

Curaleaf Processing, Inc.

Plan to Remain Compliant With Local Ordinances – Newton Research & Development Facility

Location: 242-247 Riverview Avenue, Newton MA 02466

Plan to Remain Compliant with Local Ordinances - Each applicant shall submit a description of plans to ensure that the ME will be compliant with local codes, ordinances, and bylaws for its physical address which shall include, but not be limited to, the identification of all local requirements. This plan shall identify all steps taken with municipal departments or officials regarding local rules and permitting requirements. Additionally, applicants shall include in their plan, but not be limited to, the following information: Identification of the appropriate zoning district of the proposed address; and Identification of the appropriate permits that are required, if any, and the timing and frequency of obtaining such permits

City of Newton Marijuana Ordinances: [637650522939730000 \(newtonma.gov\)](http://637650522939730000.newtonma.gov)

Item # 41-21

Amend the following sections as follows:

Sec. 4.4. Allowed Uses

4.4.1. Business, Mixed Use & Manufacturing Districts

Business, Mixed Use & Manufacturing Districts	BU1	BU2	BU3	BU4	BU5	MU1	MU2	MU3	MU4	M	LM	Definition/ Listed Standard
Medical Marijuana Treatment Center	--	SP	--	SP	SP	SP	--	--	--	--	--	Sec. 6.10.3
Craft Marijuana Cooperative	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.10.3
Independent Testing Laboratory	--	--	--	--	--	--	--	--	--	SP	SP	Sec. 6.10.3
Marijuana Courier										L	L	Sec. 6.10.3
Marijuana Cultivator	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.10.3
Marijuana Delivery Operator										L	L	Sec. 6.10.3
Marijuana Product Manufacturing	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.10.3
Marijuana Research Facility	--	--	--	--	--	--	--	--	--	SP	SP	Sec. 6.10.3
Marijuana Retailer	--	SP	--	SP	SP	SP	--	--	--	--	--	Sec. 6.10.3
Marijuana Transporter	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.10.3
Microbusiness	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.10.3

6.10.3. Registered Marijuana Use

A. Purpose. The purpose of this Sec. 6.10.3 is to provide for the limited establishment of Medical Marijuana Treatment Centers (“MTCs”) and adult use Marijuana Establishments (“MEs”) within the City as they are authorized pursuant to state regulations set forth in and 935 CMR 500.000 and 935 CMR 501.000. Since MTCs and Marijuana Establishments are strictly regulated by the Massachusetts Cannabis Control Commission, the intent of this Sec. 6.10.3 is to permit MTCs and Marijuana Establishments where there is access to regional roadways and public transportation, where they may be readily monitored by law enforcement for health and public safety purposes, and where they will not adversely impact the character of residential neighborhoods and business districts.

B. Definitions. As defined or amended by 935 CMR 500.000 and 935 CMR 501.000: 2

1. **Craft Marijuana Cooperative.** A Marijuana Cultivator comprised of residents of the Commonwealth and organized as a limited liability company, limited liability partnership, or cooperative corporation under the laws of the Commonwealth. A cooperative is licensed to cultivate, obtain, manufacture, process, package and brand cannabis or marijuana products to transport marijuana to Marijuana Establishments, but not to consumers.

2. **Independent Testing Laboratory.** A laboratory licensed by the Commission that is: accredited to the International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Accrediting Cooperation mutual recognition arrangement or that is otherwise approved by the Commission; independent financially from any Medical Marijuana Treatment Center (RMD), Marijuana Establishment or licensee for which it conducts a test; and qualified to test cannabis or marijuana in compliance with 935 CMR 500.160 and MGL c. 94C, Section 34.

3. **Marijuana Cultivator.** An entity licensed to cultivate, process and package marijuana, and to transfer marijuana to other Marijuana Establishments, but not to consumers.

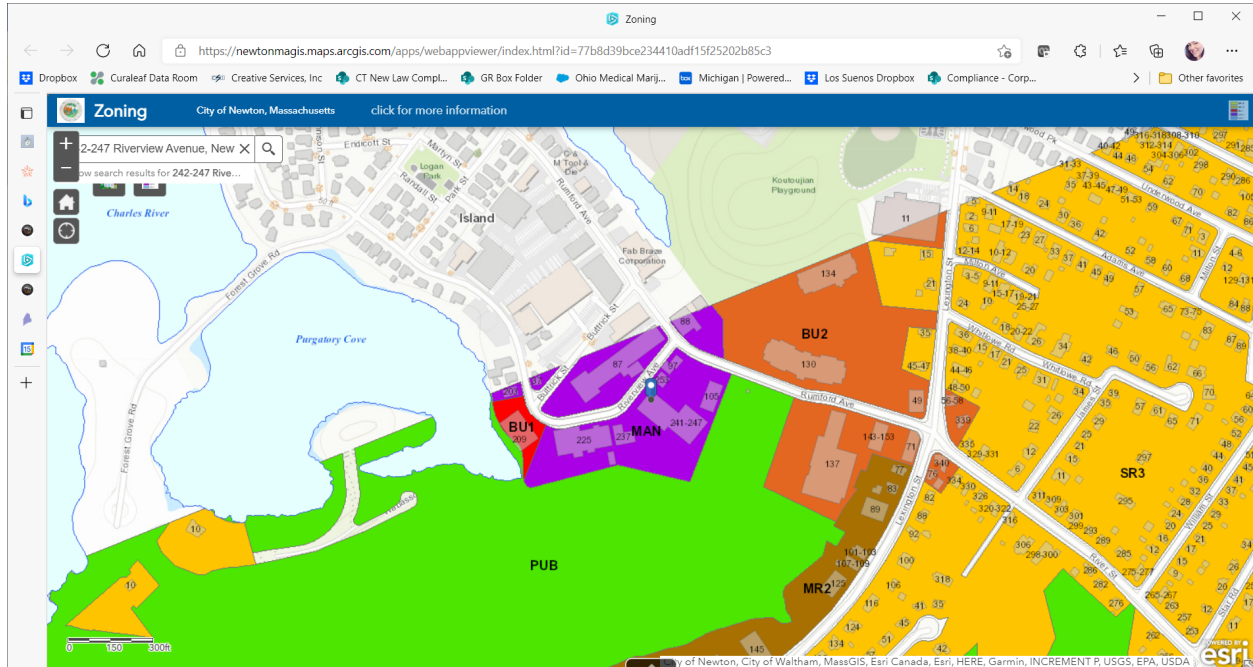
4. **Marijuana Establishment.** A Marijuana Cultivator (Indoor or Outdoor), Craft Marijuana Cooperative, Marijuana Product Manufacturer, Marijuana Microbusiness, Marijuana Retailer, Independent Testing Laboratory, Marijuana Research Facility, Marijuana Transporter, Marijuana Delivery Licensee, or any other type of licensed marijuana-related business, except a medical marijuana treatment center.

5. **Marijuana Product Manufacturer.** An entity licensed to obtain, manufacture, process and package marijuana or marijuana products and to transfer these products to other Marijuana Establishments, but not to consumers.

6. **Marijuana Research Facility.** An entity licensed to engage in research projects by the Cannabis Control Commission. A Marijuana Research Facility may cultivate, purchase or otherwise acquire marijuana for the purpose of conducting research regarding marijuana products.

7. Marijuana Retailer. An entity licensed to purchase and transport cannabis or marijuana product from Marijuana Establishments and to sell or otherwise transfer this product to Marijuana Establishments and to consumers. 3
8. Marijuana Transporter. An entity, not otherwise licensed by the Commission, that is licensed to possess marijuana products solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments or MTCs, but not to consumers.
9. Microbusiness. A co-located Marijuana Establishment that can be either a Tier 1 Marijuana Cultivator or Product Manufacturer or both, in compliance with the operating procedures for each license. A Microbusiness that is a Marijuana Product Manufacturer may purchase no more than 2,000 pounds of marijuana per year from other Marijuana Establishments.
10. Medical Marijuana Treatment Center (formerly known as a Registered Marijuana Dispensary (RMD)). An entity registered under 935 CMR 501.101, that acquires, cultivates, possesses, processes (including development of related products such as edible cannabis or marijuana products, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing cannabis or marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical use.
11. Tier 1 Marijuana Cultivator. A Tier 1 Marijuana Cultivator shall be limited to less than 5,000 square feet of canopy.
12. Marijuana Courier. An entity licensed to deliver marijuana and marijuana products directly to consumers from a Marijuana Retailer or Medical Marijuana Treatment center but is not authorized to sell directly to consumers.
13. Marijuana Delivery Operator. An entity licensed to purchase at wholesale and warehouse finished marijuana products acquired from a marijuana cultivator, product manufacturer, microbusiness or craft marijuana cooperative and to sell and deliver directly to consumers, but is not authorized to operate a storefront.
14. Impassible Barrier. For the purposes of determining the 500-foot buffer zone, a highway, public or private way or path, inaccessible structure, body of water, or other obstruction that renders any part of the 500-foot straight line distance between a marijuana establishment entrance and a school entrance inaccessible by a pedestrian or automobile.
15. Marijuana Establishment Entrance. The entrance or entrances that provide ingress and egress to consumers to the marijuana establishment. 4
16. School Entrance. The entrance or entrances that provide ingress and egress to students of a preexisting public or private school providing education in kindergarten or any grades 1 through 12.

Curaleaf Processing, Inc. is applying for a Marijuana Research Facility License. The City of Newton defines a Marijuana Research Facility as an entity licensed to engage in research projects by the Cannabis Control Commission. A Marijuana Research Facility may cultivate, purchase or otherwise acquire marijuana for the purpose of conducting research regarding marijuana products.



C. Marijuana uses not Allowed As-of-Right. Marijuana uses are not included within the definition of retail sales or services, agriculture, manufacturing, research, or any other lawful business permitted as of right or by special permit as provided in this Chapter.

D. Marijuana uses allowed by special permit. Use of land, buildings or structures for an MTC or Marijuana Establishment shall be allowed only by special permit in the districts specified in Sec. 4.4.1 subject to the requirements and criteria of this Sec. 6.10.3.

Curaleaf Processing, Inc.'s facility will be located in the Manufacturing District. Marijuana Research Facilities are an allowed use (Special Permit) in the Manufacturing District. Curaleaf's has started the Special Permit Application process with the City and will submit when the State's provisional license has been issued.

E. Notwithstanding the provisions of paragraphs C and D above, licensed marijuana couriers and licensed delivery operators are allowed as-of-right in the districts specified in Sec. 4.4.1 subject to the requirements and criteria of this Sec. 6.10.3

Not Applicable for Research Facility

F. Minimum criteria and limitations on approval.

1. An MTC or Marijuana Retailer shall not be located within a radius of 500 feet from an existing public or private school providing education in kindergarten or any grades 1 through 12, unless the

City Council finds that the MTC or Marijuana Retailer is sufficiently buffered such that these facilities or uses will not be adversely impacted by the MTC's or Marijuana Retailer's operation. The buffer zone distance of 500 feet shall be measured in a straight line from the geometric center of the marijuana establishment entrance to the geometric center of the nearest school entrance, unless there is an impassable barrier within those 500 feet; in these cases, the buffer zone distance shall be measured along the center of the shortest publicly-accessible pedestrian travel path from the geometric center of the marijuana establishment entrance to the geometric center of the nearest school entrance.

Not Applicable for Research Facility

2. An MTC or Marijuana Establishment shall be properly registered with the Massachusetts Cannabis Control Commission pursuant to or 935 CMR 500.000 or 935 CMR 501.00 and shall comply with all applicable state and local public health regulations, public safety code regulations and all other applicable state and local laws, ordinances, rules and regulations. No building permit or certificate of occupancy shall be issued for an MTC or Marijuana Establishment that is not properly registered with the Massachusetts Cannabis Control Commission. The MTC 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, and shall immediately notify said clerk if its registration is not renewed or is revoked. The MTC 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 change.

Curaleaf is in the process of registering with the CCC and will comply with all applicable state and local public health regulations, public safety code regulations and all other applicable state and local laws, ordinances, rules and regulations.

Curaleaf will 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, and will immediately notify said clerk if its registration is not renewed or revoked. Curaleaf will provide the Newton Police Department with the names and contact information for all management staff and will immediately notify the police department of any change.

3. A special permit granted by the City Council authorizing the establishment of an MTC or Marijuana Establishment shall be valid only for the registered entity to which the special permit was issued, and only for the lot on which the MTC or Marijuana Establishment has been authorized by the special permit. If the registration for the MTC or Marijuana Establishment is revoked, transferred to another controlling entity, or relocated to a different site, a new special permit shall be required prior to the issuance of a certificate of occupancy.

Curaleaf's has started the Special Permit Application process with the City and will submit when the State's provisional license has been issued.

4. An MTC 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.

Curaleaf's research facility will be located in a permanent building. No sales will be conducted.

5. An MTC 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. An MTC or Marijuana Retailer shall comply with the parking requirements for Retail uses; a Marijuana Cultivator, Craft Marijuana Cooperative, Marijuana Courier, Marijuana Delivery Operator, Marijuana Microbusiness, or Marijuana Product Manufacturer shall comply with the parking requirements for Manufacturing; and a Marijuana Research Facility or Independent Testing Laboratory shall comply with the parking requirements for Research, Laboratory.

5.1.4. Number of Parking Stalls A. The minimum number of parking stalls to be supplied for each type of building or land use shall be in accordance with the following requirements. Where the computation results in a fractional number, the fraction shall be counted as one stall.

Research, laboratory 1 per 1,000 sf plus; 1 per 4 employees

Newton's Parking Ordinance requires research laboratories to provide for 1 parking stall per 1,000 sq feet of operational space or 1 parking stall per 4 employees. Curaleaf's lease of 20,000 sq feet of operating space includes use of 45 parking stalls, exceeding the City's parking requirement with 5 parking stalls per 1,000 sq feet of operational space.

6. All signage shall conform to the requirements of and 935 CMR 500.105(4) or 935 CMR 501.105(4) as applicable, 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 MTC or Marijuana Establishment. The City Council may impose additional restrictions on signage to mitigate impact on the immediate neighborhood.

The facility will not have any signage

7. The MTC's or Marijuana Retailer's or other marijuana establishment'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 MTC or Marijuana Retailer open before 9:00 a.m. or remain open after 9:00 p.m.; and in no case shall a delivery licensee deliver marijuana and marijuana products to Newton locations before 8:00 a.m or after 9:00 p.m.

Not Applicable for research facility

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").

Not Applicable for research facility

9. No MTC or Marijuana Retailer shall be located within a radius of one half-mile of an existing or approved MTC or Marijuana Retailer. Such distance shall be measured in a straight line from the

nearest property line of the proposed RMD or Marijuana Retailer to the nearest property line of the existing MTC or Marijuana Retailer. The co-location of a MTC and Marijuana Retailer on the same site shall not be subject to this buffer requirement.

Not Applicable for research facility

10. No MTC or Marijuana Establishment shall be located within a building containing a residential use.

There is no residential use in the building.

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

Not Applicable for research facility

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

The security plan submitted as part of the CCC application will be submitted to Newton Police Department for review and approval.

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

The emergency response plan submitted as part of the CCC application will be submitted to Newton Police Department and Newton Fire Department for review and approval.

14. All MTCs and Marijuana Establishments 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.

The operation and management plan submitted as part of the CCC application will be submitted to the Newton Inspection Services Department and the Department of Planning and Development for review and approval.

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

Not Applicable for research facility

16. Any marijuana cultivation shall offset 100 percent of energy used for cultivation through renewable energy, either by any combination of purchasing Renewable Energy Certificates through the State, generating renewable energy onsite, and/or through Newton Power Choice, if available.

Not Applicable for research facility

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

The facility will be ventilated in a manner that no chemical or products in processing are dispersed into the outside atmosphere. There will be no pesticides or insecticides. Add odor control here.

18. A Marijuana Research Facility may not sell marijuana cultivated under its research license.

No marijuana will be cultivated at this location. The research facility will not sell marijuana products used in this facility.

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

Not Applicable for research facility

G. Special permit application and procedure. The procedural and application requirements of Sec. 7.3 shall apply. In addition to the procedural and application requirements of Sec. 7.3, an application for special permit shall include, at a minimum, the following information:

1. **Description of Activities:** A narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of marijuana or marijuana infused products (MIP's), research, testing, on-site sales, off-site deliveries, distribution of educational materials, and other programs or activities.
2. **MTC Service Area:** Applications for an MTC shall include a map and narrative describing the area proposed to be served by the MTC and the anticipated number of clients that will be served within that area. This description shall indicate where any other MTC's exist or have been proposed within the expected service area.
3. **MTC and Marijuana Retailer Transportation Analysis:** An application for an or Marijuana Retailer shall include a quantitative analysis, prepared by a qualified transportation specialist acceptable to the Director of Planning and Development and the Director of Transportation, analyzing the proposed new vehicular trips, the expected modes of transportation used by clients and employees, and the frequency and scale of deliveries to and from the site. An MTC or Marijuana Retailer that does not provide the number of parking stalls required per this Sec. 6.10.E.6. shall also provide a parking study.
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.

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, kindergarten through grade 12. The context map shall include the measured distance to all uses described in paragraphs E.1 and E.10 above.
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.

Curaleaf's has started the Special Permit Application process with the City and will submit when the State's provisional license has been issued.

H. **Special Permit Criteria.** In granting a special permit for an RMD or Marijuana Establishment, in addition to finding that the general criteria for issuance of a special permit are met, the City Council shall find that the following criteria are met:

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.
 - b. Loading, refuse and service areas are designed to be secure and shielded from abutting uses.
 - c. The MTC or Marijuana Establishment is designed to minimize any adverse impacts on abutters.
 - d. The MTC or Marijuana Establishment has satisfied all of the conditions and requirements in this section.
2. Additional criteria for MTCs and Marijuana Retailers:
 - a. The lot location complies with Sec. 6.10.3.F.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 MTC or Marijuana Retailer's operation.
 - b. Traffic generated by client trips, employee trips, and deliveries to and from the MTC or Marijuana Retailer shall not create a significant adverse impact on nearby uses.
 - 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.
 - d. The building and lot are accessible to persons with disabilities.
 - e. The lot is accessible to regional roadways and public transportation.

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

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

The facility will comply with all special permit criteria