA 01608
Attn: Stephen S. Rolle, P.E., Assistant Chief Development Officer

Re: The Corner Emporium LLC - Application for Special Permit for Adult Use Marijuana Establishment Consisting of Marijuana Storefront Retailer Use at 40 Jackson Street, Worcester, Massachusetts

Dear Mr. Rolle:

This firm represents The Corner Emporium LLC in connection with its application for a special permit in connection with the use and operation of an adult use marijuana establishment consisting of marijuana storefront retailer use at the above-referenced property. We hereby submit the following items for filing with the Planning Board:

1. Zoning Determination Form;
2. Special Permit Application (with Statement in Support);
3. Certification of Tax/Revenue Collection Compliance (attached to Special Permit Application);
4. Plan Set;
5. Certification of Minimum Distance Requirements;
6. Floor Plan and Rendering;
7. Security Plan;
8. Odor Control Plan;
9. CCC Documents (to be submitted separately);
10. List of Management Personnel and Disclosure of Financial Interest;
11. Business Registration (Certificate Tax Good Standing to be provided separately);
12. Executed Host Community Agreement (amendment to the Host Community Agreement to be submitted separately);
13. Redacted Copy of Lease;
14. Traffic Memorandum;
15. Evidence of Escrow Account;
16. Crowd Control Plan; and

17. Certified List of Abutters.

We will coordinate with staff to facilitate the submission of the addressed envelopes, the filing fee in the amount of \$330.00 payable to the City of Worcester and necessary copies of the above items.

Kindly file this Application with the City Clerk, and schedule this Application for a hearing at the Board's next meeting, which is scheduled to occur on **October 7, 2020**.

Thank you for your assistance in this matter.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Mark A. Borenstein', with a long horizontal flourish extending to the right.

Mark A. Borenstein

Enclosures

cc: Project Team



**City of Worcester
Department of Inspectional Services
Zoning Determination Form**



To obtain a building permit, you are required to file the following Board application(s):

Property Address:
36 and 40 Jackson Street

Zoning District: MG -2.0

Planning Board (Indicate all that apply)

Site Plan (circle all that apply):

Preliminary Definitive

Trigger(s) ¹: (circle all that apply) _____

15% Slope Lodging Historical
WRP # of Units GFA
Subdivision Flood Plain¹
Special Permit related

Parking Plan:

of Spaces _____

Special Permits (circle all that apply)¹

AROD FPOD CCRC
WRP MU Cluster CCOD
Common Drive AHDB AOD

Other Filings (either Board)

- Amendment** _____
- Administrative Appeal**
- Extension of Time**
- Comprehensive Permit**
- Other** _____

Zoning Board of Appeals (Indicate all that apply)

Variance(s) (Indicate relief needed for all that apply)

Dimension	Requirement	Provided	Relief Requested
Gross Area (SF)			
Frontage (ft.)			
Setback (ft.)	Front		
	Side		
	Exterior Side		
	Rear		
Height (ft.)			
Floor to Area Ratio			

Parking (spaces)	43	33	10
Landscaping			
Other			

Applicable Section of Zoning Ordinance

Article: 2/4
Section: 6/2/15
Paragraph: A.3/Table 4.1 Business Uses #35

Special Permit (circle all that apply):

Expansion/Change of pre-existing nonconforming
Structure Use

Non-Residential/Residential Conversion

Other Special Permit

Adult Use Marijuana Storefront Retailer

Department of Inspectional Services

Authorized Signature Required JRK DJH JKV

John Kelly

¹ AOD= Arts Overlay District, AHDB=Affordable Housing, AROD=Adaptive Reuse Overlay District, CCRC=Continuing Care Retirement Community, FPOD = Flexible Parking, FP Flood Plain, MU= Mixed Use WRP=Water Resources Protection.

CITY OF WORCESTER PLANNING BOARD



SPECIAL PERMIT APPLICATION FOR ADULT USE MARIJUANA

Division of Planning & Regulatory Services
City Hall, 455 Main Street, Room 404, Worcester, MA 01608
Office 508-799-1400 ext. 31440 – Fax 508-799-1406

- Street Address of the Property in this Application: 36 and 40 Jackson Street
Assessor's Map, Block & Lot: 03-002-08+11 and 03-002-12+13
- Name of Applicant: The Corner Emporium LLC
- Address of Applicant: 40 Jackson Street
- Telephone: (508) 926-3459
- E-mail: mborenstein@bowditch.com
- Interest in Property:
A. Owner B. Developer C. Other
- Owner of Record, if different from Applicant: More Bricks Realty Trust
- Address of Owner of Record: 40 Jackson Street, Suite 1000, Worcester, MA 01608
- If the applicant is different from the owner, fill out the following:

AUTHORIZATION: I, Steven M. Rothschild, Trustee of More Bricks Realty Trust, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 03 Block 02 Lot(s) 08+11 12+13, do hereby authorize The Corner Emporium LLC to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 3rd day of September, 2020.

By: [Signature]
Steven M. Rothschild, Trustee of More Bricks Realty Trust

On this 3rd day of September, 2020, before me personally appeared Steven M. Rothschild, Trustee of More Bricks Realty Trust, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

[Signature]
NOTARY PUBLIC



MARK A. BORENSTEIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 17, 2021

My Commission Expires: 12/17/2021

(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

10. What type of Marijuana Establishment Special Permit/s Are You Applying For? (check all that apply):

- Club, lodge, other private grounds (non-profit and private) allowing on-site consumption of marijuana or marijuana products, but not operating as a licensed marijuana social consumption operator.
- Marijuana Cultivator
- Marijuana Delivery- Only Retailer
- Marijuana Independent Testing Laboratory
- Marijuana Product Manufacture (Greater than 5,000 SF)
- Marijuana Product Manufacture (5,000 SF in size or less)
- Marijuana Research Facility
- Marijuana Storefront Retailer
- Marijuana Transporter
- Micro- Business

11. Zoning Classification(s) including overlay districts:

Manufacturing, General (MG-2.0) zoning district

12. Present Use:

Vacant space

13. Describe Proposed Use/General Description of Proposed Development of Property (include information about buildings (area, etc.) to be retained and proposed uses (in SF) of all buildings on site). Attach additional sheets if necessary:

Adult use marijuana storefront retailer establishment

14. Proposed Hours and Days of Operation:

Monday through Saturday (8:00 am to 11:00 pm) and Sunday (10:00 am to 11:00 pm)

15. Land Use Approvals / Relief Previously Granted or Pending by other land use Boards:

Unknown

16. SPECIAL PERMIT FINDINGS OF FACT

The Board will make findings based on the criteria below to determine whether or not to approve the Special Permit. The Board may choose to adopt the findings of fact provided by the applicant or modify them based on public or staff comments, or Board discussion as needed.

In the spaces below, explain how the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations per Article II, Section 6(A)(2) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)

- a. Social, economic or community needs that are served by the proposal:

See Statement in Support.

- b. Traffic flow and safety, including access, parking and loading areas:

See Statement in Support.

- c. Adequacy of utilities and other public services:

See Statement in Support.

- d. Neighborhood character and social structure:

See Statement in Support.

- e. Impacts on the natural environment:

See Statement in Support.

- f. Potential fiscal impact, including city services needed, tax base, and employment:

See Statement in Support.

17. SUPPLEMENTARY SPECIAL PERMIT FINDINGS OF FACT

The Board will make findings based on the supplementary criteria below to determine whether or not to approve the Special Permit. The Board may choose to adopt the findings of fact provided by the applicant or modify them based on public or staff comments, or Board discussion as needed.

After notice and public hearing, and after due consideration of the evidence submitted, including the reports and recommendations of city departments, the SPGA, in addition to the special permit criteria under Article II, may grant such a special permit per the criteria of **Article IV, Section 15(H) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)**

- a. The Marijuana Establishment does not derogate from the purposes and intent of this Section and the Zoning Ordinance:

See Statement in Support.

- b. The application information submitted is adequate for the SPGA to consider approving the special permit request:

See Statement in Support.

- c. The proposed establishment is designed to minimize any adverse impacts on abutting properties.

See Statement in Support.

- d. The security plan provides sufficient assurance that adequate security controls have been implemented to ensure the protection of the public health and safety during hours of operation and that any marijuana or marijuana related products are adequately secured on-site or via delivery.

See Statement in Support.

WHEREFORE, the applicant(s) requests that this Board grant the special permit(s) as requested above.

The Corner Emporium LLC

By: [Signature]
(Signature of Applicant or Applicant's Agent)
If more than one applicant, all applicants must fill out information.

Joseph Johnson, Manager
(Name of Applicant)

40 Jackson Street, Worcester, MA 01608
(Address)

(508) 926-3459
(Contact Phone Number)

mborenstein@bowditch.com
(Email)

9/3/2020
(Date)

By: [Signature]
(Signature of Property Owner or Owner's Agent)
If more than one property owner, all owners must fill out information.

Steven M. Rothschild, Trustee of More Bricks Realty Trust
(Name of Property Owner)

40 Jackson Street, Suite 1000, Worcester, MA 01608
(Address)

508.864.9933
(Contact Phone Number)

STEVENROTHSCHILD@gmail.com
(Email)

09/03/2020
(Date)

**CERTIFICATION OF COMPLIANCE WITH
WORCESTER REVISED ORDINANCES GOVERNING REVENUE COLLECTION**

***Note: This form must be completed and signed by both the applicant(s) and owner(s) of the property certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a fully completed certification form with the application shall result in the application being deemed incomplete and ineligible for further processing by the Zoning Board of Appeals.**

Pursuant to Massachusetts General Law, Chapter 40, Section 57 and the City of Worcester General Revised Ordinance, Chapter 11, Section 26-28, the undersigned applicant and all parties having an ownership interest therein, hereby certify, under the pains and penalties of perjury, that the applicant(s) and owner(s) have complied with the laws of the Commonwealth of Massachusetts and the City of Worcester regarding payment of all local taxes, fees, assessments, betterments or any other municipal charges of any kind.

(Give first and last names in full. In case of a corporation give names of President, Treasurer and Manager; and in case of firms, give names of individual members.)

(1) If a Proprietorship or Single Owner of residential property:

Name of Owner _____

Business Address _____

Home Address _____

Business Phone _____ Home Phone _____

Signature of owner (certifying payment of all municipal charges):

_____ Date: _____

(2) If a Partnership or Multiple Owners of residential property:

Full names and address of all partners

Printed Names

Addresses

Business Address _____

Business Phone _____

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____ Date: _____
_____ Date: _____
_____ Date: _____
_____ Date: _____

(3) If a Corporation:

Full Legal Name _____

State of Incorporation _____

Principal Places of Business _____

Place of Business in Massachusetts _____

Printed Names of Officers of Corporation: _____ Title _____

Owners of Corporation:
Printed Names _____ Address _____ % of stock _____

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____ Date: _____
_____ Date: _____
_____ Date: _____
_____ Date: _____

(4) If a Trust:

Name of Trust More Bricks Realty Trust

Business Address 40 Jackson Street, Suite 1000, Worcester, MA 01608

Printed Names of Trustees: _____ Address _____
Steven M. Rothschild, Trustee 40 Jackson Street, Suite 1000, Worcester, MA 01608

Printed Names of Beneficiaries: _____ Address _____

Signature of trustees of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____ Date: _____
_____ Date: _____
Steven M. Rothschild, Trustee of More Bricks Realty Trust _____ Date: _____
_____ Date: _____

(5) Signature of Applicant (if different from owner, certifying payment of all municipal charges):

Printed Name of Applicant: The Corner Emporium LLC

Signature of Applicant: By: Joseph Johnson, Manager Date: 9/3/2020

**Statement in Support of The Corner Emporium LLC for
Application to City of Worcester Planning Board for Special Permit for
Adult Use Marijuana Storefront Retailer Establishment at
40 Jackson Street, Worcester, Massachusetts**

The Corner Emporium LLC (“The Corner”) is seeking the grant of a special permit from the City of Worcester Planning Board (the “Board”) pursuant to Article IV, Section 15 of the City of Worcester Zoning Ordinance for the use and operation of a proposed adult use marijuana storefront retailer establishment (the “Adult Use”) within the existing building located at 40 Jackson Street, Worcester, Massachusetts (the “Property”).¹

I. Background, Project Scope and Proposed Establishment.

The Property contains approximately 36,033 square feet of land and an existing 3-story building known as the Ivy Corset Building, which has a gross floor area of approximately 22,697 square feet (the “Building”) and an existing off-street parking lot. The Property is located entirely within the Manufacturing, General (MG-2.0) zoning district. The Corner is proposing to operate the proposed establishment within a portion of the 2nd floor of the Building that will contain a gross floor area of approximately 3,640 square feet (the “Proposed Establishment”).

The Corner proposes to renovate interior portions of the Building for the Proposed Establishment, and perform related site improvements, including, but not limited to, replacement of an existing accessible ramp with a new ramp, restriping of certain parking areas, installation of wheel stops, repairing of an existing catch basin in the existing off-street parking lot and installation of landscaping, security lighting, an enclosed dumpster area and other site features (the “Project”).

Customers will only have access to limited areas of the Proposed Establishment, which will include (1) a secure common vestibule; (2) reception in which customers must demonstrate proof that they have the appropriate identification to gain access into the establishment; (3) a waiting area with informational kiosks; (4) the dispensary sales floor; and (5) a public restroom.

The remaining portions of the establishment will only be accessible to The Corner’s employees and authorized agents, and will include (1) a secured vault; (2) offices and staff area; (3) order preparation area; (4) point of sale area adjacent to the dispensary sales floor; (5) staff and receiving area; (6) storage rooms; (7) employee restroom; (8) janitor’s closet; and (9) IT room.

¹ The Property is also known and numbered as 36 and 40 Jackson Street, which have parcel identifications of 03-002-08+11 and 03-002-12+13, respectively. The Property lot also includes 24 Jackson Street which has a parcel identification of 03-002-00007, but no portion of the Project will not occur on this parcel.

II. Requirement for Special Permit under Article IV, Section 15.E.

A special permit granted by the Board is required pursuant to Article IV, Section 15.E of the Zoning Ordinance for the proposed Adult Use.

III. Reasons for Approval of Special Permit.

The Proposed Establishment and Project satisfy the special permit criteria as set forth in Article II, Section 6.A.2 and Article IV, Section 15.H of the Zoning Ordinance for the reasons stated herein:

1. Social, economic or community needs that are served by the proposal.

On November 8, 2016, Massachusetts voters approved an initiative legalizing the sale of recreational marijuana in the Commonwealth. The City has adopted specific zoning requirements with respect to the regulation of certain adult use marijuana establishments, including storefront retail establishments. In accordance with M.G.L. c. 94G and its implementing regulations at 935 CMR 500 *et seq.*, the City is required to facilitate the establishment of up to 15 regulated adult use marijuana retailers. The City and its citizenry have demonstrated that there is a need and demand in the community to allow adult use in certain areas of the City, which includes the Property.

The Proposed Establishment will create new jobs, generate additional tax revenues and community impact fees for the City and provide a safe, secure and convenient location to sell adult use marijuana. Massachusetts cannabis regulations include specific programs and certifications that prioritize the ownership and participation of minorities and individuals from disproportionately harmed communities, including Worcester. The program is referred to as the Economic Empowerment program in which a number of businesses in the Commonwealth have demonstrated that their business will promote equity and diversity in their community. In 2018, The Corner was awarded the Economic Empowerment certification from the Massachusetts Cannabis Control Commission. The Corner is a minority-owned business with a mission of providing ownership, employment, education and opportunity to communities most harmed by marijuana prohibition. The Corner will aim to provide diversity initiatives in the form of career counseling for minorities wanting to participate in the industry, business workshops for entrepreneurs, marijuana education outreach, and overall access to economic empowerment services for individuals with marijuana related CORI's.

The Corner will perform extensive renovations that will dramatically modernize, enhance and improve the interior and exterior features of the Building. The Proposed Establishment will promote much-needed economic vitality to the neighborhood and the City. The Proposed

Establishment will not be detrimental to adjoining premises, but rather complement the existing mix of businesses in the area and provide an additional high demand amenity to the neighborhood.

2. Traffic flow and safety, including access, parking and loading areas.

The Proposed Establishment will not result in negative traffic-related impacts on adjacent streets and ways. See traffic memorandum prepared by Hayes Engineering, Inc. The proposed use of the Property will not disturb pedestrian access, and will not cause a serious hazard to vehicular or pedestrian traffic on or off the Property. Traffic generated, and patterns of access and egress will not cause congestion, hazard or a substantial change to the neighborhood character. The proposed parking will adequately serve the Proposed Establishment, including during initial weeks of The Corner's operations when customer demand is anticipated to be higher than normal. See Crowd Control Plan.

The existing parking areas at the Property will be used for the Proposed Establishment and are in close proximity of the Building's main entrance, and therefore, will provide a safe and efficient means of access to and from the Proposed Establishment. The proposed parking layout is compatible with the existing size and proposed uses of the Building. Retail/office uses require 1 parking space per 300 square feet of area and the retail storage use requires 1 space per 750 square feet of area. The Proposed Establishment will have a retail/office net floor area of approximately 1,165 square feet and retail storage net floor area of 806 square feet, and will, therefore, require a minimum of 6 parking spaces. Approximately 10,800 square feet of the Building is occupied by existing office uses, which combined with the Proposed Establishment require a total of 43 spaces. However, the existing parking lot only accommodates up to 33 parking spaces, and, therefore, the Property, as improved by the Proposed Establishment, will not comply with minimum parking requirements. Based on the foregoing, The Corner will also be seeking the grant of a variance from the Zoning Board of Appeals with respect to Property's noncompliance with minimum parking requirements.

Customers will also be able to use on-street parking located along Jackson Street and Beacon Street. All on and off-street parking will provide a safe, convenient and efficient means of access to and from the Proposed Establishment.

Article IV, Section 7, Table 4.5 provides that 1 loading space is required for buildings with gross floor areas of between 10,001 square feet and 50,000 square feet. The Building has a gross floor area of approximately 22,697 square feet and will, therefore, require 1 loading space. The loading space will be located in the existing driveway to the southwest of the Building, and will allow for safe loading activities to occur in close proximity of the Building.

3. Adequacy of utilities and other public services.

Adequate, existing facilities are available for the Proposed Establishment with respect to sewerage, water, gas, electricity, drainage and other utilities.

4. Neighborhood character and social structure; buildings, noise, glare, lighting and signs.

The Adult Use is functionally and aesthetically compatible with the surrounding commercial properties in the neighborhood, which include a mix of retailers, restaurants, business offices and personal service shops. The proposed use is compatible with the existing offices located in Building. The Building is located over 500 feet from any public or private, primary or secondary school, licensed daycare center, public library, public park or playground, or any other marijuana storefront retailer. Except for the site improvements noted herein, there are no other exterior improvements proposed with respect to the Proposed Establishment, and, therefore, the Building and improvements thereon will have no greater impact on, adversely affect or be detrimental to adjoining premises or zones or the neighborhood. The proposed interior renovations to the Building for the Proposed Establishment will improve the aesthetic appeal, design quality and economic vitality of the neighborhood. Based on the foregoing, the Adult Use will fit into the present character of the neighborhood, and granting this relief will promote an appropriate use of the Property.

The footprint of the existing Building will not change. The kind, size, height and nature of the Building and the proposed interior renovations, façade improvements and signage are consistent with buildings in the City and other communities that have been fit-up and utilized for adult use marijuana establishments. The Property complies with all dimensional requirements set forth in the Zoning Ordinance or is otherwise pre-existing nonconforming.

The Proposed Establishment will not result in any increase in noise levels that would be noticeable at any abutting properties. The Proposed Establishment will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Proposed Establishment. The Proposed Establishment will generally operate Monday through Saturday, from 8:00 a.m. to 11:00 p.m. and Sundays from 10:00 a.m. to 11:00 p.m.

The existing and proposed outdoor lighting, which includes existing light poles and wall pack lighting, will be adequate for safe and secure access to and from the Building and an enhancement over the previous lighting at the site. The proposed lighting will be arranged and have directional shields so as to minimize light from shining onto abutting properties and streets,

and will not have a deleterious effect on neighboring properties. The Corner's signage will be provided in compliance with the Zoning Ordinance and 935 CMR 500 *et seq.*

5. Impacts on the natural environment.

The existing parking areas at the Property will generally remain in its current condition with the exception of the minor improvements and repairs described herein. The Corner will install 3 shade trees and 7 planters along the northeasterly boundary of the Property to provide shade and additional natural vegetation. The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no wetland resource areas on the Property. The Project will not result in any negative impacts on the groundwater.

6. Potential fiscal impact, including city services needed, tax base and employment.

The Proposed Establishment will sustain and create new jobs and will generate additional tax revenues and impact fees for the City. The Proposed Establishment will improve the economic vitality of the neighborhood and surrounding areas. The Proposed Establishment will not require city services, such as new water or sewer connections, rubbish removal or schools.

Supplementary Findings of Fact:

7. The Marijuana Establishment does not derogate from the purposes and intent of this Section and the Zoning Ordinance.

The Proposed Establishment will not derogate from the purposes and intent of the Zoning Ordinance. In drafting the provisions of the Zoning Ordinance pertaining to the regulation of adult use marijuana establishments, the City Council, Planning Department, Planning Board and City Solicitor determined that certain areas of the City, including properties in the subject zoning and overlay districts, be permitted to operate as adult use marijuana storefront retailers. Adult use marijuana establishments are largely permitted in commercial and industrial zones, and the requirement that an adult use marijuana establishment not be within a 500-foot radius of a public or private, primary or secondary school, licensed daycare center, public library, public park or playground, nor another marijuana storefront retailer limits the number of feasible locations in which other adult use marijuana establishments can operate and ensures approved establishments are not confined to certain neighborhoods, but, rather, are spread appropriately throughout the entire City. The Zoning Ordinance fully intended the proposed Adult Use to operate in this area of the City, and such use is well-suited at the Property given that it is in a retail-, restaurant- and business services-based zoning district with a mix of other types of businesses that will be in harmony with the Proposed Establishment in the surrounding neighborhood.

8. The application information submitted is adequate for the SPGA to consider approving the special permit request.

This application and all supporting materials submitted are adequate for the Board to consider and approve the requested special permit, which supporting materials include the following:

- Zoning Determination Form;
- Certification of Tax/Revenue Collection Compliance;
- Plan of Land;
- Certification of Minimum Distance Requirements;
- Security Plan - This application includes a Security Plan that details how the Property will be monitored and secured so as to avoid, deter and prevent illegal activities from taking place upon or about The Corner's premises, and references the plan of land showing the arrangement of pedestrian circulation and access to the public points of entry to the premises from the nearest public street or off-street parking area, as well as the location of any walkways, structures, and lighting;
- Odor Control Plan - This application includes an Odor Control Plan that describes how all resulting odors from marijuana shall be effectively confined to the premises or so disposed.
- CCC Documents – This application includes copies of all licenses, permits and documentation demonstrating application status, registration or licensure by The Commonwealth of Massachusetts Cannabis Control Commission (the "CCC"). The Corner has applied for an Adult Use Marijuana Retailer Establishment license from the CCC.
- List of Management Personnel; Disclosure of Financial Interest - This application includes a list of all managers, officers, directors, persons or entities having direct or indirect authority over the management, policies or security operations of the marijuana establishment, and all persons or entities contributing 10% or more of the initial capital to operate the marijuana establishment, including capital in the form of land or buildings.
- Business Registration - This application includes proof that the marijuana establishment is registered to do business in The Commonwealth of Massachusetts as a domestic business corporation or another domestic business entity in compliance with 935 CMR 500 *et seq.* and good standing certificates as issued by the Secretary of the Commonwealth and Department of Revenue;
- Executed Host Agreement;
- Evidence of Lease; and
- Certified List of Abutters.

This application also includes documentation of an escrow account for the Marijuana Regulation Fund in an amount sufficient to adequately support the dismantling or winding down of the Proposed Establishment in accordance with 935 CMR 500.101(1)(a).

9. The proposed establishment is designed to minimize any adverse impacts on abutting properties.

The Proposed Establishment will be in a manufacturing district and is compatible with the neighborhood's character and abutting properties as described above. No material exterior changes or modifications to the Building are contemplated in connection with the Proposed Establishment, except as provided herein. The security plan provides state-of-the-art security controls that are designed to minimize the risk of illicit activities at or about the Property. The odor control plan includes comprehensive measures that will minimize impacts from potential odors and/or fumes from the Proposed Establishment. No marijuana consumption will be allowed at the Property.

10. The security plan provides sufficient assurance that adequate security controls have been implemented to ensure the protection of the public health and safety during hours of operation and that any marijuana or marijuana related products are adequately secured on-site or via delivery.

The security plan complies with the security requirements, procedures and controls applicable to adult use marijuana establishments as set forth in 935 CMR 500 *et seq.* State-of-the-art safety measures to deter and prevent unauthorized entrance into areas containing marijuana and theft of marijuana therein will be implemented.

The outside perimeter of the Building will be sufficiently lit to facilitate surveillance, where applicable. The Corner will install security systems and equipment for the Adult Use, including, but not limited to, exterior and interior cameras, motion sensors, glass break detectors, perimeter alarm, access control, intrusion keypad, panic alarms, security closet and video intercom. All security systems will be supported by battery back-ups and a failure notification system with audio/visual alert. Procedures will also be established for additional battery back-up or generator services in case of an extended power outage.

All entrances to the Building will be secured to prevent unauthorized access. Limited access areas will be established pursuant to 935 CMR 500.110(4), which shall be accessible only to specifically authorized personnel limited to include only the minimum number of employees essential for efficient operation. All employees will be required to have proper identification at all times while in the Building. Employees will be trained to watch for illicit activity within and

outside of the Building. Outside vendors, contractors and visitor identification will be checked and will require signature in a visitor's log, wearing of a visitor's badge, and be in the presence of management while at the Building. Procedures have been adopted to prevent loitering and ensure that only individuals engaging in activities expressly or by necessary implication permitted by state regulations are allowed to remain on the premises.

Storage of all finished marijuana products will be in a secure, locked safe or vault in such a manner as to prevent diversion, theft and loss. All safes, vaults, and any other equipment or areas used for the storage of marijuana products will be securely locked, kept in good working order and protected from entry, except for the actual time required to remove or replace marijuana. Keys will not be stored or placed in a location accessible to persons other than specifically authorized personnel. Accessibility of security measures, such as combination numbers, passwords or electronic or biometric security systems will be given only to specifically authorized personnel. All marijuana products will be kept out of plain sight and will not be visible from a public place. Emergency policies and procedures have been developed for securing all product following any instance of diversion, theft or loss of marijuana. The Corner will dispose of marijuana in excess of the quantity required for normal, efficient operation as required by law.

The Corner has shared its confidential security plan and procedures with law enforcement authorities and fire services, and will provide updates to law enforcement authorities and fire services if the plans or procedures are modified in any material way.

11. The odor control plan proposed adequately provides for the ongoing safe operation of the establishment and minimizes any adverse impacts to abutting properties from odor-emitting activities to be conducted on-site.

No cultivation or product manufacturing activities will occur at the Property whatsoever. All marijuana and marijuana products will arrive pre-packaged from other cultivation and product manufacturing facilities, which will limit the potential for cannabis-related odors on site.

To mitigate odor, charcoal, plasma filters or other technologies may be installed in storage and vault areas and HVAC ductwork, to the extent necessary. The Corner will also educate staff on standard operating procedures to limit the ability for odors of any kind to travel through the facility.

12. The proposed design and operation of the Marijuana Establishment will meet the requirements of this Section.

The design, layout and operation of the Proposed Establishment meets the requirements of Article IV, Section 15 of the Zoning Ordinance. The Building is not within a 500-foot radius of a public or private, primary or secondary school, licensed daycare center, public library,

public park or playground, nor another marijuana storefront retailer. The Proposed Establishment will be within a fully enclosed building and will not be visible from the building's exterior. No marijuana products will be stored in outdoor facilities. The Property and Building comply with all applicable dimensional and parking requirements of the Zoning Ordinance, or are otherwise pre-existing nonconforming. The operating hours of the Proposed Establishment will generally be Monday through Saturday, from 8:00 a.m. to 11:00 p.m. and Sundays from 10:00 a.m. to 11:00 p.m.

The Proposed Establishment will have state-of-the-art security controls and measures to avoid, deter and prevent illicit activities from occurring on or about the Property, all in compliance with 935 CMR 500 *et seq.* The odor control plan provides for proper and adequate ventilation in such a manner so as to prevent odors from marijuana or marijuana-related products from being dispersed outside of the Building. No marijuana or marijuana product will be smoked or otherwise consumed at the Property.

B&R Survey, Inc.
Professional Land Surveyors

100 Grove Street
Worcester, MA 01605
TEL 508.756.8579
FAX 508.421.4797

Worcester Planning Board
455 Main Street
Worcester, MA 01608

Re: 40 Jackson Street, Worcester, MA

September 1, 2020

Dear Board Members,

This letter is to confirm to you that there are no public or private, primary or secondary school, licensed day care center, public library, public park or playground, nor any other Marijuana Storefront Retailer within a 500' radius of 40 Jackson Street, Worcester, MA.

Sincerely,



Robert J. Smith, P.L.S.



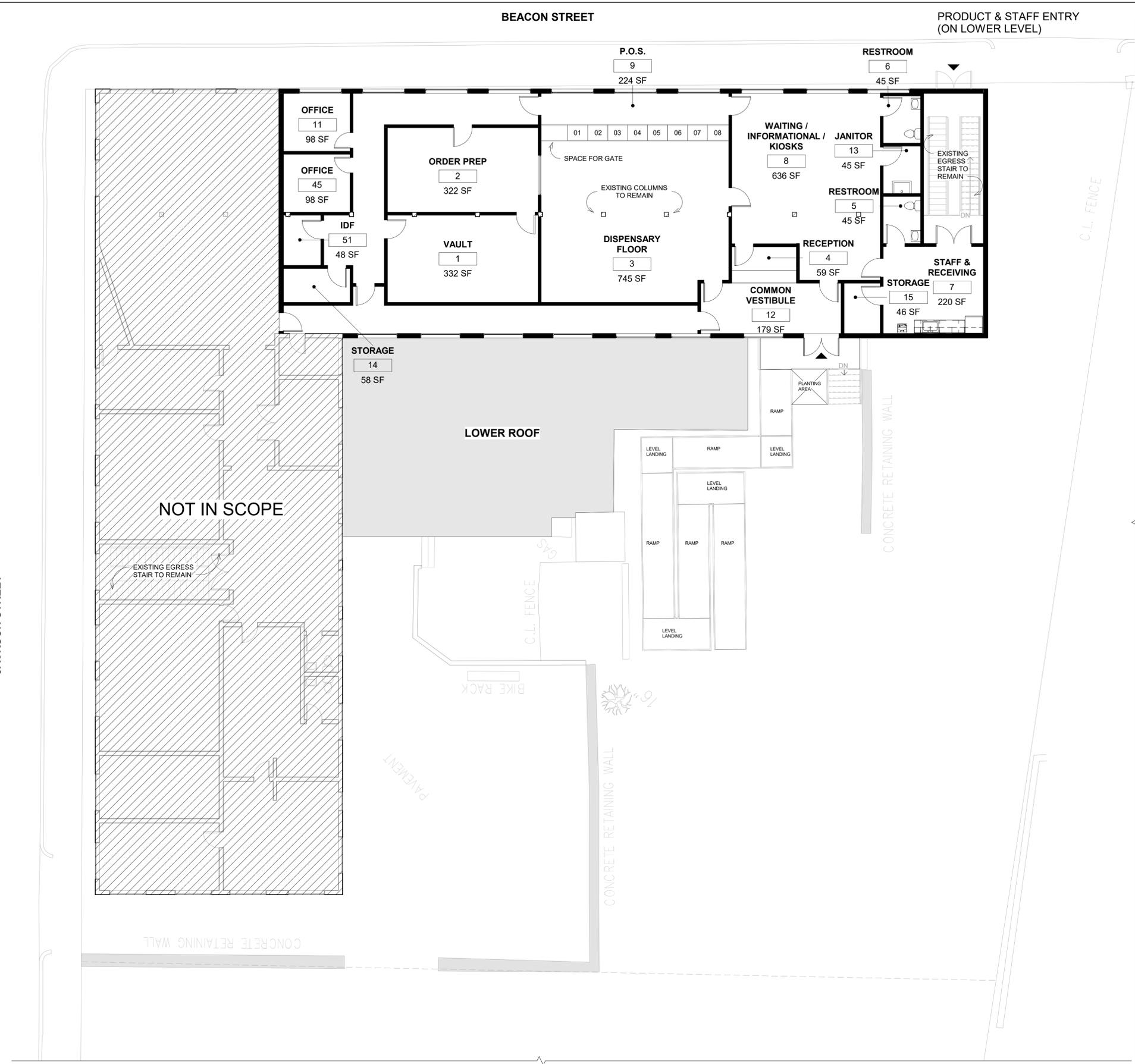
CAVENEY
architectural collaborative, inc.
128 WARREN ST ■ LOWELL, MA 01852
info@caveneyarch.com
978 - 770 - 0518

PRESENTATION TO THE CITY OF WORCESTER, MA

THE CORNER
40 JACKSON STREET WORCESTER, MA 01608

3D RENDER

PROJ. NO. 1912-01
DATE: SEP 03, 2020
DRAWN BY: S.K.



SQUARE FOOTAGE

TOTAL BUILDING SF:	22,697 SF
NET USABLE SF:	3,640 SF
NET USABLE SF OF DISPENSARY:	1,953 SF
NET USABLE SF OF BACK OFFICE:	1,687 SF

NOTE: ALL SQUARE FOOTAGE NUMBERS ARE TAKEN FROM THE INTERIOR FACE OF EXTERIOR WALLS AND INCLUDE ALL INTERIOR PARTITIONS.

**ODOR CONTROL PLAN
THE CORNER EMPORIUM LLC
RETAIL MARIJUANA ESTABLISHMENT**

1. Facility Information

- a. Licensee**
The Corner Emporium LLC
- b. Name, Phone Number and Email of Licensee**
The Corner Emporium LLC, (508) 735-2497, cgp508ma@gmail.com
- c. Name, Phone Number, and Email of Designated Dispensary Emergency Contact**
Joseph Johnson, (508) 735-2497, cgp508ma@gmail.com
- d. Facility Physical Address**
40 Jackson Street, Unit 420
Worcester, MA 01608
- e. Licensee Mailing Address**
40 Jackson Street, Unit 420
Worcester, MA 01608
- f. Facility Type**
Retail Marijuana Establishment

2. Facility Odor Emissions Information

- a. Specific odor-emitting activities**
No significant odor-emitting activities will occur on site. All marijuana and marijuana products will arrive pre-packaged from licensed cultivation and product manufacturers. Marijuana and marijuana products will be packaged in sealed, opaque, odor-resistant packaging that is specifically designed to eliminate marijuana odor. The Corner Emporium LLC does not intend for any loose, unpackaged marijuana to be present within the facility at any time.
- b. Specific odor-controlled rooms**
The highest concentration of marijuana and marijuana products will be in the applicant's secured vault. Although the product packaging has been designed to eliminate odors, The Corner Emporium LLC will employ carbon filtration odor scrubbers in this area to ensure that odor does not disperse throughout the facility.

3. Odor Mitigation Practices

a. Engineering Controls

The Corner Emporium LLC intends to install carbon filtration systems in each room that is designated an odor-control room. Carbon filtration systems utilize pellets of charcoal to trap terpenes as air passes through "carbon scrubbers" installed in the ducting.

As The Corner Emporium LLC identifies an appropriate vendor to offer industry-specific best control facilities, the applicant proposes to undertake the following initiatives prior to submitting for a building permit:

- 1) Submit information to demonstrate that the engineering control system and all components were reviewed and certified by a Professional Engineer or a Certified Industrial Hygienist as meeting professional expectations and are sufficient to effectively mitigate odors for all odor sources.
- 2) Submit a process-specific maintenance plan including a description of the

maintenance activities that will be performed, the frequency with which such activities will be performed, and the role/title(s) of the personnel responsible for maintenance activities. The activities will serve to maintain the odor mitigation system and optimize performance.

- 3) A timeline for implementation of the odor mitigation system.

b. Administrative Controls

- 1) Procedural activities

Building design and operations management has been optimized to restrict the flow of odor across the facility. Rooms that are odor-controlled will not have windows or other openings that allow for the release of air. Strict access control procedures including auditory notifications and weight mechanisms will be in place to ensure that doors are not left open unintentionally or propped open for long periods of time.

- 2) Staff training materials

As part of the onboarding process, staff members will receive comprehensive training about standard operating procedures throughout the facility, including protocol relative to odor control. In addition to training about procedural activities, employees that work in designated odor-controlled areas will be trained to ensure exhaust and filtration systems are running appropriately.

- 3) Recordkeeping systems

The Corner Emporium LLC will maintain comprehensive records, including records of purchases of replacement carbon, performed maintenance tracking, documentation and notification of malfunctions, scheduled and performed training sessions, and monitoring of administrative and engineering controls.

4. Odor complaint tracking systems

Records of any odor complaints transmitted to the facility by the City, local residents, or other parties will be maintained by The Corner Emporium LLC staff and addressed immediately. All complaints will be reported to the City's designated representative, The Corner Emporium LLC's Chief Executive Officer, and the facility manager. The facility manager will be responsible for coordinating with on-site staff and executive management to remedy the problem and respond in writing.

Disclosure of Financial Interest and List of Management Personnel

Disclosure of Financial Interest	
Persons or entities contributing 10% or more of the initial capital to operate the marijuana establishment, including capital in the form of land or buildings	
Investors	Total Contribution
TCI Investors LLC	\$200,000.00

List of Management Personnel	
All managers, officers, directors, persons or entities having direct or indirect authority over the management, policies, and security operations of the Marijuana Establishment	
Individual	Role
Joseph Johnson	Chief Executive Officer
Edry Jimenez	Chief Operating Officer



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001450195

1. The exact name of the limited liability company is: THE CORNER EMPORIUM LLC

2a. Location of its principal office:

No. and Street: 40 JACKSON STREET
 City or Town: WORCESTER State: MA Zip: 01608 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 40 JACKSON STREET
 City or Town: WORCESTER State: MA Zip: 01608 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE LLC IS ORGANIZING IN ORDER TO APPLY FOR A LICENSE WITH THE CANNABIS CONTR
 OL COMMISSION.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: JOSEPH JOHNSON
 No. and Street: 40 JACKSON STREET
 City or Town: WORCESTER State: MA Zip: 01608 Country: USA

I, JOSEPH JOHNSON resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	EDRY JIMENEZ	40 JACKSON STREET WORCESTER, MA 01608 USA
MANAGER	JOSEPH JOHNSON	40 JACKSON STREET WORCESTER, MA 01608 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name	Address (no PO Box)
-------	-----------------	---------------------

First, Middle, Last, Suffix

Address, City or Town, State, Zip Code

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	JOSEPH JOHNSON	40 JACKSON STREET WORCESTER, MA 01608 USA
REAL PROPERTY	EDRY JIMENEZ	40 JACKSON STREET WORCESTER, MA 01608 USA

9. Additional matters:

NONE

**SIGNED UNDER THE PENALTIES OF PERJURY, this 28 Day of July, 2020,
JOSEPH JOHNSON**

(The certificate must be signed by the person forming the LLC.)



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



JOSEPH JOHNSON, MANAGER
THE CORNER EMPORIUM LLC
40 JACKSON ST
WORCESTER MA 01608-2210

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, THE CORNER EMPORIUM LLC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 8:30 a.m. to 4:30 p.m..

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau

000014

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

July 28, 2020 02:18 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



The Commonwealth of Massachusetts

Secretary of the Commonwealth

State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

August 31, 2020

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

THE CORNER EMPORIUM LLC

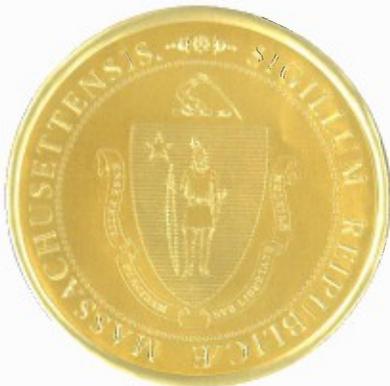
in accordance with the provisions of Massachusetts General Laws Chapter 156C on **July 28, 2020.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **EDRY JIMENEZ, JOSEPH JOHNSON**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **EDRY JIMENEZ, JOSEPH JOHNSON**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **EDRY JIMENEZ, JOSEPH JOHNSON**



In testimony of which,

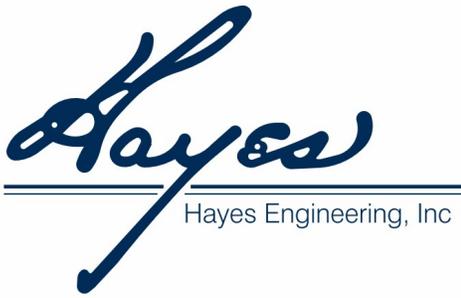
I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Traffic Impact Statement

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. WOR-0011

TO: City of Worcester Department of Public Works and Parks
FROM: Tony Capachietti, *Project Manager*
DATE: July 31, 2020
SUBJECT: Community Grower Partnership, LLC
Proposed Marijuana Retailer
40 Jackson Street
Worcester, MA

Hayes Engineering, Inc. (HEI) has prepared this Traffic Impact Statement in support of the proposed Community Growers Partnership, LLC (CGP) marijuana dispensary at 40 Jackson Street in Worcester, MA. The purpose of this Impact Statement is to estimate the trip generation rates for customers and employees and the frequency and scale of deliveries to and from the site, as well as provide mitigation strategies for the proposed use.

Site Context

The Property is located at the northwest corner of the intersection of Jackson and Beacon Street within the Ivy Corset Building. The Property is served by a single curb-cut located on Jackson Street providing access to the existing off-street parking area. The Property is currently occupied by an existing 11,400± square foot commercial building. The Applicant seeks to occupy approximately 4,000± square feet for use as a retail marijuana establishment, providing thirty-six (36) spaces of off-street parking for the facility.

Trip Generation

Average Daily Vehicle Trips and Peak Hour Trips for the project are calculated using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

Existing Condition:

The existing facility is occupied by a mix of office and commercial space and is best classified as Institute of Transportation Engineers (ITE) Land Use Code (LUC) 710, General Office, defined in the ITE Trip Generation Manual, 10th Edition as being:

An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.

Trip Generation rates for the existing facility are summarized in Table 1, below. Calculations are based upon 11,400± square feet of floor area.



Table 1: *Trip Generation LUC 710 – General Office*

<u>Time Period</u>	<u>LUC 710 Average Trip Ends per 1,000sf GFA</u>	<u>LUC 710 Estimated Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	9.74	111
Weekday AM Peak Hour	1.47	17
Weekday PM Peak Hour	1.42	16
Saturday Daily	2.21	25
Saturday Peak Hour	0.53	6

⁽¹⁾ – Based on 11,400± square feet of GFA

Proposed Condition:

The Applicant seeks to convert approximately 4,000-square feet of floor area as a proposed retail marijuana establishment, with the remaining 8,400± square feet of floor area remaining under general office use. Trip Generation rates for the unchanged portion of the facility are summarized in Table 2, below. Calculations are based upon 8,400± square feet of floor area.

Table 2: *Trip Generation LUC 710 – General Office*

<u>Time Period</u>	<u>LUC 710 Average Trip Ends per 1,000sf GFA</u>	<u>LUC 710 Estimated Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	9.74	82
Weekday AM Peak Hour	1.47	12
Weekday PM Peak Hour	1.42	12
Saturday Daily	2.21	19
Saturday Peak Hour	0.53	4

⁽¹⁾ – Based on 8,400± square feet of GFA

The proposed Marijuana Retailer use is best classified as Institute of Transportation Engineers (ITE) Land Use Code (LUC) 882, Marijuana Dispensary, defined in the ITE Trip Generation Manual, 10th Edition as being:

... a standalone facility where cannabis is sold to patients or consumers in a legal manner.

Trip Generation rates are summarized in Table 2 and Table 3, below. It should be noted that the ITE cautions the use of its Marijuana Dispensary data as it was derived from a small sample set.

Table 3: *Trip Generation LUC 882 – Marijuana Dispensary*

<u>Time Period</u>	<u>LUC 882 Average Trip Ends per 1,000sf GFA</u>	<u>LUC 882 Estimated Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	252.70	1,010
Weekday AM Peak Hour	20.88	84
Weekday PM Peak Hour	29.93	120
Saturday Daily	259.31	1,037
Saturday Peak Hour	36.43	146

⁽²⁾ – Based on 4,000± square feet of GFA



This early data provided by ITE may be representative of additional trip generation due to curiosity and the scarcity of the use. This is evidenced by actual data obtained by monitoring existing and operational dispensaries in the Commonwealth. HEI monitored total transactions at a recently opened recreational and medical marijuana dispensary on the Lynnway in Lynn, MA during the initial opening period between October 26 and November 18, 2019. It was assumed that each transaction represented an individual vehicle having 2 trip ends to the facility, one arriving and one departing. Table 2, below, estimates projected trip ends for the proposed CGP facility using these observed rates:

Table 4: *Trip Generation Observed, Lynn, MA*

<u>Time Period</u>	<u>Average Trip Ends per 1,000sf GFA</u>	<u>Estimated Vehicle Trip Ends⁽²⁾</u>
Weekday Daily	144.16	577
Saturday Daily	176.74	707

⁽³⁾ – Based on 4,000± square feet of GFA

Not all vehicle trips anticipated by the proposed dispensary will represent new trips. It is anticipated that many customers to the facility will be pass-by trips, rather than destination trips to the facility and will have minimal impacts to vehicle traffic conditions in the area. Studies have shown that for developments such as the proposed dispensary, a substantial portion of vehicle trips are from existing traffic passing by the site or diverted from another route to the proposed site. Data presented in the ITE Trip Generation Handbook indicates that for the average percentage of pass-by trips for Pharmacy/Drugstores without Drive-Through Windows is 49-percent during the weekday PM peak hour. This would further reduce the number of new vehicles that are anticipated to be traveling to/from the site. HEI conducted a transportation survey of 257 patrons exiting an existing dispensary operating in Brookline, MA on June 13, 2019 identified 53.7% of patrons considered their stop to be a pass-by or diversion trip on their way to their ultimate destination.

Table 5 below represents adjusted, estimated trip ends to the dispensary use using a pass-by rate of 50% and using the same percent of peak to average daily traffic (K factor) for peak hour estimation.

Table 5: *Trip Generation, Adjusted – Marijuana Dispensary*

<u>Time Period</u>	<u>Adjusted Average Trip Ends per 1,000sf GFA</u>	<u>Estimated Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	72.08	288
Weekday AM Peak Hour	5.96	24
Weekday PM Peak Hour	8.54	34
Saturday Daily	88.37	353
Saturday Peak Hour	12.42	50

⁽¹⁾ – Based on 4,000± square feet of GFA

Table 6 summarizes the estimated facility trip ends in the existing and proposed conditions:



Table 6: *Trip Generation, Adjusted – Facility Totals*

<u>Time Period</u>	<u>Existing Vehicle Trip Ends</u>	<u>Proposed Vehicle Trip Ends</u>
Weekday Daily	111	370
Weekday AM Peak Hour	17	36
Weekday PM Peak Hour	16	46
Saturday Daily	25	372
Saturday Peak Hour	6	54

⁽¹⁾ – Based on 4,000± square feet of GFA

Note that each vehicle is represented by two (2) trip ends, one trip end during the arrival of the vehicle to the facility and a second trip end occurring when the vehicle departs the facility. The maximum peak hour increase in vehicles to the facility is 24 vehicles (48 trip ends) during the Saturday Peak Hour. Weekday AM and PM Peak Hour increases represent an estimated 15 additional vehicles (30 trip ends) to the project vicinity.

Sight Distance

Sight distance considerations are divided into two criteria:

1. Stopping Sight Distance (SSD); and
2. Intersection Sight Distance (ISD).

Approach SSD is the distance required for an approaching vehicle to perceive and react accordingly to a driveway exiting vehicle or object. Stopping sight distances used for design is the sum of two distances:

- a. the distance a vehicle travels after the driver sees an object and begins braking; and
- b. the distance it travels during braking, as calculated for wet level pavement. When the main roadway is either on an upgrade or downgrade, grade correction factors are applied.

ISD is based upon a perception and reaction time, and time required to complete the desired exiting maneuver after the decision to do so have been made. Values for exiting ISD represent time required to turn left or right from a stop condition, to accelerate to the operating speed of the street without causing approaching vehicles to reduce speed by more than 70% of their initial/design speed and, upon turning left, to clear the near half of the street without conflicting with vehicles approaching from the left having to reduce their speed by more than 70% of their initial/design speed. The ISD, therefore, is considered to enhance the operation of the adjacent street traffic over and above the actual needs of the stopping sight distance that is needed for the safe operation of the intersection.

Approach SSD is far more important, as it represents the minimum distance required for safe stopping, while exiting ISD criteria is based only upon acceptable speed reductions to the approaching traffic streams. As noted in ASSHTO, “If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions”. This would be, basically, the minimum criteria for the safe operation of an unsignalized intersection.



Traffic Impact Statement
 40 Jackson Street
 Worcester, MA
 July 31, 2020

The required approach SSD for the left turn exit movement was calculated using the following formula (AASHTO, p.3-5):

$$SSD = 1.47(V)(t) + 1.075 \left(\frac{V^2}{a} \right)$$

Where: V = 85th percentile Speed
 t = 2.5 seconds
 a = 11.2 feet/second²

Required and provided SSD for both approach directions are presented in the table below. Because a speed survey was not conducted for the site the 85th percentile speed as was assumed to be 10 miles per hour above the posted speed limit.

Table 3: Approach Stopping Sight Distance, Proposed Site Drive at Union

<u>Location</u>	<u>Posted Speed</u>	<u>2013 85th Percentile Speed</u>	<u>Calculated SSD for 85th Percentile Speed</u>	<u>Approximate Provided SSD</u>
Traveling Southeasterly on Jackson Street (toward Beacon St)	Not Posted (30 mph)	40 mph	301 feet	310± feet ^(a)
Traveling Northwesterly on Jackson Street (toward Main St)	Not Posted (30 mph)	40 mph	301 feet	310± feet ^(b)

^(a) – Site distance is obscured by vegetation on our lot that should be trimmed back to allow for maximum site distance.

^(b) – Four way stop at intersection of Beacon Street and Jackson Street is approximately 220 feet from the site drive.

Recommendation:

The Applicant should trim existing vegetation on the locus property that encroaches into the site line when looking to the northwest from the proposed parking lot egress.

Parking Analysis

CGP seeks to improve the existing parking lot in association with the proposed marijuana retail establishment to provide 36 spaces including two (2) spaces to be designated as accessible.



Traffic Impact Statement

40 Jackson Street

Worcester, MA

July 31, 2020

It is anticipated the facility will employ approximately eleven (11) employees. CGP will implement transportation demand management practices to reduce single occupant vehicle commuting by employees. Employees will be encouraged to use ridesharing, car-pooling and alternative modes of transportation to limit their parking demand. Two (2) spaces will be allotted to employee parking. The remaining 34 spaces are sufficient to satisfy the maximum peak hour demand of 27 vehicles per hour (54 trip ends in the Saturday Peak Hour). Dispensary transaction times are typically between 10-15 minutes, resulting in parking space turnover between 4 and 5 times per hour for dispensary patrons.

Queue Prevention and Management

CGP proposes to mitigate queues outside the facility by using a customer waiting system similar to what is used in restaurants. Customers will be offered an anticipated wait time and notified via cell phone when they may enter the facility. This will be conducted via third party software that will integrate with CGP POS system that can monitor the number of customers in the dispensary. If the dispensary is at capacity customers will be requested to provide their cellphone number and exit the facility to eventually receive a text message once the dispensary is below capacity and ready to serve the customer. CGP will seek to build relationships with local retailers in the project vicinity and seek opportunities to offer coupons and information to encourage customers to explore neighboring retailers whilst waiting for their turn at the dispensary.

Prior to opening, CGP will send a mailing to the neighborhoods closest to the establishment to inform them about opening procedures and provide contact information that they may utilize to receive additional information or alert CGP's management about system inefficiencies.

Opening Day Operational Plan

CGP seeks to optimize local safety and minimize impacts to the surrounding neighborhood during its operation. CGP will utilize best management practices during its initial opening period and other anticipated high-volume events (ie; April 20th, local festivals or events, etc.). The goals of this Operational Plan are to:

1. Ensure the safety of customers, employees, and surrounding abutters.
2. Minimize the impact of traffic flow and/or queuing on adjacent businesses and nearby streets.
3. Effectively communicate that there is limited vehicle parking in the area.
4. Facilitate efficient operations to minimize exterior queuing.
5. Provide information to allow customers and patients to get to/from the facility efficiently and safely with a focus on public transportation.
6. Promote efficient coordination between CGP, Worcester Public Safety, and City of Worcester departments.
7. Establish open lines of communications with abutters and nearby residents and local businesses to effectively resolve complaints.



Traffic Impact Statement

40 Jackson Street

Worcester, MA

July 31, 2020

For at least the first month of operation but lasting as long as is deemed necessary by City of Worcester officials, CGP will seek to employ police details to control and direct traffic and pedestrians in the vicinity of the facility.

Plan Evaluation

CGP respectfully requests the opportunity to meet with representatives from the City of Worcester to discuss traffic and queue management at the following times:

- Prior to opening the facility;
- One week after opening;
- Two weeks after opening or as needed in the month following opening;
- Two months following opening; and
- As required at the discretion of CGP and the City.

GCP anticipates making thoughtful, continued modifications to this plan to ensure the facility is operating efficiently, safely, and in harmony with the surrounding community.

In addition to the above efforts, CGP has agreed to provide the following security protocols:

- Establish a 24/7 quality of life hotline for residents to report any concerns or complaints;
- To supplement Worcester Police neighborhood patrols; and
- To establish a Good Neighbor Policy for all customers, and to refuse service to any customers who are found in violation.

Conclusion

The proposed, estimated increase in vehicular traffic of 48 trip ends (24 vehicles) during the Saturday peak hour and should have negligible impact on the prevailing traffic conditions. CGP's mitigation efforts should further dissipate the effects of this minor increase.

THE CORNER EMPORIUM LLC

CROWD CONTROL PLAN

The Corner Emporium LLC (“**The Corner**”) shares the City of Worcester’s goals of ensuring that all operations at its retail facility are designed to optimize local safety, minimize impact to the surrounding neighborhood, and allow The Corner to operate harmoniously within the larger Worcester community. The Corner anticipates opening for business in the spring of 2021, and the proposed plan outlined below will be implemented at the initial opening of the retail dispensary.

I. Plan Goals

1. Ensure the safety of customers, employees, and the surrounding community.
2. Minimize the impact of traffic flow on adjacent businesses and nearby streets.
3. Facilitate efficient parking lot operations to minimize back up on adjacent streets.
4. Implement efficient systems to reduce initial traffic burdens.
5. Provide information to allow customers to get to and from the facility efficiently and safely.
6. Promote efficient coordination between The Corner, the Police Department, and the City.
7. Establish open lines of communication with abutters and nearby residents and local businesses.

II. Traffic Flow and Parking

The Corner’s retail dispensary at 40 Jackson Street is easily accessible by car via Jackson Street as well by public transportation via the Worcester Regional Transit Authority. There will be 33 off-street parking spaces, including 2 handicap parking space, available, and The Corner estimates that the average customer will be on site at the retail dispensary for approximately 15 minutes per visit.

For the first month of operations, The Corner will cover the costs of employing a police detail to control and direct traffic and parking in and around the facility, to the extent determined necessary by the Worcester Police Department. Thereafter, The Corner will coordinate with the Worcester Police Department to determine the necessity and proper duration of additional police details.

For the first month of operations, and as long thereafter as is deemed necessary by City officials, The Corner will designate one of its agents to serve as a dedicated parking lot attendant to direct customers to available parking spaces and assist customers traversing the parking lot.

III. Soft Opening and Reduced Hours Period

For the first five days of operations, The Corner will conduct a soft opening by requiring all customers to make purchases by telephone or through The Corner’s website. Limiting

marijuana service to online-only sales for the first five days will help to prevent a potential overflow of customers, mitigate traffic impacts, educate customers about safe access to the facility, and allow for efficient customer flow inside the facility. Oversight over the number of customers in the facility will be the responsibility of trained security agents stationed at the entry and exit points of the facility.

IV. Customer Flow

1. Entry Vestibule

In accordance with the Commission's regulations, access to the facility is limited to individuals 21 years of age and older. Prior to a customer's entry into the common vestibule, an agent will visually inspect the customer's proof of identification and determine the individual's age. An individual will not be admitted to the premises unless the agent has verified that the individual is an appropriate age and has the required identification to enter the facility.

Upon entering the common vestibule and prior to entering the waiting area and retail sales floor, customers will again be required to provide proof of identification that is scanned via a card reader to confirm the form of identification is valid. An individual will not be admitted to the sales floor unless an agent of The Corner has verified that the individual is an appropriate age to enter the facility.

2. Waiting Area and Retail Sales Floor:

After being checked through the entry vestibule, customers will be directed to a waiting area before an agent of The Corner managing customer flow will allow customers to enter the retail sales floor.

Once inside the retail sales area, customers will enter a queue to obtain individualized service where they may select any of the products available to them with the help of an agent of The Corner. An agent of The Corner will remain permanently stationed at the queue to assist in directing them, as desired, directly to a point of sale terminal or to the dispensary floor for a personalized discussion with an agent.

Upon checkout, customers will be required to confirm their identities and age a third time. Checkout also activates the seed-to-sale tracking system that is compliant with 935 CMR 500.105(8). In the event an agent determines an individual would place themselves or the public at risk, the agent will refuse to sell any marijuana products to the consumer.

Once the transaction is complete, an agent will direct the customer to exit the premises through a separate exit point.

V. Dissemination of Appointment, Traffic and Parking Information

The Corner will include information materials and updates about online-only periods, traffic and parking inside the facility, on its website and through social media channels. The Corner will also provide this information to the City of Worcester and the Worcester Police Department to post or share at its discretion.

VI. Plan Evaluation

The Corner proposes to meet with representatives from the City and the Police Department to discuss traffic and queue management at the following times:

- Prior to the soft opening of the facility;
- One month after the soft opening or as needed in the month following opening; and
- Additionally at the discretion of the City and the Worcester Police Department.

The Corner anticipates making thoughtful, continued modifications to this plan to ensure the facility is operating efficiently, safely, and in harmony with the surrounding community.

Edward M. Augustus, Jr.
CITY MANAGER



Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 55

Owner: Steven M Rothchild Trustee
Owner Mailing: 35 Westwood Drive
Worcester, MA 01604

Petitioner (if other than owner): Mark A. Borenstein
Petitioner Mailing Address: 311 Main Street
Worcester, MA

Petitioner Phone: 508-688-9136

Parcel Address: 03-002-00007, 03-002-08+11, 03-002-12+13
Assessor's Map-Block-Lot(s): 24, 36 & 40 Jackson Street

Planning: X Zoning: Liquor License: ConComm:
Historical: Cannabis: Other:

03-002-14+15	ZITOMERSKI FRANK A TRUSTEE	800 MAIN STREET	WORCESTER MA 01610
03-003-27+28	ANH + HA ENTERPRISES LLC	0747 MAIN ST	WORCESTER MA 01610
03-003-02+16	WASHEK REALTY LLC	1200 MILLBURY ST	WORCESTER MA 01607
03-003-10+20	BRADY SULLIVAN WORCESTER	0670 N COMMERCIAL ST	MANCHESTER NH 03101
03-002-12+13	ROTHSCHILD STEVEN M TRUSTEE	40 JACKSON ST - SUITE 1000	WORCESTER MA 01608
03-002-08+11	ROTHSCHILD STEVEN M TRUSTEE	40 JACKSON ST - SUITE 1000	WORCESTER MA 01608
03-003-07+14	HERMON STREET DEVELOPMENT LLC	0075 WILLIAMS ST	CHELSEA MA 02150
03-002-00017	LAGRANGE STREET HOLDING CORP	0800 MAIN ST	WORCESTER MA 01608
03-002-00007	ROTHSCHILD STEVEN TRUSTEE	0040 JACKSON ST - SUITE 100	WORCESTER MA 01608
06-027-00020	ZABEK WESLEY	0008 LAGRANGE ST	WORCESTER MA 01610
03-002-00006	F-Z REALTY + HOLDINGS LLC	0800 MAIN ST	WORCESTER MA 01608
06-027-00008	ASSEMBLY OF CHRISTIAN CHURCHES	0188 BEACON ST	WORCESTER MA 01610
03-001-00002	BRADY SULLIVAN WORCESTER	0670 N COMMERCIAL ST	MANCHESTER NH 03101
06-027-00006	HERSAN INC	0005 BIRCHWOOD DR	LIECESTER MA 01524
03-003-00006	BENANDER DALE L TRUSTEE+	0017 HERMON ST	WORCESTER MA 01608
06-027-00009	MOORADIAN ARTHUR TRUSTEE	0050 PIEDMONT ST	WORCESTER MA 01608
03-002-00010	LAGRANGE STREET HOLDING CORP	0800 MAIN ST	WORCESTER MA 01608
03-001-00003	BRADY SULLIVAN WORCESTER	0670 N COMMERCIAL ST	MANCHESTER NH 03101
03-003-00008	BRADY SULLIVAN WORCESTER	0670 N COMMERCIAL ST	MANCHESTER NH 03101
03-003-0020B	HERMON STREET DEVELOPMENT LLC	0075 WILLIAMS ST	CHELSEA MA 02150

03-002-00023	STANDISH APARTMENTS LIMITED PARTNER	0800 MAIN ST	WORCESTER MA 01608
03-003-00023	S + O REALTY LLC	0053 BLUE BELL RD	WORCESTER MA 01606
03-002-00021	PASCACK VA GROUP LLC	0501 CHESTNUT RIDGE RD	SPRING VALLEY NY 10972
03-004-00002	BRADY SULLIVAN WORCESTER	0670 N COMMERCIAL ST	MANCHESTER NH 03101
03-002-00003	S + O REALTY LLC	0053 BLUE BELL RD	WORCESTER MA 01606
03-002-00009	LAGRANGE STREET HOLDINGS CORP	0800 MAIN ST	WORCESTER MA 01608
03-003-00012	CLARK ROBERT H JR + GERALD M	41 JACKSON ST	WORCESTER MA 01608
03-002-00004	CLARK ROBERT H JR + GERALD M	41 JACKSON ST	WORCESTER MA 01608
03-002-00002	F-Z REALTY + HOLDINGS LLC	0800 MAIN ST	WORCESTER MA 01608
03-002-00005	EAGLE RE HOLDING 1 LLC	0003 WINCHESTER AVE	AUBURN MA 01501
06-028-00006	IGLESIA CRISTIANA DE LA COMUNIDAD	0108 BEACON ST	WORCESTER MA 01608
06-028-00005	IGLESIA CRISTIANA DE LA COMUNIDAD	0108 BEACON ST	WORCESTER MA 01608
03-002-00018	LAGRANGE STREET HOLDING CORP	0800 MAIN ST	WORCESTER MA 01608
06-027-0000A	SALINAS MAURICIO A	11 MARANOOK RD	WORCESTER MA 01606
06-027-0000B	OTHMAN SALAH	0020 LAGRANGE ST	WORCESTER MA 01610
06-027-0000C	CASTRO HERACLIDES F + EUDOCIA	0020 LAGRANGE ST	WORCESTER MA 01610
03-002-00016	F-Z REALTY + HOLDINGS LLC	0800 MAIN ST	WORCESTER MA 01608
03-001-0001A	98 BEACON LLC	0040 JACKSON ST	WORCESTER MA 01608
06-027-00003	LOPEZ HERIBERTO +	0022 LAGRANGE ST	WORCESTER MA 01610
03-001-00008	98 BECON LLC	0040JACKSON ST	WORCESTER MA 01608
06-027-00001	THE 24-26 LAGRANGE ST LTD PRTS	800 MAIN STREET	WORCESTER MA 01610
03-001-00001	KROSOCZKA JOSEPH M + STEPHEN A	0047 LAGRANGE ST	WORCESTER MA 01610
06-027-00002	MEDERO JOSE L	386 MAIN STREET	SOUTHBRIDGE MA 01550
06-027-00019	FLORES ROGER E + REGALADO	0109 BEACON ST	WORCESTER MA 01608
03-001-00005	SEM TEC INC	47 LAGRANGE ST	WORCESTER MA 01608
06-028-00019	KROSOCZKA JOSEPH M + STEPHEN A	0047 LAGRANGE ST	WORCESTER MA 01610
06-028-0004B	KROSOCZKA STEPHEN A + JOSEPH M	47 LAGRANGE ST	WORCESTER MA 01610
03-003-00029	VO JENNY	0011 JONATHANS WAY	UPTON MA 01568
03-003-0001B	LUONG TOMMY + LAM	0089 BOULDER HILL RD	HOLDEN MA 01522
03-003-0001A	DT 5:16 REALTY LLC	0617 MILL ST	WORCESTER MA 01602
03-003-00025	NEW ALBION LLC	0053 BLUE BELL RD	WORCESTER MA 01606
03-003-00026	PASCACK VA GROUP LLC	0501 CHESTNUT RUDGE RD	SPRING VALLEY NY 10972
06-027-00007	WORCESTER COMMUNITY HOUSING	0011 PLEASANT ST	WORCESTER MA 01608
03-003-00017	JACKSON HARRIS LLC	0018 HIGHLAND TER	WORCESTER MA 01602
03-003-00030	JACKSON HARRIS LLC	0018 HIGHLAND TER	WORCESTER MA 01602

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot(s) 03-002-00007, 03-002-08+11, 03-002-12+13 as cited above.

Certified by: Samuel E. Konieczny
Signature

8/28/2020
Date

Edward M. Augustus, Jr.
CITY MANAGER



Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER

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Abutters Map

