



CHARLESTOWN
CANNABIS

Charlestown Cannabis Presentation BCB

- Applicant: Charlestown Cannabis, owned by Charlestown resident Jack Kelly III
- Address: 31 Cambridge Street, Unit 1, Charlestown, MA 02129
- License type: Retail Cannabis Dispensary
- Hours: Sun-Tue 10 AM-9:30 PM, Wed-Sat 10AM-11PM
- Equity status: Certified equity company (City of Boston), Social Equity applicant (CCC)

Timeline and Overview of Application Process

Online application filed: May 18, 2024 (Cannabis Board Application - CAN562866)

Plans filed with ISD: May 31, 2024 (ALT1608101)

ZBA appeal filed: June 17, 2024 (BOA1612807, Appeal fee \$150, Invoice Number: 617202413185295)

Community meeting held by the Mayor's Office of Neighborhood Services (ONS)- August 8, 2024 at Knight of Columbus, Charlestown.

Letter from District 1 City Councilor Coletta Zapata: June 3rd, 2024

Corporate Structure

- 100% owned by Jack Kelly III: Social Equity Participant with Cannabis Control Commission, Certified Equity with the City of Boston. Longtime Charlestown resident and homeowner.
- Applying for a new CCC license

Diversity and Inclusion Plan (D&IP)

- Charlestown Cannabis LLC is an equal opportunity employer by choice, which means that at our core we believe in and will pursue equitable employment strategies that aim to serve, support, and advance vulnerable and impacted communities, including Massachusetts residents who have been disproportionately impacted by policy failures of the past.
- establish goals and objectives that will support the creation and maintenance of an inclusive and diverse workplace; opportunities for advancement; and service to a diverse customer base; and
- Install policies and procedures for tracking compliance with the goals and objectives of the D&I Plan as Charlestown Cannabis LLC continues to evolve.
- This D&I Plan currently complies with and will continue to comply with the requirements of applicable Boston Cannabis Board regulations and the Massachusetts Cannabis Control Commission's (the "CCC") regulations regarding diversity, as well as permitted and prohibited advertising including but not limited to the requirements set forth in 935 CMR 500.105(4).
- Promote and encourage full participation in the regulated marijuana industry by people from communities that have previously been disproportionately harmed by marijuana prohibition and enforcement.
- Our staff will employ, at any given time — the following staff composition:
 - 50% who self-identify as women;
 - 25% who are minorities, veterans, people with disabilities, LGBTQI+ persons, and immigrant populations.
 - 20% who come from Areas of Disproportionate Impact, City of Boston, the Charlestown neighborhood, Social Equity Program participants, and applicants who have past drug convictions. (Priority in hiring will be given to City of Boston residents that meet the criteria for having been disproportionately impacted themselves; or who have parents that have been disproportionately impacted.)
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Procurement Goals

- Ensure Charlestown Cannabis' procurement of goods and services reflects its goals of promoting equity, diversity, and access in the regulated marijuana industry in the suppliers' own workplaces.
- Procure goods and services from outside vendors and businesses that are either owned by, or whose workforce populations are made up of minorities, women, veterans, persons with disabilities, and individuals who are LBGTQ and/or identify as a non-normative sexual identity.
- Progressively transform the supply chain and other sources of goods to quantitatively reflect the demographics of the community in which Charlestown Cannabis LLC does business by recording transactions with diverse suppliers.

Hiring Programs

- All hiring and recruiting practices will be conducted in compliance with local, state, and federal law, in furtherance of Charlestown Cannabis LLC's values of inclusion, diversity, and equity; in service of the Charlestown community and Massachusetts residents more broadly, and in alignment with industry best practices.
- Charlestown Cannabis LLC will always provide reasonable accommodation to individuals with disabilities in accordance with the law. In addition, priority hiring will be given to City of Boston residents that meet the aforementioned criteria; and/or having been disproportionately impacted themselves, or who have parents that have been.
- Our staff will employ, at any given time — the following staff composition:
 - 50% who self-identify as women;
 - 25% who are minorities, veterans, people with disabilities, LGBTQI+ persons, and immigrant populations.
 - 20% who come from Areas of Disproportionate Impact, City of Boston, the Charlestown neighborhood, Social Equity Program participants, and applicants who have past drug convictions. (Priority in hiring will be given to City of Boston residents that meet the criteria for having been disproportionately impacted themselves; or who have parents that have been disproportionately impacted.)
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Community Organizations & Entities to form Partnerships

- closely collaborate with public outreach agencies like the City of Boston's Office of Returning Citizens, the City of Boston Office of Emerging Industries, and the Boston Housing Authority Adult
- Education Program- to provide a pipeline of individuals that meet the criteria for inclusion to be informed about opportunities for employment and to obtain employment with Charlestown Cannabis LLC. Other Coordinated recruitment efforts with agencies, such as the
- Mayor's Office of Returning Citizens, the City of Boston Office of Emerging Industries,
- Boston Public Health Department, the City of Boston
- Age Strong Commission; as well as the
- City of Boston Cable Television Office, to inform prospective employees of existing job opportunities and to develop recruitment pipelines.
- Charlestown Cannabis LLC will also coordinate recruitment efforts with local print newspapers such as the Charlestown Patriot-Bridge and local social media outlets such as AllRoadsCharlestown, Charlestown Preservation Society, Charlestown Neighborhood Council, Charlestown Chamber of Commerce and their official Instagram, Facebook, X social media accounts and their email newsletters
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Location Sullivan Square

- We are seeking Charlestown Cannabis to be located at 31 Cambridge Street Unit 1, directly in the Sullivan Square area of Boston/Charlestown. We will provide 8 parking spots to customers on site. The store will occupy the ground floor of the existing building. As a longtime homeowner and resident of Charlestown, and as an active member of the community soliciting feedback from residents, this particular section of Charlestown seemed best suited for a cannabis establishment.
- This particular space is vacant and was once occupied as a restaurant bistro called R Wesley's. It meets standards for a cannabis establishment, and is not close in any manner, to schools, recovery centers or mental health facilities. Additionally, this particular area in Sullivan Square is not a dense residential area and is prime for a retail cannabis dispensary and will meet an unserved need for the community of Charlestown.
- Charlestown Cannabis will not impact the community as a result of its location.
- community has overwhelmingly voiced their consistent support for a cannabis store/Charlestown Cannabis to be located at 31 Cambridge street.
- This location is on the door-step of the Sullivan Square Orange line stop. We see this location as an important opportunity to have retail stores accessible by public transportation and as part of the long-term goals for: PLANNED Charlestown.
- Sullivan Square is an area rich in transportation options including the MBTA aforementioned Orange Line, MBTA bus routes, local bike facilities including bike share and bike lanes, robust pedestrian infrastructure with sidewalks and signalized crossings surrounding the site, and publicly accessible, paid parking.
- The abutting City of Somerville is located to the Northwest; the City of Everett is just across the nearby Mystic River; and most of the area is accessible by the MBTA Orange Line, only 600 feet from the Project Site.
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Community Feedback and Public Support

Elected Officials Support

- District 1 Boston City Councilor Gabriela Coletta Zapata
- State Representative Dan Ryan (Charlestown)

Official Support Community Organizations:

- Abraham Lincoln Post 11, GAR (Veterans Organization)

Green Street, Charlestown. -Turn It Around - Charlestown

- Local Business: Monument Restaurant, Warren Tavern
- Carr's Funeral Home
- Over 350 residents of Charlestown who have signed a petition or individually have supported. We have consistent, deep and strong community support throughout all of Charlestown.
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SAFETY, AND SECURITY

- Charlestown native Stephen Fabiano as its Director of Security. Stephen is a veteran and retired Boston Police Officer. He is a Charlestown /City of Boston homeowner that resides in Charlestown with his family. As part of his duties, he will help institute staffing for security and implement our security measures. At all times, we will have at least one person on the premises for security personnel.
- We will have a door interlock system that consists of an exterior and interior door at entry and exit points of the dispensary; from a vestibule which will be configured similar to a mantrap to ensure authorized persons entering or exiting cannot allow an unauthorized person into the dispensary Sales Floor. The interlocked doors are controlled such that only one vestibule door can be opened at a given time. Doors are logically controlled by a controller located in the Security Room. Door release buttons are provided at the reception desk for the entry doors to allow authorized persons to enter the Entry Vestibule, and once verified, will be allowed to enter the Sales Floor.
- Our plan for transportation and delivery of products is as follows: Charlestown Cannabis will only accept deliveries from production facilities at pre-arranged days and times and only when a proper shipping manifest has been sent from the production facility to Charlestown Cannabis at least 24 hours before the delivery.
- Only scheduled deliveries will be allowed. When a scheduled delivery vehicle arrives, the driver will contact dispensary and security personnel to meet them at the entrance. The security team will assess the area to determine if there are any security concerns. The driver will remain secure in the vehicle until security and dispensary personnel arrive. Finished products will be secured in locked cases until they are secured in the LAA. Security personnel will monitor the delivery and activity in the surrounding area and street.
- Charlestown Cannabis will ensure that underage and our youth and kids in school are protected. As part of our partnership with Turn It Around, we will employ youth of the community to help prevent misuse and best practices for reporting misuse of our products. Additionally, we will regularly meet with staff at all of our community schools, both public and private to prevent any potential harm. Specifically, we will use best practices and collaborate with Boston Public Schools such as Warren Prescott and Harvard Kent to help us educate kids and parents on potential misuse of our cannabis products.
- Jack Kelly as owner, commits to direct communication with aforementioned stakeholders to uphold the highest safety practices on a consistent basis. Charlestown Cannabis will share our security plan and procedures with the Boston Police and Boston Fire Department. We will periodically update them as needed if the plans or procedures are modified in a material way.
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LANDLORD INFORMATION

- The owner of our building is Rize Construction. We have a Letter of Intent form our landlord that has a ten year lease term. The lease will begin conditional upon opening. We will pay \$4,000 monthly in rent.