

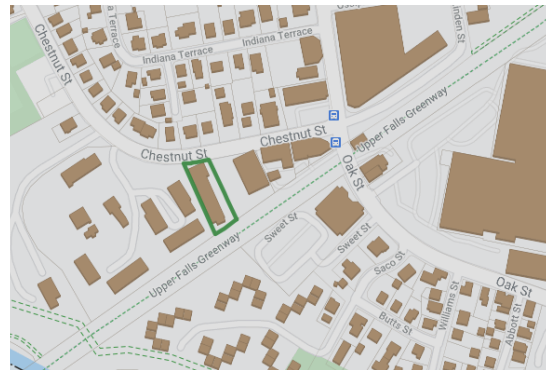


Nuestra, LLC (“**Boston Garden**”), seeks a Special Permit from the Newton City Council to operate an Adult Use Marijuana Retailer engaged in the sale of adult use marijuana and marijuana products (the “**ME**”) at 1185 Chestnut Street in Newton (the “**Property**”). Pursuant to the City of Newton’s Zoning Ordinance Sections 6.10.3.D and 4.4.1, such a use is permissible in the BU2 District subject to a Special Permit from the City Council. Absolutely no cultivation, manufacturing, or social consumption uses will occur on site.

In January 2021, Boston Garden executed a Host Community Agreement with the City of Newton, attached hereto as Exhibit A, following a recommendation from the City’s Marijuana Advisory Committee (“**MAC**”). A copy of the MAC’s recommendation is attached hereto as Exhibit B.

## I. Project Context

The Property is located along Chestnut Street approximately 385 feet away from the intersection of Oak Street. As the crow flies, it is approximately 730 feet from the Needham border. The Property was previously the location of a Loyal Companion store, but it has been vacant for over two years.



*1 Map View of Property and Surroundings*

As evidenced by the Site Plans, Floor Plans, and Interior Renderings attached hereto as Exhibit C, Boston Garden intends to reduce the footprint of the existing standalone building, resulting in a 4,620 SF single story structure. Additionally, Boston Garden has identified that the existing parking lot encroaches on the Upper Falls Greenway. Following the removal of a portion of the existing building as well as the removal of any existing encroaching asphalt, Boston Garden’s parking lot will accommodate 18 parking spaces.

Due to the proposed configuration of parking within the site, Boston Garden’s proposed layout requires:

1. A special permit per Section 5.1.13 to allow fourteen proposed parking stalls to be located within the eastern and western side setbacks;
  2. A special permit per Section 5.1.13 to allow three parallel parking stalls to be 20 feet in length as opposed to 21 feet in length;
  3. A special permit per Sections 5.1.7.D.1 and 7.8.2.C.2 to maintain the existing nonconforming 19-foot driveway;
  4. A special permit per Section 5.1.9.A to waive landscaping requirements on the outside of a stockade fence on the eastern lot line of the property;
  5. A special permit per Section 5.1.10.A and 5.1.1.3 to allow the proposed security lighting;
- and

- 6. A special permit per Section 6.10.3.E.15 to maintain the existing nonconforming 16.4% front façade transparency.

## II. Project Narrative

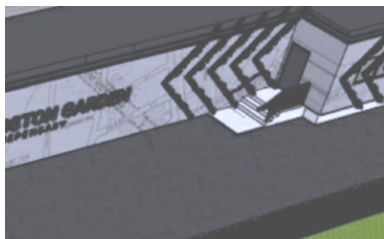
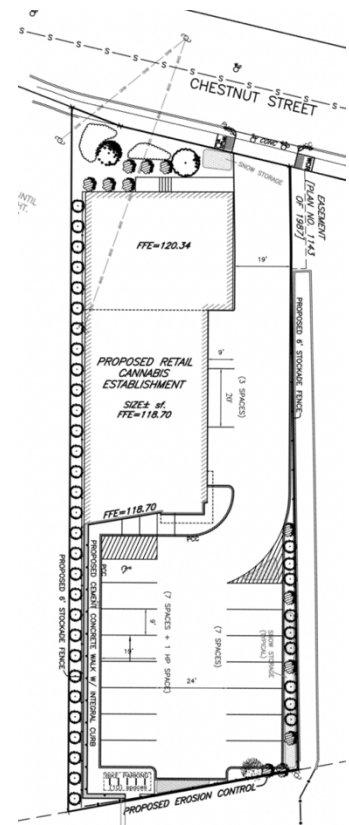
With a focus on safe and efficient operations, Boston Garden has identified the Property as an ideal location at which to operate an ME. The Property is located in an area designated by local zoning for the aforementioned use, allows for easy access for customers and employees, and will allow the parcel to be developed to its highest and best use. Boston Garden’s proposed property comports with all applicable buffer requirements set forth by the City of Newton and the Cannabis Control Commission.

### A. Project Exterior

*Parking & Loading:* Access to the Property may be obtained through the use of an existing 19-ft curb cut along Chestnut Street, which was used by the existing commercial tenant without incident for several years. The reconfigured site plan of the Property features 18 parking stalls, including one accessible space, which is in excess of the 14 spaces required by the Zoning Ordinance. It also features 10 bicycle parking spaces.

At the suggestion of community stakeholders, Boston Garden intends to utilize a parking lot attendant at the Chestnut Street curb cut during hours of operation to ensure that clients and employees arriving to and leaving from the site, whether driving, bicycling, or walking, have convenient, safe, and secure access and egress. Additionally, as will be outlined further below, Boston Garden will initially see all customers on an appointment only basis, ensuring that the number of customers arriving at any given time for an appointment does not exceed the number of parking spaces available for customer use.

Parking within the side setbacks, a reduction in the length of three parking lot stalls to 20 feet, and maintaining the existing non-conforming 19-foot driveway is in the public interest because it facilitates on-site parking for customers, thereby reducing the reliance on limited commercial parking in the immediate neighborhood or restricting illegal residential parking.



One parking space is located next to the receiving door and will be used for secure loading and unloading of product during off hours. Boston Garden will secure and shield this receiving entry from abutting uses with a retractable fence in accordance with Cannabis Control Commission security preferences to ensure the highest level of safety during the unloading of product deliveries to the site. The loading area will be further shielded from abutters through the

presence of a stockade fence along the eastern property line restricting visual view. Deliveries will only be accepted when the facility is closed.

When scheduling shifts, Boston Garden will ensure that no more than three (3) employees utilize a vehicle to drive to work. Employees will receive financial incentives for carpooling other employees. Employees will provide \$100 transit subsidies each month to cover costs of alternative transportation means, including bike share, car share, NewMo ride share, or an off-site parking stipend.

*Signage and Lighting:* As demonstrated in the enclosed plans within Exhibit C, facility signage will be contextually appropriate and appropriate for wayfinding. Signage will be affixed to the front, eastern side, and rear of the building in conformance with all performance standards set forth within the Ordinance. Boston Garden will not utilize signs or printed materials advertising marijuana products or any logo or symbols with images of marijuana.



*Front*



*Eastern Side*



*Rear*

As demonstrated in the lighting plan included within Exhibit C, exterior lighting will be downcast, dark-sky compliant fixtures that are affixed to the building and intended to illuminate the parking lot to ensure the safety of customers and employees leaving the facility during evening hours. Boston Garden's exterior security cameras utilize infrared capabilities and do not require external sources of light to operate effectively, reducing the need to place additional sources of lighting towards the rear of the parking lot which may result in light pollution to the residential abutter.

*Landscaping:* Boston Garden will utilize plantings and low-level shrubs to provide a barrier around the parking area. Additionally, it will install a stockade fence along the left and right sides of its property. At the suggestion of abutting neighbors, plantings will be installed on the western abutter-facing side of the fence. A waiver from landscaping requirements on the eastern abutter-facing side of the fence is in the public interest because it allows for the installation of fencing requirements without further narrowing the pre-existing nonconforming driveway.

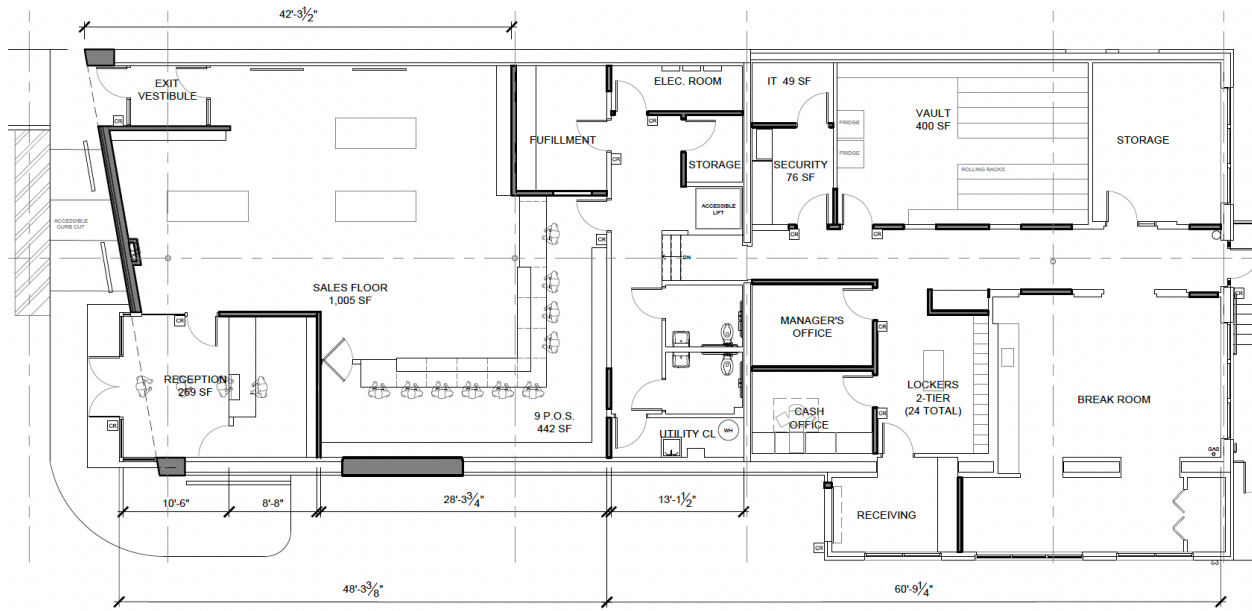
*Rooftop Screening:* At the suggestion of the abutting neighbors, Boston Garden will install rooftop screening around HVAC units.

*Exterior Security:* Boston Garden recognizes the importance of implementing a comprehensive exterior security program to protect against nuisance behaviors such as public consumption, littering, loitering, or diversion on or around its property. Although Boston Garden's location adjacent to the Upper Falls Greenway and a childcare center providing infant to pre-k services is not forbidden based on the regulations set forth by the Cannabis Control Commission or the Newton Zoning Ordinance, Boston Garden understands that its proximity to such sensitive uses necessitates a thoughtful, nuanced set of standard operating procedures. Boston Garden proposes the following exterior mitigation strategies:

- Hiring a parking lot attendant during all hours of operation to: ensure that customers depart the facility after finishing their purchase; and prevent any exterior nuisance behavior and guide vehicles, cyclists, and pedestrians to traverse the lot safely, including those seeking to access the Upper Falls area by way of the Upper Falls Greenway;
- Utilizing low-level plantings alongside the portion of its property facing the Upper Falls Greenway to serve as an unobtrusive barrier. If desired, Boston Garden will post signage alongside the plantings indicating that public consumption of marijuana products is illegal;
- Only allowing customers to utilize the parking lot while they are making purchases at Boston Garden's facility. Customers will be informed of this through signage and when making an appointment to enter the facility;
- To protect against theft of product and escape into the woods, a concern raised by the MAC, conducting comprehensive anti-diversion training with security staff and installing a series of layered cameras with visual access into the wooded area;
- Requiring customers to sign a Community Compact upon each entry to the facility to indicate that they understand that engaging in nuisance behavior is strictly prohibited and will result in being banned from the facility and reported to law enforcement; and
- Utilizing exterior video surveillance, identifying and reporting any minors congregating on Boston Garden's premises immediately. As the daycare facility only provides care to infants, toddlers, and pre-k students, it is presumed that any children in the region should be accompanied by parents or caregivers and would be impeded from gaining access to Boston Garden's parking lot. Pursuant to the Cannabis Control Commission's guidelines, individuals under the age of 21 are strictly prohibited from entering the premises, even if accompanied by a parent.

*Facility Access:* In accordance with best practices to prevent diversion, customers will enter and exit the facility from two separate vestibules in the building. Both the entry and exit of the facility are designed as secured vestibules with interlocks, ensuring that no individual is able to gain immediate access to the customer floor by requiring customers to walk through a series of doorways. One door will not open until the other door closes.

## B. Project Interior



Customers will only have access to designated portions of the facility, including (1) a secure entry vestibule in which customers must demonstrate proof that they have the appropriate credentials to enter the facility; (2) a general sales floor with point-of-sale terminals; (3) restrooms, if escorted by an agent; and (4) a secured exit vestibule.

The secure entry vestibule and general sales floor are large to ensure the facility can accommodate all customers seeking entry to the facility to prevent exterior queuing.

The rest of the facility will only be accessible to staff on a tiered basis and includes (1) a secured receiving area; (2) a cash office; (3) a manager's office; (4) employee lockers; (5) a break room; (6) a non-cannabis storageroom; (7) a product vault; (8) a secure fulfillment area; (9) an IT room; (10) a security room; and (11) an electrical room.

## C. Facility Operations

In accordance with Cannabis Control Commission regulations, access to the facility is limited to individuals that are 21 years of age or older that can demonstrate valid government-issued identification. Upon a customer's entry into the premises, an agent will immediately inspect the customer's proof of identification and determine the individual's age. Failing this confirmation, an individual will be required to leave the facility utilizing the same door in which they entered.

Once inside the 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. Once a customer has selected a product for purchase, an agent will collect the chosen items from the designated product storage area. An agent will then scan each product barcode into the point of sale system. Upon checkout, customers will be required to confirm their identities and age a second time. Per M.G.L. c. 94G § 7, adult use sales are limited to one ounce of marijuana flower or five grams of marijuana concentrate per transaction. 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.

Customers will promptly exit the facility utilizing the secured exit vestibule leading back to the parking lot.

### **III. Property Operations**

#### **A. Trash**

All waste containing marijuana or marijuana products will be clearly marked as unsaleable waste and stored securely within a segregated portion of the vault. Product waste will be picked up from the facility and returned to the licensed cultivation and product manufacturing establishment from which it was purchased, where it will be destroyed in compliance with all regulations set forth by the Cannabis Control Commission.

Waste that does not contain marijuana will be stored in a locked interior storage room and picked up weekly by a commercial trash vendor.

#### **B. Loading**

Product deliveries will occur between two to three times each week in unmarked transport vans. Pursuant to 935 CMR 500.105, there will be no advertising, markings, or branding indicating that the vehicle is being used to transport marijuana. Routes and times used for the transportation of marijuana and marijuana products are randomized. Marijuana and marijuana products will be transported in secure, locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily removed. At least two agents will staff vehicles transporting marijuana. One agent will remain in the vehicle at all times, and the other will be accompanied by a staff member into the facility and through the receiving area. Within eight hours after arrival, Boston Garden will weigh, inventory, and account for, on video, all marijuana and marijuana products received.

#### **C. Traffic and Parking**

With 18 parking spaces located on-site and a proactive transit demand management initiative, Boston Garden respectfully submits that there is ample parking to accommodate its projected customers. The company will take great care to develop, implement, and refine operational procedures that ensure that customer visits are short and will not result in congestion within the parking lot or the store. Operational procedures will be continually evaluated and adjusted as necessary to ensure optimal function of the facility.

Please see the Traffic Impact Statement affixed as Exhibit D. Boston Garden respectfully submits that its proposed use of the Property will not disturb the existing right of way, pedestrian access, and will not cause a hazard to vehicle or pedestrian traffic. Traffic generated and patterns of access and egress will not cause congestion, hazard, or a substantial change to the neighborhood character.

Boston Garden recognizes the critical importance of operational planning and collaboration with the Town to ensure that its fledgling months of operation do not pose a nuisance to the surrounding community. Boston Garden's proposed Opening Day Plan outlines the use of an appointment only period in its fledgling months of operation, attached hereto as Exhibit E.

**IV. Compliance with Newton Zoning Ordinance Sec. 6.10.3(E)(1-2, 4-15, 17, 19):  
Minimum Criteria and Limitations on Approval**

- 1. [...] A Marijuana Retailer shall not be located within a radius of 500 feet from an existing public or private k-12 school.**

Boston Garden's proposed property comports with all applicable buffer requirements set forth by the City of Newton and the Cannabis Control Commission, including the aforementioned 500 foot radius from existing public or private K-12 schools.

- 2. [...]An RMD or Marijuana Establishment shall file copies of its initial certificate of registration and each annual renewal certificate with the clerk of the City Council within one week of issuance [...] The RMD or Marijuana Establishment shall provide the Newton Police Department with the names and contact information for all management staff and shall immediately notify the police department of any changes.** Please see a copy of Boston Garden's Provisional License attached hereto as Exhibit F.

Boston Garden has provided the Newton Police Department with the names and contact information for all management staff and shall immediately notify the police department of any changes.

- 4. An RMD or Marijuana Establishment shall be located only in a permanent building and not within any mobile facility. All sales shall be conducted either within the building or by home delivery to qualified clients pursuant to applicable state regulations.**

Boston Garden's proposed Marijuana Retailer is located within a permanent building.

- 5. An RMD or Marijuana Establishment shall be subject to the number of parking stalls required in Sec. 5.1 unless a lesser or greater number of stalls is required by the City Council based on the transportation analysis provided by the applicant.** As outlined in the parking table of the Site Plan, the reconfigured Property layout features 18 parking spaces, including one accessible space, which is in excess of the 14 spaces required by the Zoning Ordinance.

- 6. All signage shall conform to the requirements of 105 CMR 725.105(L) and 935 CMR 500.105(4) and to the requirements of Sec. 5.2. No graphics, symbols or images of marijuana or related paraphernalia shall be displayed or clearly visible from the exterior of an RMD or Marijuana Establishment. The City Council may impose additional restrictions on signage to mitigate impact on the immediate neighborhood.** As demonstrated in Exhibit C, facility signage is proposed to be in full compliance with state and local regulations. Boston Garden will not utilize signs or printed materials

advertising marijuana products or any logo or symbols with images of marijuana.

- 7. The RMD or Marijuana Retailer's hours of operation shall not adversely impact nearby uses. The hours of operation shall be set by the City Council as a condition of the Special Permit, but in no case shall an RMD or Marijuana Retailer open before 9:00 a.m. or remain open after 9:00 p.m.**

Boston Garden proposes daily hours of 9:00 AM – 9:00 PM, Monday – Sunday.

- 8. The number of Marijuana Retailers shall not exceed 20 percent of the number of liquor licenses issued in the City pursuant to G.L. c.138 § 15 (commonly known as "package stores").**

The number of Marijuana Retailers does not currently exceed 20 percent of the number of liquor licenses issued in the City.

- 9. No RMD or Marijuana Retailer shall be located within a radius of one half-mile of an existing or approved RMD or Marijuana Retailer.**

Boston Garden's proposed property comports with all applicable buffer requirements set forth by the City of Newton and the Cannabis Control Commission, including the aforementioned one half-mile radius from existing Marijuana Retailers.

- 10. No RMD or Marijuana Establishment shall be located within a building containing a residential use.**

Boston Garden's proposed facility does not contain a residential use.

- 11. No RMD or Marijuana Retailer or co-located facility shall exceed 5,000 square feet of floor area.**

Boston Garden's proposed facility is a 4,620 SF standalone building.

- 12. All RMDs and Marijuana Establishments shall submit a state approved security plan to the Newton Police Department for review and approval.**

Boston Garden has submitted a security plan to the Newton Police Department for review and approval.

- 13. All RMDs and Marijuana Establishments shall submit a state approved emergency response plan to the Newton Police Department and Newton Fire Department for review and approval.**

Boston Garden has submitted an emergency response plan to the Newton Police Department and Newton Fire Department for review and approval.

- 14. All RMDs and Marijuana Establishment shall submit a state approved Operation and Management Plan to the Inspectional Services Department and the Department of Planning and Development for review and approval.**

Boston Garden has submitted an Operation and Management Plan for review and approval.



- 15. An RMD or Marijuana Retailer located at the ground level shall provide at least 25 percent transparency along building's front facade at ground level and existing buildings shall not be modified to reduce the transparency of the front facade at the ground level to below 25 percent, unless the City Council finds impacts to security and aesthetics have been appropriately mitigated.**



Boston Garden seeks a waiver of the transparency requirement of 6.10.3.E.15 to allow it to provide 16.4% transparency at the front façade. The pre-existing front façade does not conform with this requirement. In lieu of creating more window transparencies that do not activate a storefront, Boston Garden has sought to use a decorative front façade to comport with the City of Newton's urban design objectives. The selection of materials, fenestration, and ornamentation was designed to result in a consistent and harmonious composition that appears as a unified whole.

- 17. The RMD or Marijuana Establishment shall be ventilated in such a manner that no: Pesticides, insecticides, or other chemicals or products in cultivation or processing are dispersed into the outside atmosphere; or Odor from marijuana may be detected by a person with a normal sense of smell at the exterior of the building or at any adjoining use or property.**

Boston Garden does not intend to utilize the building for cultivation or processing. Nevertheless, it will take active precautions to prevent against odors, including only allowing prepackaged marijuana on site and utilizing carbon scrubbers in the vault and fulfillment room. Please see the enclosed Odor Control Plan, attached hereto as Exhibit G.

- 19. Marijuana Retailers are prohibited from delivering cannabis or marijuana products to consumers; and from offering cannabis or marijuana products for the purposes of on- site social consumption on the premises of a Marijuana Establishment.**

Boston Garden will not deliver cannabis or marijuana products to consumers or offer cannabis or marijuana products for the purposes of on- site social consumption on the premises of a Marijuana Establishment.

#### **IV. Compliance with Newton Zoning Ordinance Sec. 6.10.3(F)(3-6): Special Permit Application and Procedure**

- 3. RMD and Marijuana Retailer Transportation Analysis**  
Please see the Traffic Impact Statement affixed as Exhibit D.

- 4. Lighting Analysis: A lighting plan showing the location of proposed lights on the building and the lot and a photometric plan showing the lighting levels.**

Please see the Lighting Plan included as part of Exhibit C.

5. **Context Map: A map depicting all properties and land uses within a minimum 1,000-foot radius of the proposed lot, whether such uses are located in the City or within surrounding communities, including but not limited to all educational uses, daycare, preschool and afterschool programs. The context map shall include the measured distance to all uses described in paragraph D.1 above.**

Please see the Context Map included as Exhibit C.

6. **Registration Materials: Copies of registration materials issued by the Massachusetts Department of Public Health or Cannabis Control Commission and any materials submitted to that Department for the purpose of seeking registration, to confirm that all information provided to the City Council is consistent with that provided to the Massachusetts Department of Public Health or Cannabis Control Commission. Boston Garden's redacted adult use application is attached hereto as Exhibit H.**

#### **IV. Compliance with Newton Zoning Ordinance Sec. 6.10.3(G)(1-2): Special Permit Criteria**

##### **1. Criteria for all marijuana uses:**

- a. **The lot is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the lot, whether driving, bicycling, walking or using public transportation.**

As evidenced in the enclosed Site Plans and Transportation Analysis, the lot has been specifically designed to provide convenient, safe, and secure access and egress for clients and employees arriving to and leaving the lot from all forms of public transportation. The proposed modifications to the site plan have significantly enhanced the safety and ease of parking on the site, which was previously in an unlined lot utilizing nonconforming spaces. The updated site plan provides safe access for pedestrians, maintains onsite safety through the use of a parking attendant along the Chestnut Street curb cut, and includes bicycle parking at the rear of the parking lot.

- b. **Loading, refuse and service areas are designed to be secure and shielded from abutting uses.**

Boston Garden proposes a secure loading area to secure and shield loading from abutters, customers, and other members of the public. The operations of this loading area will be reviewed and scrutinized by the Cannabis Control Commission throughout the inspection process to ensure it meets and exceeds all regulatory requirements. The loading area will be shielded from abutting uses through the use of a retractable fence during the actual loading and unloading of project and more permanently through the installation of a stockade fence along the east property line.

All waste containing marijuana or marijuana products will be clearly marked as

unsaleable waste and stored securely within a segregated portion of the vault. Product waste will be picked up from the facility and returned to the licensed cultivation and product manufacturing establishment from which it was purchased, where it will be destroyed in compliance with all regulations set forth by the Cannabis Control Commission.

Waste that does not contain marijuana will be stored a locked interior storage room and picked up weekly by a commercial trash vendor.

**c. The RMD or Marijuana Establishment is designed to minimize any adverse impacts on abutters.**

As demonstrated in the enclosed renderings, the exterior of the establishment has been designed to present a nuanced, respectful storefront that does not overtly indicate the products being sold inside. It has been designed to match the urban design of the storefronts along Chestnut Street.

Following extensive conversations with the residential abutters to the west of the site, Boston Garden has proposed the installation of a stockade fence with accompanying landscaping to mitigate visual impacts to abutting properties. It has also proposed the installation of a stockade fence between its lot and the commercial property to the east to limit abutting views of loading.

**d. The RMD or Marijuana Establishment has satisfied all of the conditions and requirements in this section.**

Boston Garden respectfully submits that it has satisfied all of the conditions and requirements in this section.

**2. Additional criteria for RMDs and Marijuana Retailers:**

**a. The lot location complies with Sec. 6.10.3.E.1, or the lot is located at a lesser distance if the City Council finds that the lot is sufficiently buffered such that these facilities or uses will not be adversely impacted by the RMD or Marijuana Retailer's operation.**

Boston Garden's proposed property comports with all applicable buffer requirements set forth by the City of Newton and the Cannabis Control Commission.

**b. Traffic generated by client trips, employee trips, and deliveries to and from the RMD or Marijuana Retailer shall not create a significant adverse impact on nearby uses.**

Please see the Traffic Impact Statement affixed as Exhibit D. Boston Garden respectfully submits that its proposed use of the Property will not disturb the existing right of way, pedestrian access, and will not cause a hazard to vehicle or

pedestrian traffic. Traffic generated and patterns of access and egress will not cause congestion, hazard, or a substantial change to the neighborhood character.

Boston Garden recognizes the critical importance of operational planning and collaboration with the Town to ensure that its fledgling months of operation do not pose a nuisance to the surrounding community. Boston Garden's proposed Opening Day Plan outlines the use of an appointment only period in its fledgling months of operation, attached hereto as Exhibit E.

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

As demonstrated in the enclosed renderings, the exterior of the establishment has been designed to present a nuanced, respectful storefront that does not overtly indicate the products being sold inside. It has been designed to match the urban design of the storefronts along Chestnut Street. It respectfully requests a reduction in the required transparency at the front of the building to allow it to comport with the look and feel of the surrounding area without resulting in black out windows at the front of the building.

**d. The building and lot are accessible to persons with disabilities.**

The interior and exterior of Boston Garden's facility are designed in full compliance with the Americans with Disabilities Act. All doors within the facility meet or exceed the requirements set forth in 521 CMR for push/pull clearances, clear floor area, and door size. The establishment's entryway and exits are accessible to those who use wheelchairs, walkers, canes, or crutches for mobility. Restrooms will be ADA accessible with proper grab bars and vertical distances for paper towels, mirrors, etc. Inside aisles will be at least 36" wide to facilitate full accessibilities. There will be a dedicated 36" AFF sales counter. The work surface for reception space will be 30" AFF for employees and provides ample space. The public side of the check-in counters will be at 42" AFF and 34" to accommodate everyone. Additionally, a lift has been proposed to ensure full employee access to the employee-only section of the business.

**e. The lot is accessible to regional roadways and public transportation.**

The facility is easily accessible by major roadways in Newton providing access to other parts of the City and Needham. It is located approximately one block away from the 59 bus.

**f. The lot is located where it may be readily monitored by law enforcement and other code enforcement personnel.**

The lot is located in close proximity to Newton Fire Station 7 and other law enforcement personnel.

- g. The RMD or Marijuana Retailer's hours of operation will have no significant adverse impact on nearby uses.**

Boston Garden's proposed hours of operation are not unlike the hours of nearby facilities, including:

| Type of Facility   | Address              | Hours  |
|--------------------|----------------------|--|
| Liquor Store       | 1220 Chestnut Street | M – Sat: 8:30AM – 10 PM<br>Sun: 10 AM – 8 PM   |
| Bar / Restaurant   | 1205 Chestnut Street | M: 4 PM – 11 PM<br>T-R: 12 PM – 11 PM<br>F - Sat: 12 PM – 12 AM<br>Sun: 12 AM – 8 PM |
| Takeout Restaurant | 108 Oak Street       | M-R: 11:30 AM – 9:30 PM<br>F-Sat: 11:30 AM – 10 PM<br>Sun: Closed                    |