



Re: Public Meeting on Proposed Zoning Amendment for Cannabis Establishments

Victor Brogna <[REDACTED]> Sat, May 4, 2024 at 12:27 PM
To: Will Cohen <will.cohen@boston.gov>
Cc: NEWRA Cheryl <[REDACTED]>, davidakubiak <[REDACTED]>, Pauline Carpenter <[REDACTED]>, Kathleen Onufer <kathleen.onufer@boston.gov>, Friends Cutillo Park <[REDACTED]>

Hello Will,

Thanks for the link to the proposed cannabis amendment. As noted in a previous email, I will be unable to attend a May 9 virtual meeting. As also noted, I have misgivings about removal of the requirement of a half-mile separation between cannabis establishments.

If the amendment is adopted, I expect that every smoke shop in the city that is 500 feet away from a school will seek to have cannabis added to their retail products, including the smoke shop on Salem Street in the North End. The smoke shop on Salem Street is in the Salem Street Neighborhood Shopping Subdistrict. It is a few feet away from Morton Street and Cutillo Park, where the City has spent more than two million dollars renovating the park including a children's playground. Although, as you point out, the change of use will presumably be subject to the requirements applicable to the granting of conditional use permits by the Board of Appeal under Article 6 of the Boston Zoning Code, I am confident that the North End community as a whole will not consider that as a sufficient safeguard. The Board of Appeal has for the past 60 years been ignoring the requirements applicable to the granting of zoning variances, and there is no reason to think that it will strictly observe the lesser requirements applicable to conditional use permits. To put it bluntly, the North End community does not trust the Board of Appeal to listen to its pleas for the protection and preservation of the quality of North End residential life.

Therefore, I oppose the proposed amendments to the Boston Zoning Code, and request that the BRA/BPDA not present them to the Zoning Commission for adoption.

Victor Brogna, Chair
Zoning, Licensing & Construction Committee of the
North End/Waterfront Residents' Association

On Fri, May 3, 2024 at 3:57 PM Will Cohen <will.cohen@boston.gov> wrote:

Hello --

The draft text is now available and has been posted on the BPDA web site: <https://www.bostonplans.org/documents/zoning/draft-text-amendment-for-the-cannabis-establishmen>

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

[bostonplans.org](https://www.bostonplans.org)

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On Thu, Apr 25, 2024 at 11:29 AM Victor Brogna <[REDACTED]> wrote:

Hello Will,

Thanks for the additional details. I particularly note that the Boston Cannabis Board's consideration of the half-mile zone would be only as a concept and not as a requirement. It might, therefore, be considered as a rejected requirement and no longer relevant to a siting decision.

On the evening of May 9, our North End/Waterfront Residents' Association's in-person monthly meeting will also be taking place, so I will be unable to attend a virtual meeting regarding zoning for cannabis establishments which is scheduled for the same evening. I hope the discussion at the virtual meeting will explore to what extent having a buffer zone between establishments in and of itself violates state law. That is, whether it in fact limits the number of licenses to a number below the 20% of retail alcohol license requirement. If it does not, the zoning amendment may be unnecessary as proposed.

I agree with you that having cannabis establishments scattered throughout residential districts would not be a preferred alternative.

Victor

On Wed, Apr 24, 2024, 4:57 PM Will Cohen <will.cohen@boston.gov> wrote:

Hi Victor --

That's right, but it's still only theoretically possible if you ignore the entire rest of the licensing process. You won't see this in the draft amendment, but we will be discussing it at the public meeting itself, so I encourage you to attend.

Before the ZBA considers any applicants, they first have to receive a license from the Boston Cannabis Board, who will still take into account the overall half-mile concept as a consideration, along with all of their other factors, in deciding whether or not to conditionally approve a license pending any necessary zoning relief. That all has to happen before the ZBA has a hearing, which as you say will take other issues into consideration as it addresses each request for a conditional use permit.

Additionally, as was noted in previous meetings, state law also requires that a city not limit the number of cannabis establishments to fewer than 20% of the number of licenses issued for retail sale of alcohol. We're substantially below that required allowed number right now, and there is no feasible way to get to that number without either removing the buffer zone or dramatically changing where establishments can be allowed (that is, scattered at half-mile distances from each other, but now all throughout the city's residential districts, which we do not think would be a preferred alternative).

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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On Tue, Apr 23, 2024 at 10:16 PM Victor Brogna <[REDACTED]> wrote:

Hello Will,

My questions will of course be answered when I see the final text but, if I understand correctly what you have told me so far, I believe that under the changes now being developed it would be theoretically possible to have a number of cannabis-establishments sited side by side, so long as each one was 500 feet from a school. Am I correct?

I understand that this would only be a theoretical possibility, since there will be the requirement that cannabis-selling is a conditional use throughout the city, which means that a ZBA-issued conditional use permit would be required for each location. One would expect the ZBA to require some kind of spacing to avoid over-saturation, but the Zoning Code itself would leave the ZBA with a free hand.

Victor

On Tue, Apr 23, 2024, 1:13 PM Will Cohen <will.cohen@boston.gov> wrote:

Hi Victor --

Thanks for the followup. Since the fall, we've been working internally at the City to come up with a proposal that best addresses key concerns while avoiding creating unintended consequences. As noted in the amendment from 2022 I pointed you to in the fall, over the years there have been multiple proposals to change the use designations of cannabis establishments in different parts of the city as well as to change the buffer requirements too.

As we've worked through this, for this latest version of the amendment, there will no longer be changes for establishments from conditional to allowed. This is different from the 2022 draft amendment.

You will also see in the actual amendment once we post it that we also break out the definition of establishments to have both a version for Retail Cannabis Establishment as well as Non-retail Cannabis Establishment, which will match what just got approved for Squares + Streets, so that the definitions are consistent. However, the actual use allowances for both will continue to be identical with what's currently present for Cannabis Establishment. The discussion about how to regulate these things may evolve in the future, so we want to have the two uses separated for clarity's sake, even if there's no functional change in the short-term.

Finally, as we looked at removing the buffer requirement but retaining the 500 foot school buffer, we also noticed that there's an additional discrepancy between the City and state's rules -- the state measures 500 feet from the center of the establishment to the nearest school entrance, not taking into account various impassable barriers. The City marked it 500 feet from lot line to lot line as a straight line, ignoring impassable barriers, leading to occasional situations where the applicant thought they were following the state rules with respect to the school entrance requirement but were just a few feet off of the zoning code's different rules, leading to an additional violation. This was less of an issue before, when the other half-mile requirement tended to be also be present in these cases, but it would be more of an issue were the larger buffer to be eliminated, leaving only this as an additional place for unexpected variances. To that end, we're also planning on changing the 500-foot buffer from school entrances to more clearly replicate the wording of the state rules. This is one example of what we're still double checking before we get the formal language posted, to make sure it all lines up.

To recap -- there are some smaller definitional changes we're making to avoid small edge cases we've seen and provide better consistency across the code. That said, the primary change is what I noted above, which is the elimination of the half-mile buffer requirement.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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On Tue, Apr 23, 2024 at 12:54 PM Victor Brogna <[REDACTED]> wrote:

I'm a bit puzzled. If that is the only change, why has it taken months to make public the text of what you intend to present?

On Tue, Apr 23, 2024, 11:34 AM Will Cohen <will.cohen@boston.gov> wrote:

We'll definitely have it posted before the meeting. The overall intent of the changes are to remove the half-mile additional buffer requirement from the zoning, retaining only the 500' buffer from schools required by the state.

Will



Will Cohen, AICP

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On Tue, Apr 23, 2024 at 10:05 AM Victor Brogna <[REDACTED]> wrote:

Thank you. Again, please send us a copy of the text you propose to present to the Zoning Commission for adoption, prior to the date you propose to present it.

Thank you.

Victor Brogna

On Mon, Apr 22, 2024, 8:40 PM Will Cohen <will.cohen@boston.gov> wrote:

Hello --

This meeting has been rescheduled to May 9, 2024: <https://www.bostonplans.org/news-calendar/calendar/2024/05/09/public-meeting-on-cannabis-establishment-zoning>

We're still working on final edits to the amendment but will have it posted soon.

Will



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On Fri, Oct 20, 2023 at 4:50 PM Will Cohen <will.cohen@boston.gov> wrote:

Hello,

Please note that this meeting has been postponed and will be rescheduled at a later date.

Will



Will Cohen, AICP

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On Thu, Oct 12, 2023 at 2:13 PM Will Cohen <will.cohen@boston.gov> wrote:

Hi Victor --

Thanks for your email. We are still finalizing the latest language, but I will be sure to send you an email when we post it. It will definitely be by the week of the public meeting, but I anticipate it being ready well before that. Since the public meeting on the 26th is scheduled for a full three weeks before the BPDA board meeting on November 16, there will be plenty of time for public comment and review. In the meantime, you may find it useful to review the summary from last year's meeting on the cannabis amendment as written at that time: <https://www.bostonplans.org/news-calendar/calendar/2022/08/29/cannabis-amendment-meeting>.

Thanks,

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Planner II, Zoning Reform

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On Thu, Oct 12, 2023 at 2:07 PM Victor Brogna <[REDACTED]> wrote:

Thank you for notifying me of this meeting. I think the public might like to see a copy of the actual zoning amendments that you are proposing. I know that I would. I clicked on "Learn more about Zoning for Cannabis Establishments" and also on "Learn more about this event," but in neither case did the text of what you are proposing come up.

Please make public the text of your proposed zoning amendment.

Thank you.

Victor Brogna

North End.

On Wed, Oct 11, 2023 at 9:47 AM Boston Planning & Development Agency <bpdarpz@boston.gov> wrote:

Regulatory changes around the definitions, approval, and regulation of cannabis establishments

[View this email in your browser](#)



**boston planning &
development agency**

Proposed Zoning Amendment for Cannabis

Establishments

Virtual Public Meeting

Thursday, October 26, 2023 | 6:00 PM–7:30 PM

The Boston Planning & Development Agency will host a virtual public meeting on **Thursday, October 26, 2023, from 6:00 PM–7:30 PM** to present proposed amendments to the Boston Zoning Code. The proposed amendments **make regulatory changes around the definitions, approval, and regulation of cannabis establishments.**

Learn more about [Zoning for Cannabis Establishments](#).

Interpretation will be provided in Spanish, Cantonese, Mandarin, Vietnamese, Haitian Creole, and Cape Verdean Creole. Additional interpreting services and document translation services are available upon request at no cost to you. Please request interpreting services no later than 5 days before the meeting date. For translation or interpreting services, contact bpdarpz@boston.gov.

How to Participate

[Register in advance](#)

Toll-Free Call-in Number: 833.568.8864

Meeting ID: 160 657 8251

[\[Learn more about this event\]](#)

At this time, the BPDA is continuing to host public meetings in a virtual setting for the health, safety, and accessibility of Boston residents. For more information and updates, visit bostonplans.org.

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Will Cohen <will.cohen@boston.gov>

Cannabis laws for Boston

6 messages

Cheryl Weinstein <[REDACTED]>
To: Will.Cohen@boston.gov
Cc: liz.breadon@boston.gov

Sat, May 4, 2024 at 5:22 PM

I have a question about the proposed Cannabis Law revision. Will the "500 foot ruling" apply to Boston Parks which are the home fields for Boston High Schools?

I am certain that you are aware that "home playing fields" for our wealthy neighbors (Newton, Wellesley, Lexington, Needham, Brookline, etc etc.) are adjacent to their high schools and are protected by the Massachusetts law of having no Cannabis facility within 500 feet of the school.

Boston High School students do not have the same privilege as wealthier students in the surrounding communities. Specifically Boston High school baseball and football fields are NOT adjacent to many of the schools.

For example, the home baseball field for Brighton High School boys and girls is Cassidy Park. Right now a cannabis facility has been approved to be within 200 feet of Cassidy Park.

Can you please explain why the "500 foot rule" does not apply to Boston students who play school sports and the rule does apply to students of wealth and privilege? Is the sports education of Boston students not important? Is the health of Boston students less important than students from wealthy suburbs?

As you write the new rules for Boston, it may help for civil rights lawyers to answer the question: is the Massachusetts law equitable to all citizens of Massachusetts? Should Boston implement a discriminatory law? Why does the health of students in wealthy Massachusetts towns merit protection but the health and welfare of minority students does not merit protection from cannabis?

I am originally from Alabama. If this were happening in Alabama or Mississippi, we all would know what to call this oversight.

What should we call Mayor Wu's "laissez-faire" treatment of Boston students who are predominately minorities? Change needs to be made now!

Cheryl Weinstein PhD
Boston Resident
Board Certified in Clinical Neuropsychology

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Will Cohen <will.cohen@boston.gov>
To: Cheryl Weinstein <[REDACTED]>
Cc: liz.breadon@boston.gov

Mon, May 6, 2024 at 9:56 AM

Hi Cheryl —

The draft text amendment is now available on the BPDA website, and we included annotations explaining what each change's purpose is. The direct link is <https://www.bostonplans.org/documents/zoning/draft-text-amendment-for-the-cannabis-establishmen>

The 500 foot buffer from school properties is already a requirement here in Boston, and this draft amendment now includes the language from the statewide legislation, making it easier to reference. The buffer is calculated relative to schools themselves, so there are no rules being added, removed, or modified specific to other facilities. Cannabis establishments are and will continue to be conditionally allowed uses, meaning their allowance is still regulated, overseen, and must be approved by both the Zoning Board of Appeal and the Boston Cannabis Board. Cannabis establishments continue to only be able to sell cannabis to be consumed off-site.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]

Cheryl Weinstein <[REDACTED]>
To: Will Cohen <will.cohen@boston.gov>

Mon, May 6, 2024 at 10:14 AM

Maybe I was not clear. The 500 foot buffer includes the sports fields of the school which is attached to the school. This benefits the suburbs who have privilege.

Boston public schools are less likely to have the school sports field attached to the school. Thus school sports fields of students WITHOUT PRIVILEGE do not have the benefit of the 500 foot school buffer. This is a major loophole in the Massachusetts Law and represents discrimination against minority students.

In addition when the cannabis board allows Cannabis to be used off-site.... It means "smoking on the playing fields of minority students is fine but students of privilege are protected....No cannabis on wealthy kids sports fields.

The Cannabis Board and its lawyers need to say why Boston students aren't given the same protection as students of privilege in the wealthy Massachusetts suburbs. It is a simple question.

Cheryl weinstein PhD

This email is highly confidential and is protected by Federal HIPPA Guidelines. If it is received by anyone other than the intended recipient, please contact Dr. Cheryl Weinstein at 617-327-3905 or [REDACTED]

On May 6, 2024, at 9:56 AM, Will Cohen <will.cohen@boston.gov> wrote:

[Quoted text hidden]

Will Cohen <will.cohen@boston.gov>

Fri, May 17, 2024 at 12:04 PM

To: Cheryl Weinstein <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]

Cheryl Weinstein <[REDACTED]>

Fri, May 17, 2024 at 6:31 PM

To: Will Cohen <will.cohen@boston.gov>

Dear Mr. Cohen,

Please know that since the BDPA Board Meeting, the Boston Cannabis Board has met to consider a SECOND cannabis store 400 feet from Cassidy Park, the home playing field for Brighton High School AND 30 feet from a public skating rink and swimming pool. It is a dark time for Boston Youth when compared to Youth of privilege in neighboring suburbs.

Your generation is going to have to explain to Boston Youth why they were treated with such disrespect.

Cheryl weinstein PhD.
Board Certified in Clinic Neuropsychology

On May 17, 2024, at 12:04 PM, Will Cohen <will.cohen@boston.gov> wrote:

[Quoted text hidden]

Will Cohen <will.cohen@boston.gov>

Fri, May 17, 2024 at 7:08 PM

To: Cheryl Weinstein <[REDACTED]>

Thanks for your followup. I'll make sure these are added as well.

Have a good weekend,

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Proposed Zoning for Cannabis Establishments

2 messages

JOANNE PAONE <[REDACTED]> Thu, May 16, 2024 at 3:55 PM
To: will.cohen@boston.gov, ed.flynn@boston.gov, Susanne Lavoie <[REDACTED]>

Mr. Will Cohen,
I am opposed to the proposal to lessen the half-mile buffer zone requirement between cannabis establishments.

As is clearly identified in the attached Google Maps screenshot of existing downtown cannabis establishments there are more than sufficient opportunities for purchase of cannabis products in the downtown area. On the surface it appears to be simple process to receive relief from the half-mile requirement via an appeal process. That said, however, continuance of the half-mile buffer may cause potential entrepreneurs to consider locations where no cannabis establishments currently exist. Perhaps the Seaport District, North End, Chinatown or Back Bay as examples. Adding cannabis establishments in these or other neighborhoods would not require the entrepreneur's need to request relief from the zoning requirement.

Thank you,
Robert and Joanne Paone

Bob



IMG_7351.PNG
598K

Will Cohen <will.cohen@boston.gov> Fri, May 17, 2024 at 12:03 PM
To: JOANNE PAONE <[REDACTED]>
Cc: ed.flynn@boston.gov, Susanne Lavoie <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.



Will Cohen, AICP
he/him

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[Quoted text hidden]

[Quoted text hidden]

Bob



Will Cohen <will.cohen@boston.gov>

Zoning Changes

3 messages

Bill Zimmermann <[REDACTED]>
To: will.cohen@boston.gov
Cc: Christopher Betke <[REDACTED]>

Fri, May 17, 2024 at 7:16 AM

Sir:

I am opposed to the Cannabis Establishment Zoning Amendment to remove the half-mile buffer requirement between cannabis establishments in the City. Removing the half mile buffer zone would have a significant, and negative, impact on every neighborhood in the city of Boston - particularly here in the Leather District

Best,

Bill Zimmermann

Will Cohen <will.cohen@boston.gov>
To: Bill Zimmermann <[REDACTED]>
Cc: Christopher Betke <[REDACTED]>

Fri, May 17, 2024 at 12:03 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]

Bill Zimmermann <[REDACTED]>

Fri, May 17, 2024 at 1:54 PM

To: Will Cohen <will.cohen@boston.gov>

Cc: Christopher Betke < >

Thank You!

Best, Bill

On May 17, 2024, at 12:03 PM, Will Cohen <will.cohen@boston.gov> wrote:

[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Enforce cannabis buffers

2 messages

Ryan Flynn <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 17, 2024 at 9:12 AM

I want to voice my support for enforcing the current laws around dispensary buffers. I supported legalizing marijuana, but I didn't realize the result would be an ever-present cloud of weed smoke in every public area in the city. I sincerely regret supporting legalization because of the unwillingness of marijuana users to use it responsibly.

People openly smoke in parks, playgrounds, sidewalks, in their cars while driving...virtually everywhere, at all times of day. It is appalling.

There needs to be a public awareness campaign around using weed in ways that don't impinge upon the rights of the general public to live in a smoke-free environment.

--
Ryan Flynn

Will Cohen <will.cohen@boston.gov>
To: Ryan Flynn <[REDACTED]>

Fri, May 17, 2024 at 12:03 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.



Will Cohen, AICP

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[Quoted text hidden]



Re: Opposition to Cannabis applications in the Leather District

4 messages

Melissa Lo <melissa.lo@boston.gov>

Fri, May 17, 2024 at 9:43 AM

To: Jacqueline Church <[REDACTED]> Will Cohen <will.cohen@boston.gov>
Cc: Christopher Betke <[REDACTED]> Ed Flynn <ed.flynn@boston.gov>, Kathryn Friedman <[REDACTED]> cannabisboard@boston.gov

Dear Jacky,

Thank you for your email. We are in receipt of your comments. We have also copied Mr. Will Cohen, so he could be keep abreast of your opposition.

Thank you,
Melissa
617.935.6613
Office of Ed Flynn

On Fri, May 17, 2024 at 8:55 AM Jacqueline Church <[REDACTED]> wrote:

We are tired of being ignored by 9-1-1 operators, watching emergency vehicles stuck in traffic trying to reach us and dealing with the human tragedy of unhoused and addicted neighbors seeking solace in our stoops on our sidewalks in our empty doorways like 125 Lincoln which is **already** a public toilet and shooting gallery. NO one is holding Oxford Properties (the owners of that building) accountable for the public health hazard that property has become.

IF we had any better response by emergency workers or more foot patrols in the neighborhood I might feel differently about the onslaught of applicants for Cannabis sales. BUT we do not so the point is moot.

The current applicants' proposed location is 727 Atlantic. This directly abuts residential buildings. Residents have invested heavily to live in the Leather District and do not want their quality of life or property values to be diminished by a cannabis dispensary.

The Leather District is a compact neighborhood with numerous families. The proposed location is within 500 feet of dozens of children's homes.

There is AMPLE supply of empty buildings including storefronts in nonresidential areas **across the channel**. These would be beneficial in terms of proximity to their customers' travel, WITHOUT placing them next door to families, WITHOUT adding congestion to a small, historic neighborhood.

Leather District residents are already struggling to combat unwanted smoke in public spaces. Adding a smoking-based business will result in more smoke in our streets and alleys and on our stoops. (Do we even need to mention the throngs of vaping construction workers across the city and the industrial accidents that already exist right here?)

The applicants have not offered any benefits to the Leather District that would offset the nuisances created by their business. e.g. funding of a regular foot patrol or private security patrol the neighborhood. Even that would not address the numerous other problems with this application.

The applicants consist of multiple partners, and it is unclear which partner(s) would have the authority to respond to Leather District concerns should they arise once the business is established. *If they cannot offer us clear accountability now, how will this improve should they prevail?* Now would be the time to prevent such questions by presenting an application that shows they understand and have accounted for the numerous issues this presents.

Smoke from Leather District streets, alleys, and stoops regularly filters into living spaces and negatively impacts residents' health in their own homes.

There is currently a significant amount of vehicular congestion in this neighborhood. Across the channel is largely empty with loads of empty street-level commercial space. They also have wide boulevards as opposed to small, old streets. Adding a new, vehicle-dependent business is going to further hamper movement in and around the Leather District/South Station.

Dispensary regulations, capacity limitations, and privacy concerns result in storefronts with little meaningful activity. Lack of meaningful activity will encourage crime and loitering, especially in a neighborhood adjacent to South Station that is already struggling with a transient population.

We need police to focus on violent crime in and around the Leather District rather than be distracted by cannabis sales and use. *Our proximity to the halfway houses and homeless shelters already presents multiple challenges for this neighborhood.* We should not also be forced to bear the burden of undesirable businesses here. Taking it across the channel will give the owners proximity to transit without motivating armies of loiterers to take up residence here.

Jacqueline Church



Jacqueline Church

Three-time Traveler's Choice Award Winner
Boston Chinatown Tours | [FAN Chinatown](#)
FAN is feeding and nurturing, friends and neighbors - are you a fan?
Ask me how you can join!

6178514880
<https://www.jacquelinechurch.com>



Will Cohen <will.cohen@boston.gov> Fri, May 17, 2024 at 12:03 PM
To: Melissa Lo <melissa.lo@boston.gov>
Cc: Jacqueline Church <[REDACTED]> Christopher Betke <[REDACTED]> Ed Flynn <ed.flynn@boston.gov>, Kathryn Friedman <[REDACTED]> cannabisboard@boston.gov

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.



Will Cohen, AICP
he/him
Senior Zoning Reform Planner II
617.918.4450 (o)

Boston Planning & Development Agency (BPDA)
One City Hall Square | Boston, MA 02201
bostonplans.org

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[Quoted text hidden]

Jacqueline Church <[REDACTED]>
To: Will Cohen <will.cohen@boston.gov>

Fri, May 17, 2024 at 12:20 PM

Thank you.



Jacqueline Church

Three-time Traveler's Choice Award Winner
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 6178514880

 <https://www.jacquelinechurch.com>



[Quoted text hidden]

Jacqueline Church <[REDACTED]>
To: Will Cohen <will.cohen@boston.gov>
Cc: Christopher Betke <[REDACTED]>

Fri, May 17, 2024 at 12:25 PM

Is there anything you can do to exert pressure on Oxford Properties who meeting after meeting, month after month, ignored warnings that lab space was NOT what is needed here ignoring [the well-documented glut](#). Now, 125 Lincoln has become a shooting gallery, a public toilet and a hazard to the neighborhood. Repeated attempts to get them to live up to their promise of "being a good neighbor" fall on deaf ears. With no accountability we are the ones suffering. And, Oxford sends out email expressing surprise at their inability to find tenants.

We deserve some accountability.



Jacqueline Church

Three-time Traveler's Choice Award Winner
Boston Chinatown Tours | [FAN Chinatown](#)

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Ask me how you can join!*

 6178514880

 <https://www.jacquelinechurch.com>



[Quoted text hidden]



Maintain Cannabis Buffer Zones

2 messages

Carolyn Cain <[REDACTED]>

Fri, May 17, 2024 at 11:59 AM

To: will.cohen@boston.gov

Cc: Christopher Betke <[REDACTED]> Jonathan Kannair <[REDACTED]>

Dear Mr. Cohen,

I have been a Leather District homeowner, resident, parent, and voter for 28 years and agree with my neighbors and city councilor, Ed Flynn, in opposing removal of the marijuana/cannabis buffer zone. He has stated the reasons quite clearly, quoted below:

I remain opposed to the Cannabis Establishment Zoning Amendment to remove the half-mile buffer requirement between cannabis establishments in the City. Removing the half mile buffer zone would have a significant impact on every neighborhood in the city of Boston.

As the Councilor representing a diverse area from Downtown, Chinatown, South Boston, Bay Village, parts of the South End and the Back Bay, I value the feedback of our residents, neighbors, and business community while understanding that each neighborhood is unique and has different sets of challenges. Over the last few years, neighbors and residents throughout District 2 have consistently advocated to enforce the half mile buffer zone. They have also continued to contact my office regarding quality-of-life issues and people smoking openly in public. Given the difficulty with enforcement on smoking cannabis in public, I believe the removal of the buffer zone would only further exacerbate these existing quality of life concerns for residents.

For instance, I have serious concerns for the Downtown area, which is a highly dense neighborhood that already has three cannabis establishments in close proximity to one another. Combined with day-care facilities (which do not fall under the state's requirement for a 500 foot buffer from school entrances), a large student and resident population, and nonprofits that also service vulnerable populations in close proximity, as well as existing challenges with public safety and crime, the removal of this half mile buffer would take away any remaining community safeguard with the potential to negatively impact quality of life in the neighborhood.

Allowing the half mile buffer to lapse may create a similar dynamic to package and liquor stores in the City, potentially saturate the market, and harm existing operators. This will also create the potential for both new and existing operators to either not engage with civic organizations, or walk away from existing community agreements entirely.

Please work to maintain the buffer zones for the reasons stated above.

Carolyn Cain
717 Atlantic Ave., 6B
Boston, MA 02111

Will Cohen <will.cohen@boston.gov>

Fri, May 17, 2024 at 12:03 PM

To: Carolyn Cain <[REDACTED]>

Cc: Christopher Betke <[REDACTED]> Jonathan Kannair <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



[KKCS] Opposition to the proposed amendment to remove 1/2 mile buffer between cannabis establishments in the city.

3 messages

Bi Yi Huang <[REDACTED]> Wed, May 22, 2024 at 2:03 PM
 To: will.cohen@boston.gov
 Cc: ed.flynn@boston.gov, Cavay Ip <[REDACTED]>, Connie Wong <[REDACTED]>, David C
 <[REDACTED]>, John Leung <[REDACTED]>, Felix Lui <[REDACTED]>, Irene R
 <[REDACTED]>, Lily Chu <[REDACTED]>, Linda See <[REDACTED]>, "
 <[REDACTED]>, Maria Wong <[REDACTED]>, Paul Chan
 <[REDACTED]>, Kkcs Lily Chu <[REDACTED]>, Tak-chee CHAN <[REDACTED]>, "Kkcs
 William D. Chin" <[REDACTED]>, winston wong <[REDACTED]>, Ping Jung Huang
 <[REDACTED]>

Dear Will Cohen,

Please see attached for Kwong Kow Chinese School's letter of opposition to the proposed amendment to remove the 1/2 mile buffer between cannabis establishments in the City of Boston.

Thank you,

--



Check out our

Best,

Bi Yi Huang (She / Her)

Chief Administrative Officer

P: (617) 426 - 6716

E: [REDACTED]

W: www.kwongkowschool.org

Kwong Kow Chinese School

中華廣教學校

87 Tyler Street, Boston, MA 02111



OPPOSITION TO CANNABIS ZONING - KKCS.pdf
464K

Will Cohen <will.cohen@boston.gov>

Wed, May 22, 2024 at 2:19 PM

To: Bi Yi Huang <[REDACTED]>

Cc: ed.flynn@boston.gov

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]

Bi Yi Huang <[redacted]> Wed, May 22, 2024 at 6:34 PM
 To: Will Cohen <will.cohen@boston.gov>
 Cc: ed.flynn@boston.gov, Cavay Ip <[redacted]>, Connie Wong <[redacted]>, David C
 <[redacted]>, John Leung <[redacted]>, Felix Lui <[redacted]>, Irene R
 <[redacted]>, Lily Chu <[redacted]>, Linda See <[redacted]>, "
 <[redacted]>, Maria Wong <[redacted]>, Paul Chan
 <[redacted]>, Kkcs Lily Chu <[redacted]>, Tak-chee CHAN <[redacted]>, "Kkcs
 William D. Chin" <[redacted]>, winston wong <[redacted]>, Ping Jung Huang
 <[redacted]>

Thank you Will,

Kwong Kow Chinese School appreciates the agency's consideration of our stance regarding the cannabis zoning.

[Quoted text hidden]



Kwong Kow Chinese School

中華廣教學校

Address: 87 Tyler Street, Boston MA 02111

Phone: (617) 426-6716

Email: kwongkow@gmail.com

Website: www.kwongkowschool.org

May 22, 2024

Mr. Will Cohen
Boston Planning & Development Agency
1 City Hall Square #9,
Boston, MA 02201

Dear Mr. Will Cohen,

On behalf of Kwong Kow Chinese School and our board of directors, I am writing to express our strong opposition to the recent proposed amendment under Zoning for Cannabis Establishments, which seeks to remove the half-mile buffer requirement between cannabis establishments in the City of Boston.

We believe that the removal of this buffer would have a profound and detrimental impact on our neighborhoods. The existing buffer zone is crucial in preventing the clustering of cannabis establishments in specific areas, thereby ensuring that no single neighborhood becomes disproportionately affected.

Our school, located in the heart of the community, is particularly concerned about the potential increase in cannabis establishments near educational institutions. The proximity of these establishments could pose significant challenges and distractions for our students, undermining the safe and conducive learning environment we strive to provide. We urge you to consider the broader implications of this amendment and to uphold the half-mile buffer requirement. The current regulation strikes a necessary balance, fostering responsible access to cannabis while protecting the integrity and safety of our neighborhoods.

Thank you for your attention to this critical matter. Together, we can ensure that our neighborhoods remain safe and vibrant places for all residents.

Sincerely,

Ping Jung Huang

School Principal

Kwong Kow Chinese School

(617) 426-6716



Don't remove 1/2 mile buffer

2 messages

Averil Carmine <[REDACTED]>

Tue, May 21, 2024 at 4:49 PM

To: will.cohen@boston.gov

Cc: Christopher Betke <[REDACTED]>

Dear Mr. Cohen,

I am writing to express my strong opposition to the proposal of removing the 1/2 mile buffer zone between cannabis establishments. Our neighborhood already hosts one such establishment, and reducing this buffer would pave the way for additional establishments to infiltrate our family-friendly community.

We are currently facing significant challenges, including a growing unhoused population and prevalent open drug use on our doorsteps. These issues directly impact the quality of life for residents and make it clear that we need policies that foster positive community development, not ones that could exacerbate existing problems.

Maintaining the 1/2 mile buffer zone is essential for preserving the character and livability of our neighborhood. I urge you to reconsider any actions that would lead to its removal.

Sincerely,

Averil Carmine
102 South Street
Leather District
774-306-1056

Will Cohen <will.cohen@boston.gov>

Wed, May 22, 2024 at 2:20 PM

To: Averil Carmine <[REDACTED]>

Cc: Christopher Betke <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Keep and enforce half mile buffer between cannabis establishments

2 messages

Tyler Jorgensen <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 22, 2024 at 2:36 PM

Hi Will,

I want to log my opinion that the half mile buffer between cannabis establishments in Boston should be maintained and enforced.

While I support the ability for adults in MA and Boston to purchase and consume small quantities of cannabis products, keeping these stores at a reasonably low density is adequate to fulfill the city's needs. They have a whole variety of negative effects (smell, often spots of loitering, etc.) and the last thing we need is them fanning out across the city like roaches. Further, many of them offer delivery, and so it is already easy and convenient to access these products.

Thank you,
(William) Tyler Jorgensen
201 W 8th St #3

Will Cohen <will.cohen@boston.gov>
To: Tyler Jorgensen <[REDACTED]>

Wed, May 22, 2024 at 2:44 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Opposition to remove 1/2 mile buffer between cannabis establishments

2 messages

Wingkay Leung <[REDACTED]> Wed, May 29, 2024 at 1:57 PM

To: will.cohen@boston.gov

Cc: "[REDACTED]" <[REDACTED]>, ed.flynn@boston.gov, Melissa <melissa.lo@boston.gov>

Dear Mr Will Cohen,

As an active community member of Chinatown for the last 30 years, I strongly object to Boston City's plan to remove the 1/2 mile buffer zone for cannabis establishments. Boston Chinatown is the most densely populated neighborhood in the city, has a high number of restaurants and shops, and is in close proximity to several colleges. With the removal of the 1/2 mile buffer zone, there will be multiple cannabis establishments wanting to open shops in Chinatown, as we have found out in the past. This likely saturation of cannabis shops in Chinatown will definitely impact the quality of life for its residents and possibly lead to security and crime issues. I am voicing not only my opinion, but the opinions of many other Chinatown community members.

Sincerely,
Wingkay Leung
978-884-0840

Will Cohen <will.cohen@boston.gov> Wed, May 29, 2024 at 1:59 PM

To: Wingkay Leung <[REDACTED]>

Cc: "[REDACTED]" <[REDACTED]>, ed.flynn@boston.gov, Melissa <melissa.lo@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Removal of buffer zone

2 messages

Suzanne Chapman <[REDACTED]>

Wed, May 29, 2024 at 1:57 PM

To: will.cohen@boston.gov

Cc: ed.flynn@boston.gov

Hello - I agree with Counselor Flynn who is opposed to the proposal to remove the 1/2 mile buffer zone between cannabis establishments in Boston. As a resident of Boston for over 40 years, I have lived in the Financial District for almost 8 years and on Avery Street for 15 years. There are several in this neighborhood and we do NOT need more. Thank you.

Suzanne Chapman
[1 Franklin Street #4801](#)
[Boston 02110](#)

Will Cohen <will.cohen@boston.gov>

Wed, May 29, 2024 at 1:59 PM

To: Suzanne Chapman <[REDACTED]>

Cc: ed.flynn@boston.gov

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to proposed amendment re: removing .5 mile buffer between cannabis establishments in Boston

3 messages

Anita Yip <[REDACTED]> Wed, May 29, 2024 at 9:51 AM
To: will.cohen@boston.gov
Cc: Ed Flynn <ed.flynn@boston.gov>, Melissa Lo <melissa.lo@boston.gov>, Chulan Huang <chulan.huang@boston.gov>

Dear Mr. Cohen,

I'm writing to oppose the proposed amendment to remove the requirement for a half-mile buffer between cannabis establishments in the City of Boston.

Secondhand smoke from cannabis can be deadly, especially to vulnerable populations (kids and elderly, especially people of color), and people already smoke openly in public, even in parks where kids and elderly rest and play. Parks are becoming less welcoming and feels like we're regressing back to days when parents caution children to not go by certain streets and areas because of these types of unwanted activities. Given the difficulty with enforcement on smoking cannabis in public, removing the buffer zone would further exacerbate quality of life concerns.

In Boston Chinatown, in particular, with significant residential population in heavily commercial tract areas, removing the half-mile buffer requirement between cannabis shops will disproportionately impact the neighborhood. It would lead to cannabis shops popping up close to an up-and-coming library that has not broken ground yet, day care centers, and schools like Kwong Kow Chinese School, all of which are not recognized to be sites that cannabis shops cannot open nearby. This would be a grave travesty to a very family-oriented neighborhood with already little recreational and open spaces to enjoy. The neighborhood is already reeling from being designated a Combat Zone. Removing the half mile buffer between cannabis shops would create more injustice in the community, which has been underheard and underserved for decades.

I urge you to reject amending the Zoning for Cannabis Establishments and maintain the requirement for a half-mile buffer between cannabis establishments in the City of Boston.

Best,
Anita Yip
Boston Chinatown resident
[1 Nassau St. Unit 1602](#)

Melissa Lo <melissa.lo@boston.gov> Wed, May 29, 2024 at 10:14 AM
To: Anita Yip <[REDACTED]>
Cc: Chulan Huang <chulan.huang@boston.gov>, Ed Flynn <ed.flynn@boston.gov>, will.cohen@boston.gov

Thank you for your email, Anita.

This is receipt of your opposition regarding the proposed amendment on removing the half-mile buffer zone between cannabis establishments.

[Quoted text hidden]

Will Cohen <will.cohen@boston.gov> Wed, May 29, 2024 at 1:59 PM
To: Melissa Lo <melissa.lo@boston.gov>
Cc: Anita Yip <[REDACTED]>, Chulan Huang <chulan.huang@boston.gov>, Ed Flynn <ed.flynn@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA

board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



1/2 mile cannabis buffer zone

2 messages

nancy gerlach-spriggs <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 10:08 AM

I vehemently oppose the amendment to remove the 1/2 mile buffer zone between cannabis establishments. I live downtown and there are currently four cannabis shops within a half mile radius of my building and nine within a mile. Concentrating more cannabis establishments in this area will, I believe, contribute significantly to the already deteriorating retail and residential life of the neighborhood. Legal cannabis has not decreased the many illegal drug sales that I pass by daily on the sidewalks of Tremont and Washington Streets. The smell of marijuana has become a daily experience as I walk with my grandchildren.
N

Nancy Gerlach-Spriggs
151 Tremont Street Apt 26M
Boston MA 02111

646 457 7411
[REDACTED]

Will Cohen <will.cohen@boston.gov>
To: nancy gerlach-spriggs <[REDACTED]>

Wed, May 29, 2024 at 1:59 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Zoning

2 messages

Jeanne Davis <[REDACTED]>
To: will.cohen@boston.gov

Sat, May 25, 2024 at 7:54 AM

Absolutely maintain the present zoning for cannabis shops.
Jeanne Davis
Dudley, MA 01571

Will Cohen <will.cohen@boston.gov>
To: Jeanne Davis <[REDACTED]>

Wed, May 29, 2024 at 2:00 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II
617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Zoning for cannabis distribution centers

2 messages

David <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, May 29, 2024 at 2:11 PM

Mr. Cohen,

I strongly disagree with the proposed reduction to the existing zoning requirements for cannabis distribution centers.

Thanking you in advance for your attention to this matter.

David McDonald
117 Chandler St #2
Boston, MA 02116

Will Cohen <will.cohen@boston.gov>
To: David <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, May 29, 2024 at 3:14 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to removal of half mile buffer between cannabis shops

2 messages

MARY PONTI <[REDACTED]>
To: will.cohen@boston.gov
Cc: Ed Flynn <Ed.Flynn@boston.gov>

Wed, May 29, 2024 at 2:22 PM

To the Boston Planning and Development Agency,

I am writing to express my strong opposition to the removal of the half mile buffer between cannabis establishments. I am a 22-year resident of Downtown Crossing and am very concerned we will be disproportionately inundated with cannabis shops when our goal is to diversify with a healthy array of family friendly establishments to rebuild after the loss of many stores during Covid.

Sincerely,

Mary Ann Ponti
453 Washington St 6D
Boston, MA 02111
Sent from my iPhone

Will Cohen <will.cohen@boston.gov>
To: MARY PONTI <[REDACTED]>
Cc: Ed Flynn <Ed.Flynn@boston.gov>

Wed, May 29, 2024 at 3:15 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II
617.918.4450 (o)

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[Quoted text hidden]



Opposition to the proposal to remove 1/2 mile buffer between cannabis establishments in the City

2 messages

Linda See <[REDACTED]> Wed, May 29, 2024 at 2:32 PM
To: will.cohen@boston.gov
Cc: Ed Flynn <ed.flynn@boston.gov>, Chulan Huang <chulan.huang@boston.gov>, Melissa Lo <melissa.lo@boston.gov>

Dear Mr. Cohen,

I am writing to express my strong OPPOSITION to the proposal to remove the 1/2 mile buffer between cannabis establishments in the City. I am a mom of 4 young children and have been a resident and homeowner in the Chinatown/Leather District for over 15 years. The proposal will have a particularly detrimental effect on mixed-use neighborhoods like Chinatown and the Leather District, where residential and commercial life is irrevocably intertwined. Combined with the fact that the definition of K-12 schools ignores childcare centers, after school programs and other critical child-based community sites, removal of the 1/2 mile buffer would substantially destroy what little protection does exist for communities like ours. I urge the BPDA to preserve the 1/2 mile buffer and reject this proposal.

Thank you.

Sincerely,
Linda See
210 South Street
Boston, MA 02111

Will Cohen <will.cohen@boston.gov> Wed, May 29, 2024 at 3:15 PM
To: Linda See <[REDACTED]>
Cc: Ed Flynn <ed.flynn@boston.gov>, Chulan Huang <chulan.huang@boston.gov>, Melissa Lo <melissa.lo@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Cannabis Proposal

2 messages

bosred8 <[REDACTED]>
To: will.cohen@boston.gov
Cc: Ed Flynn <Ed.flynn@boston.gov>

Wed, May 29, 2024 at 2:40 PM

To whom it may concern;

I am writing in opposition to the proposed change in the cannabis buffer zone.

The existing zoning requirement that no cannabis establishments be within a half a mile of another was well researched and vetted when the recreational cannabis rules were established. There is absolutely no reason to change these rules today.

The recreational cannabis industry has not even been fully established and we are already looking to change the rules/zoning.

This is a bad proposal for the City of Boston.

As someone who lives 2 two blocks from a cannabis business, one I supported, and with cannabis now available by delivery we do not need to change the zoning rule of 1/2 mile between facilities.

Thank you

David Nagle 711 E Second St South Boston MA 02127

Sent from my Verizon, Samsung Galaxy smartphone

Will Cohen <will.cohen@boston.gov>
To: bosred8 <[REDACTED]>
Cc: Ed Flynn <Ed.flynn@boston.gov>

Wed, May 29, 2024 at 3:16 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Opposed - half mile buffer

2 messages

BHI <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.Flynn@boston.gov

Wed, May 29, 2024 at 3:10 PM

Please note I am opposed to the removal of the half-mile buffer as this would have a significant impact on every neighborhood in the city of Boston. The buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city, while allowing access to patients and customers. Allowing the half-mile buffer to lapse may create a similar dynamic to package and liquor stores in the City, potentially oversaturate the market, and harm existing operators and equity applicants.

Thank you.

Nancy Anderer Pongratz
Boston Homestay Inc.
[141 Dorchester Ave](#)
S Boston, MA 02127
Cell: (617) 922-6326
[REDACTED]
www.bostonhomestay.com

Serving the needs of the Global community for over 23 years....

Will Cohen <will.cohen@boston.gov>
To: BHI <[REDACTED]>
Cc: ed.Flynn@boston.gov

Wed, May 29, 2024 at 3:16 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II
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[Quoted text hidden]

Dear Mr. Cohen,

May 29, 2024

My name is William "Touchie" McDonough a life long resident of South Boston, and would like to express my opposition to the proposed amendment to the buffer requirements for cannabis establishments.

Living in Boston is trying most of the time. With its numerous colleges and campuses, this change would greatly affect the quality of life for tax paying citizens.

Living in South Boston, which has become the afterlife for college graduates, we do not need any changes to any restriction that someone thought was a good idea when cannabis establishments were created.

My neighborhood's nightlife, partying and the overabundance of bars, package and liquor stores does not need the addition of more cannabis establishments. I am sure other Boston neighborhoods feel the same. This would do nothing to improve life for law-abiding citizens in the City of Boston.

Please note my opposition to the removal of the current restriction of a 1/2 mile buffer between cannabis establishments in Boston.

Sincerely,

William G. McDonough

William G. McDonough
34 G Street
South Boston, MA 02127



opposition to cannabis restriction

3 messages

Willian G. McDonough <[redacted]> Wed, May 29, 2024 at 3:09 PM
To: will.cohen@boston.gov, [redacted]
Cc: Touchie <[redacted]>

cannibis letter.docx
77K

Will Cohen <will.cohen@boston.gov> Wed, May 29, 2024 at 3:16 PM
To: "Willian G. McDonough" <[redacted]>
Cc: [redacted] Touchie <[redacted]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him
Senior Zoning Reform Planner II
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On Wed, May 29, 2024 at 3:10 PM Willian G. McDonough <[redacted]> wrote:

Mail Delivery Subsystem <[redacted]> Wed, May 29, 2024 at 3:16 PM
To: will.cohen@boston.gov

The original message was received at Wed, 29 May 2024 19:16:49 GMT
from m0242579.pops.net [127.0.0.1]

----- The following addresses had permanent fatal errors -----
<[redacted]>

----- Transcript of session follows -----
550 5.1.2 <[redacted]> Host unknown (Name server: bosto.gov: no data known)

Final-Recipient: RFC822; [REDACTED]
X-Actual-Recipient: rfc822; [REDACTED]
Action: failed
Status: 5.1.2
Remote-MTA: DNS; [bosto.gov](https://boston.gov)
Last-Attempt-Date: Wed, 29 May 2024 19:16:49 GMT

----- Forwarded message -----

From: Will Cohen <will.cohen@boston.gov>
To: "William G. McDonough" <[REDACTED]>
Cc: [REDACTED]
Bcc:
Date: Wed, 29 May 2024 15:16:34 -0400
Subject: Re: opposition to cannabis restriction
Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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On Wed, May 29, 2024 at 3:10 PM William G. McDonough <[REDACTED]> wrote:



Proposal to remove the the buffer zone between cannabis retailers

2 messages

Mark Hickey <[REDACTED]>
Reply-To: Mark Hickey <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, May 29, 2024 at 3:21 PM

Let me begin by saying I very much advocated for the legalization of recreational cannabis. Having said that, I am very much opposed to the elimination of the 1/2 mile barrier between establishments. I have for the most part been very pleased with how the city has managed the licensing and regulation of the recreational retailers. I was originally worried that Boston would resemble Portland Oregon where marijuana shops are everywhere. Removing that mere 1/2 mile barrier between shops will lead us down that path, and once there it will be very difficult, if not impossible to go back.. In my South Boston neighborhood, there a lot of children and young adults. Do we really want them to have to confront several cannabis stores as they walk to school or walking the neighborhood? We will see many retail stores become distributors because it will be more profitable. Please keep the buffer zone.

Mark Hickey
99 D Street
South Boston

Will Cohen <will.cohen@boston.gov>
To: Mark Hickey <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, May 29, 2024 at 3:22 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him
Senior Zoning Reform Planner II
617.918.4450 (o)

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[Quoted text hidden]



Opposition to removing Cannabis Buffer Zone

2 messages

Wed, May 29, 2024 at 3:17 PM

To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: Ed Flynn <ed.flynn@boston.gov>

Dear Mr. Cohen,

As a resident of the South End of Boston for 25 years, I rise to the occasion to object to removing the one-half mile buffer zone between Cannabis Shops. I fully support Councilor Ed Flynn's opposition that such a removal would encourage clustering these shops in specific communities.

Frankly, I find it astonishing that anyone would even attempt to remove the buffer. As it is, these shops are having a difficult time economically to amass the large cash investment to start them to continuing operations.

The last thing we need in the South End is another Cannabis Shop, given all the drug related problems we face on a daily basis.

Sincerely,

Bob Minnocci
[662 Massachusetts Ave., #6](#)
[Boston, MA 02118](#)
857-222-4149

Will Cohen <will.cohen@boston.gov>

Wed, May 29, 2024 at 3:23 PM

To: "██████████" <██████████>
Cc: Ed Flynn <ed.flynn@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis Buffer

2 messages

Maria Melone <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 3:29 PM

Hello Will,

I am writing with to express my opinion on the proposal to eliminate the cannabis 1/2 mile buffer. I have always thought this is an arbitrary requirement and believe market conditions will prevent any unnecessary concentration of establishments. The market is reaching some degree of maturity in the City and therefore i think this buffer is unnecessary.

Regards,
Maria G. Melone
South Boston

Will Cohen <will.cohen@boston.gov>

To: Maria Melone <[REDACTED]>

Wed, May 29, 2024 at 3:47 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Half Mile Buffer between Cannabis establishments

2 messages

Allan A Hodges <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 3:29 PM

Dear Mr.Cohen,

I am opposed to removing the buffer. It is there for a very good purpose, the elimination of clusters of these establishments. The existing Cannabis establishments do nothing to improve the economic viability of our commercial areas, especially downtown. In some cases they have a negative impact on attracting high quality retail downtown, which it needs. The last thing downtown Boston needs is to reduce economic viability.

Thank you,

Allan Hodges
2 Avery Street
Boston.

Will Cohen <will.cohen@boston.gov>
To: Allan A Hodges <[REDACTED]>

Wed, May 29, 2024 at 3:47 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to the proposal to remove 1/2 mile buffer between cannabis establishments in the City

2 messages

Jess W <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Wed, May 29, 2024 at 3:35 PM

Dear Sir:

I am writing to support this opposition to the proposal to remove 1/2 miles buffer between cannabis establishments in the city. In fact, it should be more than 1/2 and number of cannabis stores should be greatly limited. We already have a huge drug crisis and please do not further burden the city with more cannabis stores.

Thanks

Jess

Sent from my iPhone

Will Cohen <will.cohen@boston.gov>
To: [REDACTED]
Cc: ed.flynn@boston.gov

Wed, May 29, 2024 at 3:47 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



I am Opposed to the Cannabis Zoning Amendment

3 messages

[REDACTED] <[REDACTED]> Wed, May 29, 2024 at 3:46 PM
To: ed.flynn@boston.gov, [REDACTED] mayor@boston.gov,
will.cohen@boston.gov

Good Afternoon,

I am just hearing about the amendment to remove the half-mile buffer requirement between cannabis establishments. I am 100%

against this. I feel this amendment would be bad for our community. It would open the flood gates and we would have cannabis stores on every corner.

I don't care that the process takes longer for these establishments to go thru the proper channels. It slows down the pace so we can see the negative

effects they have on our neighborhoods. I would like the zoning to be changed to a 1-2 mile buffer requirement between cannabis establishments if anything.

There is no need to have that many cannabis shops in this small community. Do not amend the zoning unless it protects our community and limits these shops.

FROM THE BPDA WEBSITE-

"These redundant processes have added to the time, expense and uncertainty of the permitting, which fall disproportionately on applicants with less resources, small local applicants and "equity" applicants but do not necessarily produce better outcomes."

FROM THE CITY OF BOSTON WEBSITE-

To achieve equity, the program prioritizes applicants and licensees from backgrounds and neighborhoods most affected by **the War on Drugs** with a particular focus on people of:

- Black and African American
- Hispanic and Latino
- Indigenous, and
- Asian descent

The City of Boston is giving preference to applicants based on race. #1 This is discrimination.

They are prioritizing applicants by neighborhoods that are affected by drugs! #2 marijuana is a drug people!!

These establishments don't bring anything positive to our communities. They hurt our children. They don't build up a community. They were only made legal so the state could get their cut. I have no issues with medical marijuana.

I just don't believe these shops benefit our communities.

This process needs to be more transparent. I never received notification that there would be a meeting on 5/9 and I subscribe to BPDA notifications for projects

going on in South Boston. How was the neighborhood notified?

Regards,

Lisa Cox

Lifelong South Boston Resident



Will Cohen <will.cohen@boston.gov>

Wed, May 29, 2024 at 3:48 PM

To: [REDACTED]

Cc: ed.flynn@boston.gov, [REDACTED] mayor@boston.gov

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]

Mayor's Office <mayor@boston.gov>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 3:48 PM

Hello,

Thank you for contacting the Boston Mayor's Office! We're glad you reached out. To ensure you get the support you are looking for, please read on below:

If you're looking to submit an event or meeting scheduling request with the Mayor, please reach out to the Mayor's Scheduling team using [this form](#).

If you need timely, non-emergency support, services, or information, please reach out to Boston 311: Dial 3-1-1 or 617-635-4500, download our City's 311 App ([iOS](#), [Google Play](#)), or email 311@boston.gov. For emergencies, please dial 9-1-1.

For neighborhood-specific inquiries, please reach out to your local neighborhood liaison, who can be found [here](#).

Once again, we appreciate you reaching out!

Mayor's Office
City of Boston



Half Mile Cannabis Buffer

2 messages

GRETCHEN CROWLEY <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 4:09 PM

Please note I am **STRONGLY** opposed to the removal of the half-mile buffer as this would have a significant impact on every neighborhood in the city of Boston. I would prefer it be a larger buffer!

Gretchen Crowley, South Boston Resident

Sent from my iPhone

Will Cohen <will.cohen@boston.gov>
To: GRETCHEN CROWLEY <[REDACTED]>

Wed, May 29, 2024 at 4:34 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

OPPOSITION TO REMOVAL OF THE 0.5 MILE EXCLUSION ZONE FOR RETAIL CANNABIS

2 messages

David Spriggs <[REDACTED]>
To: will.cohen@boston.gov
Cc: David Spriggs <[REDACTED]>

Wed, May 29, 2024 at 4:22 PM

Dear Mr Cohen:

I want to express my most vehement opposition to the removal of the cannabis retail exclusion zone. Such a move will DESTROY the downtown environment and reverse 3 decades of hard won progress. The city has not supported the downtown neighborhood in its fight against a cannabis conglomeration and it will undermine the quality of life and real estate values of my neighborhood. We have plenty of cannabis shops already, thank you.

If you intend to recreate the combat zone of the 1970's, I cannot imagine a more effective tool than this ill conceived idea. A better Idea might be to require at least 1 cannabis shop in the many residential areas that currently lack this so called "amenity"

David Spriggs MD
151 Tremont St

Will Cohen <will.cohen@boston.gov>
To: David Spriggs <[REDACTED]>
Cc: David Spriggs <[REDACTED]>

Wed, May 29, 2024 at 4:33 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Resident/Business Owner **OPPOSITION** to the proposal to remove 1/2 mile buffer between cannabis establishments in the City

2 messages

Deborah Danik <[REDACTED]> Wed, May 29, 2024 at 4:44 PM
To: will.cohen@boston.gov
Cc: TOC - Nancy Gerlach-Spriggs <[REDACTED]> ed.flynn@boston.gov

Hello-

I am a Downtown Boston resident and part-owner of a women-led firm headquartered in Downtown Boston across from City Hall.

I am opposed to the Cannabis Establishment Zoning Amendment to remove the half-mile buffer requirement between cannabis establishments in the City. This change would have a significant impact on every neighborhood in the city of Boston. The buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city, while allowing access to patients and customers.

This buffer has already been removed for some of the establishments in the Downtown area, and you can see how densely they are concentrated into one neighborhood, and how that has impacted living, working, and walking through the neighborhood.

The BPDA is working hard to re-imagine planning processes in the City of Boston and establish real planning documents for neighborhoods, including PLAN: Downtown. Allowing the Cannabis Board even more leeway on approvals, without even having to have applicants review adjacencies or impacts, goes against the hard work that the BPDA is doing to thoughtfully plan neighborhoods.

Thank you for your time,
Deborah Danik
151 Tremont St., Apt.6A
Boston, MA 02111
Ward 3, Precinct 12
District 2

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 3:36 PM
To: Deborah Danik <[REDACTED]>
Cc: TOC - Nancy Gerlach-Spriggs <[REDACTED]> ed.flynn@boston.gov

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Keep the cannabis buffer zone

2 messages

eve waterfall <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 4:46 PM

Dear Mr. Cohen:

I am writing to voice my support for the current cannabis store buffer zone. The current buffer zone helps retain a mix of vital businesses instead of risking saturating an area with competing shops. While removing the buffer zone might be good for the individual owner of a cannabis shop, it will not be positive for the neighborhoods in which these businesses are located and will crowd out other needed neighborhood stores with its available cash flows.

Thanks for considering my comments,
Eve Waterfall
Boston resident

Will Cohen <will.cohen@boston.gov>
To: eve waterfall <[REDACTED]>

Wed, Jun 5, 2024 at 3:37 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to the proposal to remove 1/2 mile buffer between cannabis establishments in the City

2 messages

[REDACTED] <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Wed, May 29, 2024 at 5:33 PM

Dear Mr. Cohen:

I am writing to voice my support for the current cannabis store buffer zone. The current buffer zone helps retain a mix of vital businesses instead of risking saturating an area with competing shops. While removing the buffer zone might be good for the individual owner of a cannabis shop, it will not be positive for the neighborhoods in which these businesses are located.

I have three children and raised them in the city. There is currently is not enough research on the health risks of cannabis to people under 25. City of Boston should slow the expansion of Cannabis stores until the long term heath risks are known. Cannabis is already freely accessible in Boston.

Sincerely,

Tim Cook
Boston resident

Will Cohen <will.cohen@boston.gov>
To: [REDACTED]
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 3:37 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

The Castle Square Tenants Organization Opposition Letter - Cannabis establishment Zoning Amendment

2 messages

Deborah Backus <[REDACTED]>

Wed, May 29, 2024 at 5:35 PM

To: will.cohen@boston.gov

Cc: Ann Moy <[REDACTED]> Vivian Lee <[REDACTED]>

Dear Mr. Cohen:

I am writing on behalf of the Castle Square Tenants Organization (CSTO) that represents 500 households at Castle Square Apartments located in the South End. CSTO opposes the removal of the Cannabis Establishment Zoning Amendment half-mile buffer requirement between cannabis establishments in the City of Boston. We do not want neighborhoods in the City to be saturated with cannabis establishments as some neighborhoods are saturated with liquor stores. Given the difficulty with enforcement on smoking cannabis in Public spaces, the removal of the buffer will only exacerbate the quality of life for Boston citizens.

Deborah Backus
Executive Director
Castle Square Tenants Organization, Inc.
476 Tremont Street
Boston, MA 02116
617-357-8548
F 617-357-8505

[REDACTED]
www.cstoboston.org
[Facebook](#) [Twitter](#)

Do Great Things



Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 3:37 PM

To: Deborah Backus <[REDACTED]>

Cc: Ann Moy <[REDACTED]> Vivian Lee <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Buffer zone

3 messages

Gina <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 5:41 PM

Dear Mr. Cohen:

I am writing to voice my support for the current cannabis store buffer zone. The current buffer zone helps keep much needed businesses in place that are in the process of rebounding from the pandemic. Furthermore, the removal of the buffer zone puts neighborhoods at risk of becoming overly populated with these shops. I strongly feel as that removing the buffer zone will have a negative impact on neighborhoods and businesses alike.

Thanks for considering my comments,

Gina Usechek
Boston resident

Gina <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Wed, May 29, 2024 at 5:50 PM

[Quoted text hidden]

Will Cohen <will.cohen@boston.gov>
To: Gina <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 3:38 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Boston Zoning Code

2 messages

Ian Powell <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 6:12 PM

Dear Members of the Boston Planning & Development Agency,

I am writing to express my support for the proposed amendment to the Boston Zoning Code that was discussed on May 9, 2024. This amendment, which addresses the buffer zone for cannabis establishments, is vital for fostering a fairer and more efficient regulatory landscape in Boston.

The existing process, requiring cannabis applicants to navigate both the BCB and the Zoning Board of Appeal (ZBA), creates substantial challenges, particularly for equity licensees. The dual oversight and the potential for inconsistent decisions between the BCB and ZBA obstruct the development and inclusivity of the cannabis sector in our city.

This amendment will eliminate unnecessary obstacles by centralizing the buffer zone oversight with the BCB, promote industry equity, and align Boston's regulations with those of other municipalities in the state.

Thank You!
Ian "Loud" Powell

Will Cohen <will.cohen@boston.gov>
To: Ian Powell <[REDACTED]>

Wed, Jun 5, 2024 at 3:38 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

.5 mile radius

2 messages

Sarah Pelley <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 7:56 PM

Hi - I am writing. To express that I believe distance between cannabis shops is critical and 0.5 miles is a minimum.
Thank you, Sarah
Sent from my iPhone

Will Cohen <will.cohen@boston.gov>
To: Sarah Pelley <[REDACTED]>

Wed, Jun 5, 2024 at 3:39 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Re: Cannabis Buffer Zone

2 messages

Edward Flynn <ed.flynn@boston.gov>

Wed, May 29, 2024 at 8:12 PM

To: Leonard J Walsh Jr <[REDACTED]>

Cc: Charles Levin <charles.levin@boston.gov>, Will Cohen <will.cohen@boston.gov>

Hi Lenny,

Please see the message and attachments below. I have been putting this message about my opposition and how to submit comments on social media since the city introduced this at a meeting in recent weeks.

I also called for a hearing at the city council and have encouraged residents and civic groups across the city to oppose this in writing to the BPDA as well.

Please note I have ccd Will Cohen from BPDA here. Please have your friends, family and neighbors write to him as well and cc my office.

Thanks,
Ed

REMINDER: DEADLINE FRIDAY, MAY 31 - Please note that the public comment period deadline for the proposed amendment to remove the half mile buffer between cannabis establishments in Boston is this Friday, May 31st. I strongly encourage you to please submit your public comments to the BPDA at will.cohen@boston.gov, and to please cc my office at ed.flynn@boston.gov. I am opposed to the removal of the half-mile buffer as this would have a significant impact on every neighborhood in the city of Boston. The buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city, while allowing access to patients and customers. Allowing the half-mile buffer to lapse may create a similar dynamic to package and liquor stores in the City, potentially oversaturate the market, and harm existing operators and equity applicants. You can find more information about the amendment as well as the public meeting recording from May 9th here: <https://www.bostonplans.org/zoning/zoning-initiatives/cannabis-establishments>

Edward M Flynn
Boston City Councilor, District 2
One [City Hall Square, 5th Floor](#)
[Boston, MA 02201](#)
Office: 617-635-3203
Email: Ed.Flynn@Boston.gov

On Wed, May 29, 2024 at 7:43 PM Leonard J Walsh Jr <[REDACTED]> wrote:

Counselor,

As a constituent of your District, I am opposed to the elimination of the requirement to require a 1/2 mile buffer zone between Cannabis locations. Please consider the residents of our community.

Lenny Walsh
Sent from my iPhone

2 attachments



IMG_8240.jpeg
522K



IMG_8239.jpeg
413K

Will Cohen <will.cohen@boston.gov>
To: Edward Flynn <ed.flynn@boston.gov>
Cc: Leonard J Walsh Jr <[REDACTED]> Charles Levin <charles.levin@boston.gov>

Wed, Jun 5, 2024 at 3:39 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP
he/him
Senior Zoning Reform Planner II
617.918.4450 (o)

Boston Planning & Development Agency (BPDA)
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[Quoted text hidden]



Public comments on proposed Cannabis changes to distance between cannabis establishments

2 messages

Breige Kerr <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Wed, May 29, 2024 at 8:36 PM

To BPDA

As a resident of the Savin Hill neighborhood of Dorchester, I am extremely concerned about the negative effects of removing the half mile buffer between cannabis establishments.

These establishments are springing up all over the city and I feel that certain areas, like Dorchester, where the cannabis usage is high, will see a glut of these businesses if the distance restriction is removed.

Currently, everywhere I go in my neighborhood, either on foot or in my car, I get the odor of cannabis .

I can no longer sit on my patio in the evening without being subjected to this offensive odor.

I am requesting that the BPDA does NOT remove or reduce this half mile buffer between Cannabis selling stores.

Thank you,

Breige & Martin Kerr

Sent from my iPhone

Will Cohen <will.cohen@boston.gov>
To: Breige Kerr <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 3:39 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis zoning

2 messages

[REDACTED] <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 8:52 PM

Dear Mr. Cohen:

I reside in the City of Boston and I am writing to voice my support for the current cannabis store buffer zone.

The current buffer zone helps retain a mix of vital businesses instead of saturating an area with competing shops. Removing the buffer zone will not be positive for the neighborhoods or citizens of Boston.

Colin Zick

1 Sentry Hill Place

Boston, MA 02114

617 966 0336



Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 3:40 PM

To: [REDACTED]

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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emails are subject to release upon request, and to State record retention requirements.

[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis Establishment Zoning

2 messages

Jacob Oppenheim <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 8:53 PM

Hi,

I am a resident of the South End, a parent, and a homeowner for nearly the past decade. My wife and I strongly support the zoning limitation on cannabis establishments, keeping them 0.5 mi apart. There are a number of reasons for this:

- 1) There has been a gold rush for cannabis stores in the South End, leading to proposals overly close to schools, next to hospitals and areas with significant drug crime, and auto orientation in residential, walking neighborhoods. This is inimical to healthy, urban street life, our schools, and our families.
- 2) There is no sign of a shortage of cannabis establishments --- and in fact recent reporting in the Globe and other publications suggests that there is a glut of cannabis stores. There's no reason to encourage more to open.
- 3) Cannabis establishments are not good for street life. Drugs, even if legal, are not going to be drivers of healthy street life --- and to be fair, liquor stores aren't either.
- 4) Peer cities such as NYC have been overwhelmed with cannabis stores deadening street life and making the entire city feel awash in drugs. This is gross.

Cannabis is and should be legal --- there's no need for the city to promote it. The wise restrictions originally proposed should be kept.

Best
Jacob

Will Cohen <will.cohen@boston.gov>
To: Jacob Oppenheim <[REDACTED]>

Wed, Jun 5, 2024 at 3:40 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Boston Zoning Code

2 messages

Sean T <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 9:06 PM

Dear Members of the Boston Planning & Development Agency,

I am writing to express my support for the proposed amendment to the Boston Zoning Code that was discussed on May 9, 2024. This amendment, which addresses the buffer zone for cannabis establishments, is vital for fostering a fairer and more efficient regulatory landscape in Boston.

The existing process, requiring cannabis applicants to navigate both the BCB and the Zoning Board of Appeal (ZBA), creates substantial challenges, particularly for equity licensees. The dual oversight and the potential for inconsistent decisions between the BCB and ZBA obstruct the development and inclusivity of the cannabis sector in our city. This amendment will eliminate unnecessary obstacles by centralizing the buffer zone oversight with the BCB, promote industry equity, and align Boston's regulations with those of other municipalities in the state.

Thank you.

Will Cohen <will.cohen@boston.gov>
To: Sean T <[REDACTED]>

Wed, Jun 5, 2024 at 3:40 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

.5 mile cannabis buffer

2 messages

Lisa Loveland <[REDACTED]>
To: will.cohen@boston.gov

Wed, May 29, 2024 at 9:32 PM

Hi Will-

I wanted to write in opposition to removing the .5mile cannabis buffer. It is not good for the Boston neighborhoods to have that removed. We do not need to have that many dispensaries that close together. I hope the city listens to residents on this. We are very much opposed to it in The Worcester Sq Neighborhood Assoc.

Thanks in advance!

Sent from my iPhone

Lisa G Loveland
Keller Williams Realty
617-834-0137

[REDACTED]
www.lovelandgroupe.com

Certified Real Estate Negotiator

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 3:40 PM

To: Lisa Loveland <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Removal of cannabis buffer

2 messages

Joan Attianese <[REDACTED]>
To: will.cohen@boston.gov, Ed Flynn <ed.flynn@boston.gov>

Wed, May 29, 2024 at 11:53 PM

I am opposed to the removal of the half-mile buffer as this would have a significant impact on every neighborhood in the city of Boston. The buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city, while allowing access to patients and customers. Allowing the half-mile buffer to lapse may create a similar dynamic to package and liquor stores in the City, potentially oversaturate the market, and harm existing operators and equity applicants.

Will Cohen <will.cohen@boston.gov>
To: Joan Attianese <[REDACTED]>
Cc: Ed Flynn <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 3:41 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to removal of buffer zone

2 messages

Jianshu Dong <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Thu, May 30, 2024 at 12:24 AM

Hi,

I am opposed to the removal of the half-mile buffer as this would have a significant impact on every neighborhood in the city of Boston. The buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city, while allowing access to patients and customers. Allowing the half-mile buffer to lapse may create a similar dynamic to package and liquor stores in the City, potentially oversaturate the market, and harm existing operators and equity applicants.

Thanks,
Jianshu Dong
South end resident and homeowner

Will Cohen <will.cohen@boston.gov>
To: Jianshu Dong <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 3:43 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Opposition to removal of Boston's half mile buffer zone

2 messages

Nancy Radford <[REDACTED]>
To: will.cohen@boston.gov
Cc: Ed Flynn <ed.flynn@boston.gov>

Thu, May 30, 2024 at 1:02 AM

Dear Mr. Cohen,

I recently learned that the Boston planning board would like to remove the half mile buffer zone in the City of Boston. I strongly oppose changing the existing law of a half mile buffer zone. I live on Washington Street in the South End and there is already a cannabis dispensary on Albany Street and more planned in the South End. The cannabis dispensary on Albany St is conveniently located near public transportation and is located in an industrial area. I believe that dispensaries are an already oversaturated market. Cannabis delivery and cannabis cafes (which have been approved in CA) will further exacerbate the quality of life problem. With many schools in the neighborhood, I worry that dispensaries will have a negative effect on young children and high school students. Pine Street Inn homeless shelter is in the neighborhood. The residents suffer from addiction and I worry that the influx of dispensaries will be an added temptation for the residents of Pine Street. I also worry that as more cannabis dispensaries open, the market will be oversaturated and dispensaries be forced to closed. The results would be the loss of jobs and empty storefronts.

Please listen to our neighbors. Removing the buffer zone does not benefit the City of Boston.

Respectfully,
Nancy Radford

Will Cohen <will.cohen@boston.gov>
To: Nancy Radford <[REDACTED]>
Cc: Ed Flynn <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 3:44 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Half mile buffer.

2 messages

Annmck1944 <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>

Thu, May 30, 2024 at 6:55 AM

Please do not remove the half mile buffer. What a terrible idea. We don't want Southie overrun with cannabis shops. Save our community.

Sincerely,
Ann & Tom Feeney

Will Cohen <will.cohen@boston.gov>
To: Annmck1944 <[REDACTED]>

Wed, Jun 5, 2024 at 3:44 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Letter in Opposition to Removal of Buffer between Cannabis Businesses

2 messages

Vivian WuWong <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: Ed.Flynn@boston.gov

Thu, May 30, 2024 at 7:15 AM

Dear Mr. Cohen,

Please see the attached letter from the Friends of the Chinatown Library that states our opposition to the proposed amendment to remove the requirement for a half-mile buffer between cannabis establishments in the City of Boston.

We would appreciate your consideration in this matter.

Thank you,
Vivian Wu Wong
Co-Chair, Friends of the Chinatown Library

 **FOCL letter to BPDA.pdf**
43K

Will Cohen <will.cohen@boston.gov>
To: Vivian WuWong <[REDACTED]>
Cc: Ed.Flynn@boston.gov

Wed, Jun 5, 2024 at 3:44 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him
Senior Zoning Reform Planner II
617.918.4450 (o)

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[Quoted text hidden]



May 28, 2024

Will Cohen
Boston Planning and Development Agency
will.cohen@boston.gov

Dear Mr Cohen,

On behalf of the Friends of the Chinatown Library (FOCL), we are writing in opposition to the proposed amendment to remove the requirement for a half-mile buffer between cannabis establishments in the City of Boston.

We are opposed to the removal of the half-mile buffer as this would have a significant impact on the Chinatown neighborhood. From what we understand, this buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city, while allowing access to patients and customers.

When the City established Government Center in the 1960s and relocated the adult entertainment businesses from Scollay Square, it created a Combat Zone on the edge of Chinatown that severely impacted the health of our community. While Boston's Chinatown supports many commercial businesses, it is a residential space for many intergenerational families. By removing this requirement for a half-mile buffer between cannabis shops, you will be allowing for the creation of multiple cannabis establishments in Chinatown. This is unacceptable.

Chinatown is a neighborhood that already struggles with severe levels of air pollution which has been especially harmful for our elderly and children. The Community Assessment of Freeway Exposure and Health Study (CAFEH) conducted by the Tisch College Community Research Center exposed the ongoing health risks of pollution from the surrounding highways. Removing the buffer will lead to an increased risk in exposure to second hand smoking which will be deadly for our most vulnerable populations.

Without a half mile buffer between cannabis shops, you will be creating another situation that will negatively impact the quality of life for our Chinatown residents and their families. We urge you to reconsider amending the Zoning for Cannabis Establishments and maintain the requirement for a half-mile buffer between cannabis establishments in the City of Boston.

Sincerely,

Vivian Wu Wong and Regina Tham
Co-Chairs, Friends of the Chinatown Library
c/o 28 Ash Street, Boston, MA 02111



Cannabis is good for you - why discourage its consumption?

2 messages

Kathryn Rifkin <[REDACTED]> Thu, May 30, 2024 at 8:01 AM
To: will.cohen@boston.gov, "ed.flynn@boston.gov" <ed.flynn@boston.gov>, Directors <[REDACTED]>

Dear Sirs,

I first started consuming cannabis 50 years ago, stopped when my husband needed a security clearance for his job and went on pharmaceuticals for depression and anxiety. When we were divorced and I no longer needed to take pee tests for work, I quit the Pharma products and grew my own meds - which were infinitely superior to the synthetics. If you go back and examine how cannabis became illegal, you will be shocked by the racism and power plays. I enclose Education Village materials from MassCann (Massachusetts Cannabis Reform Coalition). A group of happy weed customers is way better than those consuming alcohol, so YES delete the barriers to cannabis businesses.

Thank you,
Kathryn Rifkin
Bedford

2 attachments

 **MassCann EdVillage Intro-Anslinger-Nixon**
342K

 **MASSCANN EdVillage COVER LETTER WITH BACKSTORY TO QUOTES MENTIONED HEREIN.docx**
15K

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 3:46 PM
To: Kathryn Rifkin <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>, Directors <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]

Introduction

We all respect the laws of the land as they are what keeps us civilized, and we assume the laws are on the books for a good reason, and that our legislators have done their due diligence, the laws are equitable and just, and we don't need to be concerned.

But when our experience with the herb is at such odds with government oppression and militarized policing, then we need to examine what happened.



Harry Anslinger

Director of the Federal
Bureau of Narcotics
from 1930-1962

...the primary reason to outlaw marijuana is its effect on the degenerate races.

Marihuana leads to pacifism and communist brainwashing.

There are 100,000 total marijuana smokers in the US, and most are Negroes, Hispanics, Filipinos and entertainers. Their Satanic music, jazz and swing, result from marijuana usage.

This marijuana causes white women to seek sexual relations with Negroes, entertainers and any others.

Reefer makes darkies think they're as good as white men.

Marijuana is an addictive drug which produces in its users insanity, criminality, and death.

You smoke a joint and you're likely to kill your brother.

Marijuana is the most violence-causing drug in the history of mankind.



Richard Nixon

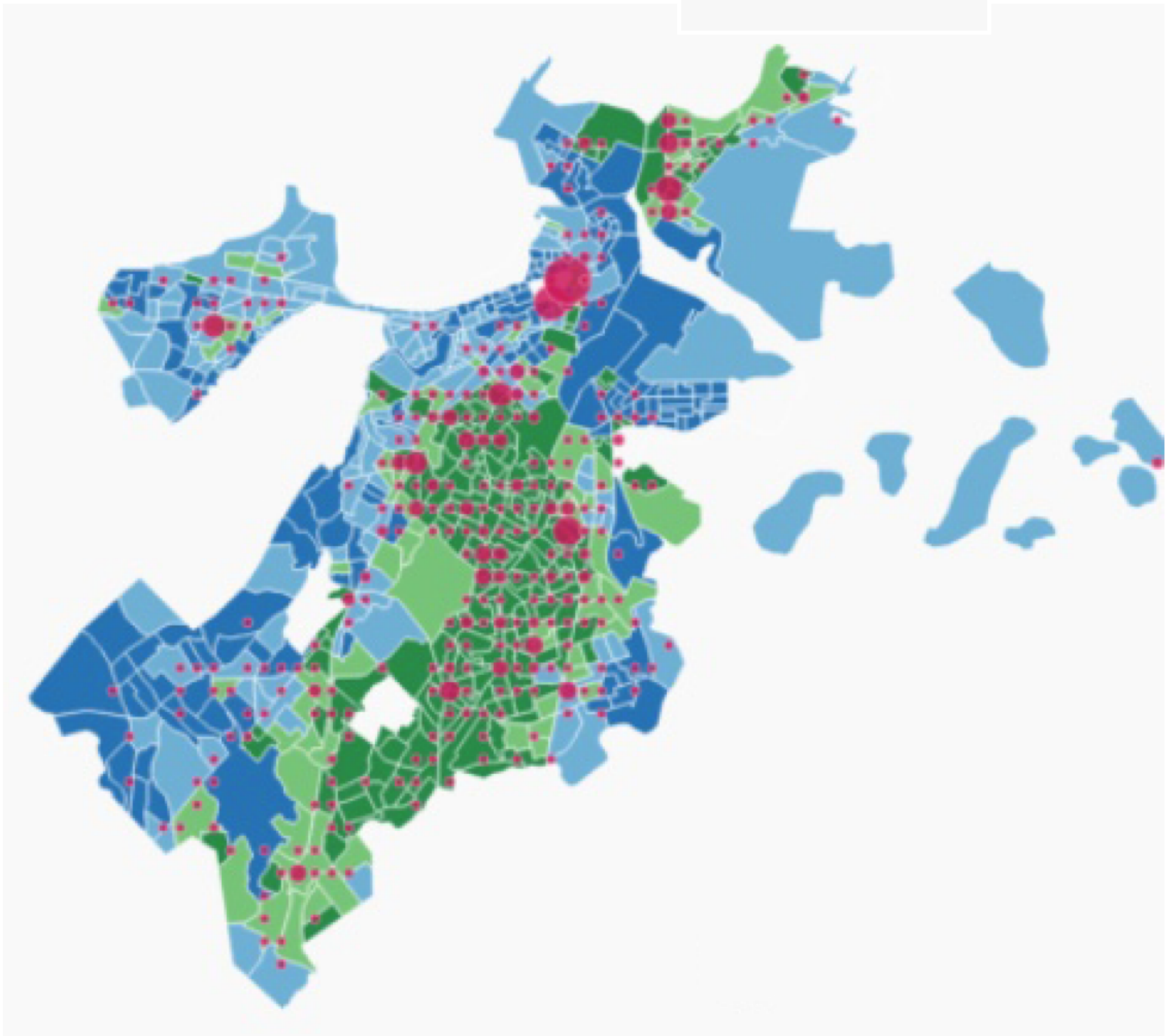
President from 1969-
1974

"The Nixon campaign in 1968, and the Nixon White House after that, had two enemies: the antiwar Left, and black people. You understand what I'm saying? We knew we couldn't make it illegal to be either against the war or blacks. But by getting the public to associate the hippies with marijuana and blacks with heroin, and then criminalizing both heavily, we could disrupt those communities. We could arrest their leaders, raid their homes, break up their meetings, and vilify them night after night on the evening news. Did we know we were lying about the drugs? Of course we did."

John Ehrlichman, Counsel and Assistant to President Nixon

ACLU Map of Redlined Arrests

Boston 2014



Repeal Prohibition and Regulate Sensibly

This plant has been used by humankind for millennia and indeed our physiognomy has evolved with this plant as amazingly biocompatible medicine and nutrition. That a racist and vindictive prohibition, enforced by SWAT teams, has the audacity to keep us from an essential component of our health is outrageous. There is no honor in upholding prohibition, and the only acceptable law and regulation is to drop prohibition altogether, and regulate the herb appropriately as an herb.

This whole mindset of our legislators and regulators has to be reset and aimed in the right direction; it is not about who touches the plant when, it should be about what is good for the plant and the people who consume it. The regulations should not be about restricting our access to the plant, but keeping the growing conditions healthy for the plant. This (human-seed-ground) and then (harvest-share-consume with friends/patients) behavior has been going for longer than US jurisdiction has been around and we should drop a horrendously unjust viewpoint immediately.

Please do not regulate from positions of fear, prejudice, or corporate interests, move away as fast as possible from interfering with our right to plant a seed, and finally look at the situation from a sensible point of view.

COVER LETTER WITH BACKSTORY TO QUOTES MENTIONED HEREIN..

I encourage our Legislators to consider the fact that the origins of cannabis prohibition is quite shameful and had nothing to do with concerns from the medical community – quite the opposite. Therefore, there is no need to do a regulatory ‘slow-walk’ away from a huge mistake.

Our first exhibit is a quote from Harry Anslinger, head of the Federal Bureau of Narcotics. When the prohibition on alcohol was withdrawn, he had to criminalize something else to keep his job, and chose cannabis, calling it marihuana, blindsiding the medical community which used cannabis tincture for everything. Anslinger even had the US Pharmacopoeia remove its chapter on cannabis from its publication. The quotes listed are amazingly racist.

When the law passed at Anslinger’s behest was declared unconstitutional during Nixon’s administration, Nixon had the choice of dropping the ban altogether or writing a new law. He had a study done, the Shafer Commission, which declared cannabis to be quite safe, and should never have been criminalized. However, protests against the Viet Nam War lead a vindictive Nixon to double down on criminalizing cannabis and a lot else with his Scheduling of drugs. The quote from an author’s interview showed Nixon directing harm to hippies and minorities, and this mindset of being tough on crime in minority communities – Jim Crow redux – continues.

The map of arrests for cannabis in 2014 – AFTER decriminalization in 2008 and medical in 2012 – is shown on a backdrop of minority neighborhoods in and around Boston.

We are now trying to get equity in the community, while watching in horror as BILLIONS of dollars are being siphoned out of the state by corporations. We all know a healthy economy is a local one, and therefore we advocate for local entrepreneurs and grass roots cottage industries be given access to the marketplace.



Cannabis stores

2 messages

Dan Keshian <[REDACTED]>
To: will.cohen@boston.gov

Thu, May 30, 2024 at 8:11 AM

My wife and I are residents of [22 Liberty Drive](#) in Boston. We are totally opposed to the removal of the half-mile buffer between cannabis stores/outlets as this would have a significant negative impact on every neighborhood in the city of Boston.

There is too much public cannabis consumption, which is not policed at all. This is the same as public alcohol consumption and we are very upset that this not only is happening, but is increasing. This is not following the law and it is very upsetting for those of us who are negatively affected by marijuana smoke - including young children.

We feel that this change is very irresponsible and we strongly oppose it.

Dan Keshian
[REDACTED]

Will Cohen <will.cohen@boston.gov>
To: Dan Keshian <[REDACTED]>

Wed, Jun 5, 2024 at 3:49 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Eliminate Buffer Zones

2 messages

Scott Ward <[REDACTED]>
To: will.cohen@boston.gov

Thu, May 30, 2024 at 10:05 AM

Greetings.

I am in favor of eliminating the buffer zones between cannabis establishments.

I live in the South End and there currently is a paucity of recreational cannabis stores. The elimination of buffer zones should result in an increase in recreational cannabis stores. If this occurs, there will be more competition and the consumer will benefit. And then there's the 1 : 5 ratio of cannabis stores : liquor stores. There are three liquor stores within blocks of my home while I have to walk 17 minutes to get to the closest recreational cannabis store! I would like to have more recreational cannabis stores near my residence to choose from, and the elimination of buffer zones would be a step in the right direction in increasing the number of retail cannabis stores.

Scott Ward

[163 West Canton Street, Boston](#)

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 3:50 PM

To: Scott Ward <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Fw: * New Resident Posting from Wilkes Passage Lofts Condominium: Cannabis buffer zone

2 messages

Suzanne Lee <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Thu, May 30, 2024 at 10:47 AM

Please accept this email regarding the removal of the half-mile cannabis buffer zone. I strongly oppose its removal, as it will have a significant and detrimental impact on the neighborhoods of Boston. This is a matter of great concern, and I urge you to consider the potential consequences of allowing Cannabis shops to open throughout our neighborhoods.

Best regards,

Suzanne Lee
296 Shawmut Ave
Boston, MA 02118

Will Cohen <will.cohen@boston.gov>
To: Suzanne Lee <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 3:50 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to Zoning Amendment to remove cannabis buffer zone

2 messages

Paul Chan <[REDACTED]> Thu, May 30, 2024 at 10:54 AM

To: will.cohen@boston.gov

Cc: Mayor's Office <mayor@boston.gov>, Ed Flynn <ed.flynn@boston.gov>

Dear Mr. Cohen:

Enclosed is my letter of opposition to the proposed zoning change to remove the cannabis buffer zone.

Thank you for your attention.

Paul Chan

 **Opposition Letter to BPDA 5-30-2024.pdf**
116K

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 3:51 PM

To: Paul Chan <[REDACTED]>

Cc: Mayor's Office <mayor@boston.gov>, Ed Flynn <ed.flynn@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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One City Hall Square | Boston, MA 02201

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[Quoted text hidden]

May 30, 2024

Mr. Will Cohen
Boston Planning & Development Agency
1 City Hall Square #9,
Boston, MA 02201

Dear Mr. Will Cohen,

I am a past president of the Chinese Consolidated Benevolent Association of New England (CCBA). I am registering my opposition to the proposed zoning amendment seeking to remove the half-mile buffer requirement between cannabis establishments in the City of Boston.

We firmly believe that the removal of this buffer would have profound and detrimental effects in our community. The existing buffer zone is crucial in preventing the clustering of cannabis establishments, thereby ensuring that no single neighborhood becomes disproportionately affected.

Chinatown is heavily residential, occupied mostly by families with young children. Located in the neighborhood are two public schools: the Quincy Elementary and Upper Schools. Also located in the community are the Kwong Kow Chinese School, the Access Program, the Boston Chinatown Neighborhood Center, and Wang Y which are providing language and cultural training and valuable afterschool cares and services.

We urge you to consider the broader implications of this amendment and to uphold the half-mile buffer requirement. The current regulation strikes a necessary balance, fostering responsible access to cannabis while protecting the integrity and safety of our neighborhoods.

Thank you for your attention and kind consideration.

Sincerely,



Paul K Chan
CCBA former president (2016 – 2019)

1 Nassau Street, Apt. 1901
Boston, MA 02111
(617) 285-8403

[REDACTED]

Cc: Councilor Ed Flynn
Mayor Michelle Wu



Cannabis Dispensary Buffer Zone Removal - STRONG RESIDENT OPPOSITION

2 messages

Ryan Gunther <[REDACTED]> Thu, May 30, 2024 at 11:05 AM
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: Ed Flynn <ed.flynn@boston.gov>, Atsu Gunther <[REDACTED]> Ryan Gunther <[REDACTED]>

Dear Will, Ed, Members of the Cannabis Board, and Boston Government officials,

My name is Ryan Gunther and my wife, Atsu Gunther is cc'd on this email as well. We are 20 year residents of the South End and also live and work in the local area, my wife with her interior design studio, Atsu Gunther Design, on Harrison Avenue and my offices with HarbourVest Partners in the Financial District where our company has been for over 40 years, I am a Partner, and where we just proudly placed our firm's logo atop the One Lincoln Street building with a commitment to support the positive investment in Boston.

We are writing to share that we are fully opposed to the removal of the half-mile buffer zone fo cannabis dispensaries. As long time South End residents dedicated to its revitalization, owners of 2 separate units at [1140 Washington Street](#), parents of 3 young diverse children (12 years, 10 years, and 3 years), voting taxpayers, and me as a long-standing member of the Philanthropic Board of Advisors for Boston Children's Hospital, this proposed removal of the buffer is unwelcome by our family and all of our friends in the South End with whom we've spoken.

We want the East Berkeley neighborhood, the South End, and Boston as a whole, to grow and thrive and we believe this development will only bring negative results and consequences. Think about the many parks throughout the South End where my children and others play every day, the two dance studios on Washington St. where my daughters take hip hop dancing lessons, the Cathedral high school where students walk along Washington St. daily, Project Place right across the street from our home which aims to help residents re-enter the workforce, and then the Pine Street Inn behind our home where some of our most at-risk citizens reside, many struggling with addiction. I could spend this email discussing these specific locations and concerns but I suspect that you've heard all of these concerns raised by many others as we think about the growth and penetration of the cannabis industry today and going forward.

One additional consideration beyond these that we would respectfully ask you to consider is the net negative social impact that this development will bring to a community filled with long time residents and young families like ours who had planned to live and raise their families in the South End forever, with the hope that it would continue to develop more positively in years to come.

If the decision making body can hand over heart state with conviction to its constituents that this is the best option to improve our neighborhood and Boston as a whole in the short, medium, and long term, then in addition to our respectful disagreement, we will want to understand what input and influence residents can truly have if this type of zone change moves forward when the residents have almost unanimously stated opposition to it.

Thank you for your kind consideration and service to our city, and we hope that the Board will always place its residents ahead of profit seeking businesses and city revenue generation, regardless of the product or service being offered.

We'd be happy to discuss our perspective and views at any time by phone. Thank you.

Best regards
Ryan and Atsu Gunther
(617) 784-5861

Will Cohen <will.cohen@boston.gov>
To: Ryan Gunther <[REDACTED]>

Wed, Jun 5, 2024 at 3:52 PM

Cc: Ed Flynn <ed.flynn@boston.gov>, Atsu Gunther <[REDACTED]> Ryan Gunther <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

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[Quoted text hidden]



Cannabis buffer zone - Comment

2 messages

C. Trevor Childs <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Thu, May 30, 2024 at 11:06 AM

Dear BPDA,

I am a resident of the south end and OPPOSE the removal of the half-mile buffer for cannabis shops. Marijuana is already accessible, and we do not need to saturate our neighborhoods with pot shops. I fully agree with Ed Flynn's statement and opposition to the amendment removing the half-mile buffer.

Respectfully,

Trevor Childs
43 Union Park

Will Cohen <will.cohen@boston.gov>
To: "C. Trevor Childs" <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 3:52 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

NO to changing cannabis buffer zone

2 messages

Janet Bailey <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Thu, May 30, 2024 at 11:18 AM

I strongly urge the Board to keep the current half-mile buffer zone for cannabis establishments. Some areas of the City are already over-built with cannabis dispensaries, with financial consequences for those operators who came first. The buffer is intended to prevent these establishments from opening in clusters, so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the City, while allowing access for patients and customers.

There is no reason to change the current policy, and I urge you to reject any changes!

Janet Bailey

1200 Washington St. #414

Boston, MA 02118

857-233-4926 (t) 617-640-4218 (cell)

Will Cohen <will.cohen@boston.gov>
To: Janet Bailey <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 3:53 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Fwd: [cannabisboard] 1/2 mile buffer zone

2 messages

Jasmin Winn <jasmin.winn@boston.gov>
To: Will Cohen <will.cohen@boston.gov>

Thu, May 30, 2024 at 11:18 AM

----- Forwarded message -----

From: **nancy gerlach-spriggs** <[REDACTED]>
Date: Thu, May 30, 2024 at 11:13 AM
Subject: [cannabisboard] 1/2 mile buffer zone
To: Cannabis Board <cannabisboard@boston.gov>

I vehemently oppose the amendment to remove the 1/2 mile buffer zone between cannabis establishments. I live Downtown and there are currently four cannabis shops within a half mile radius of my building and nine within a mile. Such a change will inevitably concentrate more cannabis establishments in this area and will contribute to the already deteriorating retail and residential life of the neighborhood.

In my view, legal cannabis sales have not decreased the many illegal drug sales that I pass by daily on the sidewalks of Tremont and Washington Streets. The smell of marijuana has also become a daily experience as I walk with my grandchildren. My building has commissioned a security analysis as we have recently had two breeches. People sleep in the Common Bandshell every night. Motorcycles and scooters drive the wrong way on the streets and in the bike lanes. Life in Downtown is deteriorating and more marijuana will not make it better.

Please oppose this amendment. Thank you.
N

Nancy Gerlach-Spriggs
[151 Tremont Street Apt 26M](#)
[Boston MA 02111](#)

646 457 7411
[REDACTED]

--
Jasmin Winn

Cannabis Board Manager | [Boston Cannabis Board](#) | 617•635•2330 | 1 City Hall Square, Room 809, Boston, MA 02201

CITY of BOSTON

SIGN UP FOR PERIODIC UPDATES FROM THE BOSTON CANNABIS BOARD [HERE](#).

Please note: This is a City of Boston email account and the content of this message is public record.

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 3:53 PM

To: nancy gerlach-spriggs <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to the proposal to remove 1/2 mile buffer between cannabis establishments in the City

2 messages

Steven Goldblatt <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Thu, May 30, 2024 at 11:32 AM

Mr. Cohen –

As a property owner and resident with my wife and two children living in Audubon Circle, I am writing in opposition to the removal of the buffer zone between cannabis establishments in the City. Because the Fenway/Audubon Circle neighborhoods are currently being developed at a significant level, with large areas designated as PDA's, the removal of buffers is likely to lead to unintended consequences in our residential neighborhood - such as a significant concentration of cannabis establishments (e.g. 5) within a few blocks. Such a concentration is unreasonable.

Cannabis is currently easily obtainable in our neighborhood and the potential negative impacts regarding economic, social, and quality of life measures significantly outweigh any public benefit.

Thank you for your attention.

Steven Goldblatt

[466 Park Drive #2](#)

[Boston, MA 02115](#)

Will Cohen <will.cohen@boston.gov>
To: Steven Goldblatt <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 3:53 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



removal of the half-mile buffer

2 messages

Nuray Erem Zerbe <[REDACTED]>
To: ed.flynn@boston.gov, will.cohen@boston.gov

Thu, May 30, 2024 at 11:34 AM

I am opposed to the removal of the half-mile buffer as this would have a significant impact on every neighborhood in the city of Boston. The buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city, while allowing access to patients and customers. Allowing the half-mile buffer to lapse may create a similar dynamic to package and liquor stores in the City, potentially oversaturate the market, and harm existing operators and equity applicants.

Nuray Erem
1313 Washington Street
Boston 02118

Will Cohen <will.cohen@boston.gov>
To: Nuray Erem Zerbe <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 3:54 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Comment on Cannabis Buffer Zone

2 messages

Heather Morrissey <[REDACTED]>

Thu, May 30, 2024 at 11:39 AM

To: will.cohen@boston.gov

Cc: ed.flynn@boston.gov

Dear BPDA,

As a longtime resident of the South End with two school-age children, I strongly OPPOSE the removal of the half-mile buffer for cannabis shops.

Respectfully,
Heather Morrissey
18 Hanson Street

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 3:54 PM

To: Heather Morrissey <[REDACTED]>

Cc: ed.flynn@boston.gov

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Cannabis buffer zone - Comment

2 messages

Bob Geiman <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Thu, May 30, 2024 at 12:01 PM

Dear BPDA,

I am a resident of the south end and OPPOSE the removal of the half-mile buffer for cannabis shops. Marijuana is already accessible, and we do not need to saturate our neighborhoods with pot shops. I fully agree with Ed Flynn's statement and opposition to the amendment removing the half-mile buffer.

In addition, I would ask that the City Council take up recent comments by Michelle Wu and the Suffolk County District Attorney's Office about the unwillingness to enforce certain laws. First of all, the three branches, per the constitution, have certain responsibilities/obligations--the executive/judicial branch is supposed to enforce and interpret the law and not make the law. In my mind, it is a dangerous trend when the Executive/Judicial branch makes the law. We elected the legislature to do that.

And, quite honestly, some of the laws on the list are baffling to a father who has chosen to raise his family in the city of Boston. Other cities (San Fran, NYC) have pursued similar policies and the results have been far from favorable for the families and businesses who live and work in those cities. Like many residents, real estate taxes have steadily increased with the increase in home values. So this policy is clearly not a function of the budget. It is a political decision. And it is hard to see how these policies benefit families and property owners in Boston. Families like myself will not pay real estate taxes at these levels to a City that will not enforce laws that keep us safe. This is a conversation that is happening all the time inside our school. Enrollment is down and it is because families are leaving the city. I understand that the private school community in Boston is not at the top of the list of folks that the political community focuses on. But people are leaving the state of Massachusetts at dangerous levels and it feels like families and property owners often come last when policy is made. It is hard to see how the City of Boston and the State of Massachusetts can thrive long term if that is the case. A committed, stable tax base is important to Government as well. Highly progressive policies need budget too. And if tax base leaves, those policies will fail. So there needs to be some moderation in the political sphere or cities like Boston are going to go the way of San Fran and NYC.

Respectfully,

Bob, Sara, Bobby, Sophia Geiman
[24 Rutland Square](#)

Will Cohen <will.cohen@boston.gov>
To: Bob Geiman <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 3:54 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP
he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis buffer zones

2 messages

Cynthia Curtis <[REDACTED]> Thu, May 30, 2024 at 12:03 PM
Reply-To: [REDACTED]
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov, Cynthia Curtis <[REDACTED]>

Dear Mr. Cohen,
As a resident of the South End neighborhood, I'm writing to express my strong opposition to the proposed amendment to remove the 1/2 mile buffer zones for cannabis shops.
As we continue to deal with drug addiction and homelessness in our neighborhoods, I believe any action taken by the City which in any way enables more cannabis dispensaries to cluster would exacerbate the situation and impact the health and nature of our neighborhoods.

I'm happy to speak with anyone on your staff should you want to discuss.
Kind regards,
Cynthia Curtis

Cynthia Curtis
+1 617.899.3260
[REDACTED]
Twitter: @cynthiacurtis
[linkedin.com/in/cynthiacurtis](https://www.linkedin.com/in/cynthiacurtis)

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 3:55 PM
To: [REDACTED]
Cc: ed.flynn@boston.gov, Cynthia Curtis <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP
he/him
Senior Zoning Reform Planner II
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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis buffer zone

2 messages

Claudia Noury-Ello <[REDACTED]>
To: will.cohen@boston.gov, "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Thu, May 30, 2024 at 12:45 PM

Dear BPDA,

As a 30+ year resident of the South end, raising two kids in the city and as a South End business owner, I am COMPLETELY OPPOSED to the removal of the half-mile buffer zone between cannabis retailers. The South End has become burdened with addiction of every variety. No single neighborhood should become the hub for cannabis shops and the South End is no different.

Thank you for your attention to this.

Best,
Claudia Noury-Ello
[3 Ringgold Street](#)

Will Cohen <will.cohen@boston.gov>
To: Claudia Noury-Ello <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 3:55 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

half mile limit between cannabis shops

2 messages

Mimi lantosca <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Thu, May 30, 2024 at 2:27 PM

Mr. Cohen,
I strongly oppose allowing cannabis shops within half mile of each other. To do so would have negative effects on any neighborhood.
Actually, I'm having difficulty understanding why anyone would propose such a measure except to line pockets with more cash, totally disregarding the wellbeing of the community .
Thank you for your attention,
Mimi lantosca
resident of Brighton

Will Cohen <will.cohen@boston.gov>
To: Mimi lantosca <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 3:56 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Removal of cannabis zoning

2 messages

DEBBIE AND STEVE SPANGLER <[REDACTED]>
To: will.cohen@boston.gov

Thu, May 30, 2024 at 2:58 PM

Removal of this zoning is outrageous....The restriction should remain.
The Spanglers of Tremont on the Common
Sent from my iPad

Will Cohen <will.cohen@boston.gov>
To: DEBBIE AND STEVE SPANGLER <[REDACTED]>

Wed, Jun 5, 2024 at 3:56 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

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[Quoted text hidden]



Support of proposed amendment

2 messages

Shaleen Title <[REDACTED]>
To: will.cohen@boston.gov

Thu, May 30, 2024 at 3:13 PM

Dear Members of the Boston Planning & Development Agency,

I am writing to add my support for the proposed amendment to the Boston Zoning Code regarding the removal of the buffer zone for cannabis establishments, as discussed at the May 9, 2024, public meeting. This amendment is a crucial step toward a fairer and more efficient regulatory environment for cannabis businesses in Boston.

The current process, involving both the BCB and the Zoning Board of Appeal (ZBA), imposes financial and operational burdens on cannabis applicants, especially equity licensees who often lack significant capital. The ongoing rental costs and the potential for conflicting decisions between the BCB and ZBA hinder the growth and inclusivity of Boston's cannabis sector. Assigning the responsibility to review and enforce the buffer zone solely to the BCB will alleviate these conflicts and burdens.

This change will reduce unnecessary obstacles for cannabis businesses, promote equity within the industry, and align Boston's regulatory framework with that of other municipalities in the state.

Thank you for your attention to this important matter.

Sincerely,
Shaleen Title
Former Commissioner (2017-2020), Massachusetts Cannabis Control Commission

Will Cohen <will.cohen@boston.gov>
To: Shaleen Title <[REDACTED]>

Wed, Jun 5, 2024 at 3:56 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Do not reduce the Buffer Zone between Cannabis shops

2 messages

Donna Webster <[REDACTED]>
To: will.cohen@boston.gov

Thu, May 30, 2024 at 3:24 PM

Please do not reduce the buffer zone between cannabis shops in Boston.

We have too many as it is. To have to smell marijunana when walking outside is stressful and depressing.

Please do what you can to keep the zones as they are. Do not reduce the buffer zones.

Thank you.

Donna Webster
Tremont on the Commons
Sent from my iPhone

Will Cohen <will.cohen@boston.gov>
To: Donna Webster <[REDACTED]>

Wed, Jun 5, 2024 at 3:57 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Cannabis establishments

2 messages

hung goon <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Thu, May 30, 2024 at 3:36 PM

Dear Mr. Cohen,

I am emailing to you to inform you that I am opposed to removal of the half-mile buffer between cannabis establishments.

Thank you,
Hung Goon

[Sent from Yahoo Mail for iPhone](#)

Will Cohen <will.cohen@boston.gov>
To: hung goon <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 3:57 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Please retain the cannabis buffer zone

2 messages

George Evans <[REDACTED]>
To: will.cohen@boston.gov

Thu, May 30, 2024 at 3:54 PM

As a resident of Tremont on the Common, I plead with you to keep the buffer zone. Our area's future hangs in the balance. The seediness of this strip of Tremont Street is increasing, and the lure of drugs is part of that.

Please do not ease up on the buffer zone.

George Evans
[151 Tremont St., 27J](#)
[Boston MA](#)

Will Cohen <will.cohen@boston.gov>
To: George Evans <[REDACTED]>

Wed, Jun 5, 2024 at 3:58 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Proposed Zoning Amendment to Eliminate 1/2 Mile Buffer Zone Between Cannabis Establishments

2 messages

Ruth McDermott <[REDACTED]>
To: mayor@boston.gov, will.cohen@boston.gov, cannabisboard@boston.gov
Cc: Tremont on the Common Condominium <[REDACTED]>

Thu, May 30, 2024 at 4:00 PM

Dear Mayor Whu, Mr Cohen and the Cannabis Board,

I am a Tremont on the Common condominium owner and I would like to submit my opposition to the removal of the 1/2 mile buffer zone between cannabis establishments.

Downtown Crossing and other areas in the city affected by this zoning change do not need more cannabis establishments in the area. I believe the 1/2 mile buffer zone has been effective for the community and business' to date.

It is further, my understanding that existing cannabis business has slowed and some are planning to close. Trying to colocate these business in a small concentrated area in the inner city does not lend itself to the city's interest in improving the influx of residents to the city or improving new business development interests.

I am hopeful that this rezoning effort effort does not move forward.

Best Regard,

Ruth McDermott
Tremont on the Common
151 Tremont Street, Apt 26C
Boston, MA 02111

Will Cohen <will.cohen@boston.gov>
To: Ruth McDermott <[REDACTED]>
Cc: mayor@boston.gov, cannabisboard@boston.gov, Tremont on the Common Condominium <[REDACTED]>

Wed, Jun 5, 2024 at 3:59 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Cannabis zoning

2 messages

Rick Jack <[REDACTED]>
To: will.cohen@boston.gov
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Thu, May 30, 2024 at 4:24 PM

Dear Will Cohen:

We are opposed to the removal of Boston's half-mile buffer zoning law for cannabis stores. Removing the buffer would have a significant negative impact on every neighborhood in the city of Boston. First, the buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and secondly to ensure that dispensaries are spread out in the city, while allowing egalitarian access to patients and customers.

Allowing the half-mile buffer to lapse may oversaturate the market (which is already at risk of downsizing) and harm existing operators and especially equity applicants. In addition, there is little inconvenience in traveling an extra few hundred feet for access to recreational cannabis, further eliminating the need to remove the current buffer zone. In fact, from our building I can walk to 8 cannabis dispensaries in Boston within ~20 min.

Thank you for your consideration.

With best wishes,
Rick Jack and Janet Bath
[1313 Washington St #225](#)
[Boston MA 02118](#)

Will Cohen <will.cohen@boston.gov>
To: Rick Jack <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 3:59 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Comment: Opposition to the proposal to remove 1/2 mile buffer between cannabis establishments in the City

2 messages

Kathleen Kerigan <[REDACTED]>
To: Ed Flynn <ED.FLYNN@boston.gov>, will.cohen@boston.gov

Thu, May 30, 2024 at 4:28 PM

Dear Councillor Flynn and Mr. Cohen,

I'm writing to oppose removing the 1/2 mile buffer around cannabis dispensaries. Several studies have shown an immediate increase in crime rates (as much as 1452% higher) in neighborhoods with one or more dispensary. It's important to Boston families, already struggling to keep children safe in our town, to limit any potential cause for increase in crime.

Please keep the 1/2-mile buffer!

Sincerely,
Kathleen Kerigan

Mother of three
South Boston resident and homeowner
South Boston employee

UC Denver:
<https://news.ucdenver.edu/do-marijuana-dispensaries-increase-neighborhood-crime/?amp>

KCRW Story on LAPD Data:
<https://www.kcrw.com/news/shows/greater-la/weed-gaza-hammer/cannabis-robberies>

Will Cohen <will.cohen@boston.gov>
To: Kathleen Kerigan <[REDACTED]>
Cc: Ed Flynn <ED.FLYNN@boston.gov>

Wed, Jun 5, 2024 at 3:59 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to the proposal to remove 1/2 mile buffer between cannabis establishments in the City

2 messages

Arturo <[REDACTED]> Thu, May 30, 2024 at 5:18 PM
To: will.cohen@boston.gov
Cc: Ed Flynn <ed.flynn@boston.gov>, Chulan Huang <chulan.huang@boston.gov>, Melissa Lo <melissa.lo@boston.gov>

Mr. Cohen,
I own a home in Boston's Chinatown neighborhood. I also am strongly opposed to the removal of the 1/2 mile buffer between cannabis establishments in the City.

Arturo

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 3:59 PM
To: [REDACTED]
Cc: Ed Flynn <ed.flynn@boston.gov>, Chulan Huang <chulan.huang@boston.gov>, Melissa Lo <melissa.lo@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



RE: PROPOSED ZONING AMENDMENT/CANNABIS ESTABLISHMENTS

2 messages

Magda Romanska <[REDACTED]> Thu, May 30, 2024 at 5:28 PM
To: "will.cohen@boston.gov" <will.cohen@boston.gov>, "mayor@boston.gov" <mayor@boston.gov>, "cannabisboard@boston.gov" <cannabisboard@boston.gov>
Cc: Management - Franny Tremont <[REDACTED]>

Hello,

I would like to voice my strong opinion **against** the new proposed zoning amendment, and marihuana dispensary being opened in our neighborhood.

I currently live at 151 Tremont St, and I work at Emerson College, so I am very much part of the community, paying extremely high real estate taxes for a small one-bedroom apartment.

I am also disabled and use an electric wheelchair. Opening the dispensary will not make this area safer for vulnerable residents like me who both live (and pay local real estate taxes), and work in the area.

This is the fourth proposal for the dispensary in this area. Since the residents vote "no" each time, why are these continuous applications even allowed?

Sincerely,

M. Romanska, Ph.D.

Professor of Performing Arts, Emerson College
Faculty Associate, Berkman Klein Center for Internet & Society at Harvard University
Principal Researcher, metaLAB (at) Harvard University

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From: Franny Allescia <[REDACTED]>
Sent: Thursday, May 30, 2024 2:47 PM

To: Dr. Magda Romanska <[REDACTED]>
Subject: PROPOSED ZONING AMENDMENT/CANNABIS ESTABLISHMENTS

Dear TOC Residents:

There is currently a proposal to eliminate the 1/2 mile buffer zone between cannabis establishments.

City Councilor Ed Flynn opposes this zoning amendment that is supported by BPDA (Boston Planning Development Agency), Boston's Office of Economic Opportunity and Inclusion, The Boston Cannabis Board, and the Boston Licensing Board.

Attached is an email from Ed Flynn asking owners and residents to submit their comments to BPDA's office to Will Cohen (will.cohen@boston.gov). **DEADLINE FOR COMMENTS IS FRIDAY MAY 31st.**

Comments can also be directed to Mayor Wu (mayor@boston.gov), The Boston Cannabis Board (cannabisboard@boston.gov), and others.

The strongest argument presented by TOC in the defeat of four cannabis dispensaries in the neighborhood (13-15 West Street, 52-60 Winter Street, 25 Winter Street, Boylston Street at Emerson) was that they violated the 1/2 mile buffer zone.

From your Board of Trustees



Franny Allescia

Property Manager, Tremont on the Common Condominium
151 Tremont Street, Boston, MA 02111

Tel: Office 617-482-2165

Email: [REDACTED]

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:00 PM

To: Magda Romanska <[REDACTED]>

Cc: "mayor@boston.gov" <mayor@boston.gov>, "cannabisboard@boston.gov" <cannabisboard@boston.gov>, Management - Franny Tremont <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

proposal to eliminate the 1/2 mile buffer zone

2 messages

Atusa Fattahi <[REDACTED]>
To: will.cohen@boston.gov
Cc: mayor@boston.gov, cannabisboard@boston.gov

Thu, May 30, 2024 at 7:04 PM

to whom it may concern,

The fact that I have to write this email baffles me.
You cannot pass the cannabis law with certain regulations and then after it gets the votes, eliminate the regulations. I am sure if you put the cannabis to vote again in the state it won't pass because of all that you guys are doing. Everyone who voted yes imagined, it will bring money to state but now we are thinking at what cost. Better not waste money (that we have become so good at) than make money this way.
Yet another bad decision on top of all the other bad ones.
Thanks for listening,

Atusa Fattahi
Boston resident

Will Cohen <will.cohen@boston.gov>
To: Atusa Fattahi <[REDACTED]>
Cc: mayor@boston.gov, cannabisboard@boston.gov

Wed, Jun 5, 2024 at 4:00 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Zoning For Cannabis Establishments

2 messages

Bill Mootos <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>

Thu, May 30, 2024 at 9:02 PM

Dear Mr. Cohen-

As a resident of the South End, I strongly object to the proposed amendment to zoning for cannabis stores. I do not trust that the zoning board would take the 1/2 mile buffer into account unless the language is clearly written into the Boston Zoning Code.

Before this city gets overrun with cannabis shops - in particular areas like mine where the current administration has allowed the denizens of "Mass & Cass" to move into our residential neighborhoods - this needs to be nipped in the bud. There is no reason on earth that these pot shops should be any closer than the current code allows.

If the zoning board already "takes into account" the placement of those shops and the distance between them, they should have no problem at all leaving the language in there. What is next - a loosening of the 500 foot buffer from school entrances? Many of us do not want these stores around, and already 3 have tried to move into my neighborhood where they are not wanted. It is bad enough that street drugs are now legal (people can shoot heroin now on our sidewalks with zero recourse) - relaxing the zoning requirements for these dispensaries will put this city in either further decline.

Bill Mootos
1723 Washington St. #303
Boston, MA 02118
(617) 686-7066

Will Cohen <will.cohen@boston.gov>
To: Bill Mootos <[REDACTED]>

Wed, Jun 5, 2024 at 4:00 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Elimination of Cannabis 1/2 mile buffer zone

2 messages

Webster, Harry <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: Donna Webster <[REDACTED]> Franny Allescia <[REDACTED]>

Fri, May 31, 2024 at 11:39 AM

Mr. Cohen:

I have been a resident at Tremont on the Common at [151 Tremont St](#) in Boston since June of 1984. I have directly experienced the difficult but partially successful attempts to improve the quality of life for residents of this neighborhood. A major member of this community is Tufts Medical Center which includes the Floating Hospital for Children. Both facilities are a short walk away from Downtown Crossing. The Tufts University School of Medicine is even closer to the Downtown Crossing. A denser clustering of dispensaries in no way will improve the environment around these three institutions. To the contrary, additional dispensaries will increase the incidence of dangerous behaviors on the part of some of the users. More dispensaries means more users which translates into more untoward events in the neighborhood..

I am hoping that Ed Flynn and you will have success with the Zoning Board in defeating this undesirable and outright dangerous idea.

Harry Webster MD MPH
Clinical Associate Professor of Rehabilitation Medicine
Tufts University School of Medicine
Boston MA

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Medicine's Compliance Department ([REDACTED]) Immediately, destroy all copies of the communication and attachments. Thank you.

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:01 PM

To: "Webster, Harry" <[REDACTED]>

Cc: Donna Webster <[REDACTED]> Franny Allescica <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to Lifting the 1/2 Mile Buffer Requirement Between Cannabis Establishments

2 messages

Julee Burke <[REDACTED]>
To: will.cohen@boston.gov
Cc: Ed Flynn <ed.flynn@boston.gov>

Fri, May 31, 2024 at 11:44 AM

Mr. Cohen,

I am a life-long South Boston resident and I am writing to oppose the proposed amendment to remove the half-mile buffer requirement between cannabis establishments in Boston. I feel that removing the half-mile buffer zone would have a significant impact on my neighborhood and my family's quality of life. It is unnecessary to have an abundance of cannabis shops when my neighborhood has needs for other types of store.

Please do not allow this 1/2 mile buffer zone to be removed.

Thank You,

Michael and Julee Burke
157 G Street
South Boston
(617) 306-6232

Will Cohen <will.cohen@boston.gov>
To: Julee Burke <[REDACTED]>
Cc: Ed Flynn <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 4:01 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis

2 messages

Paul Greenfield <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Fri, May 31, 2024 at 11:44 AM

Mr. Cohen:

Not only do I fully support the present rule regarding the half mile distance between cannabis shops, but feel that the distance ought to be increased. Too many cannabis shops too close to each other are a threat our neighborhoods.

They would affect public safety and health and decrease the quality of life in our neighborhoods. Nor should there be any consideration of changing the regulations regarding distancing between liquor and packaging stores.

Paul Greenfield
[60 West Cedar Street](#)
[Boston 02114](#)

Will Cohen <will.cohen@boston.gov>
To: Paul Greenfield <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 4:01 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Buffer Zone

2 messages

Jennifer Yee <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 11:53 AM

Hello Will,

“Please do not do away with the half-mile buffer zone between cannabis establishment”

Kind Regards,
Jen Yee

Sent from my iPhone

Will Cohen <will.cohen@boston.gov>
To: Jennifer Yee <[REDACTED]>

Wed, Jun 5, 2024 at 4:02 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



I strongly oppose the removal of the 1/2 mile buffer zone for cannabis establishments

2 messages

Ryan Powers <[REDACTED]>
To: will.cohen@boston.gov
Cc: Christopher Betke <[REDACTED]>

Fri, May 31, 2024 at 11:56 AM

Hi Will,

I strongly oppose the removal of the 1/2 mile buffer zone for cannabis establishments in Boston. I am a long time resident (15 years) of the Leather District & Chinatown.

**Thank you,
Ryan Powers
210 South Street Unit 9-6**

Will Cohen <will.cohen@boston.gov>
To: Ryan Powers <[REDACTED]>
Cc: Christopher Betke <[REDACTED]>

Wed, Jun 5, 2024 at 4:02 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him
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[Quoted text hidden]



Boston Cannabis Buffer Zone

2 messages

David Rabinovitz <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 12:11 PM

I am writing to you with comments regarding the proposed changes to the Boston Cannabis buffer zone.

Please **modify** the proposal to eliminate the 1/2 mile buffer zone as to Boston Equity participants.

While buffer zone modifications may be needed to site the state minimum retail store count of 56 stores for Boston^[1], this could be accomplished by eliminating the 1/2 mile buffer zone for non-equity operators.

Landlords often view cannabis companies as desperate to find a location in order to proceed toward municipal approval. As a result, landlords act as a toll gate and the toll they charge is a premium rent rate. Cannabis companies typically pay extraordinarily high rent rates. Some equity operators justified or rationalized the high rent rate by the benefit of having a 1/2 mile buffer zone. Within the city many cannabis consumers will likely be walk-in versus drive-to customers. The 1/2 mile buffer zone helps protect social equity retailers from customer cannibalization and overcrowding of retail cannabis shops.

Between paying steep rents and absorbing the impact of inflation, many operators are not flush with cash. This is compounded by declining cannabis prices. Consider that in April 2021, the Cannabis Control Commission (CCC) reported on their Open Data Platform (ODP) that one gram of cannabis cost, on average, \$14.03. A year later the price dropped to \$11.33. By April 2023 the price was down to \$6.04. In April 2024, the most current data available from the CCC ODP lists a price of \$5.36 per gram. That is a 61.8% price drop.

| Date | Cost per Gram | Annual Price Change | Change from April 2021 |
|-------------------------------------|---------------|---------------------|------------------------|
| Apr-21 | \$ 14.03 | | |
| Apr-22 | \$ 11.33 | -19.2% | -19.2% |
| Apr-23 | \$ 6.04 | -46.7% | -56.9% |
| Apr-24 | \$ 5.36 | -11.3% | -61.8% |
| 3-year average annual price decline | | | -27.4% |

According to the U.S. Bureau of Labor Statistics Consumer Price Index inflation calculator, \$14.03 in April 2021 has the same buying power as \$16.47 in April 2024. Products are 17.4% more expensive. If the commodity wasn't cannabis, that \$14.03 item would likely sell for \$16.47 in April 2024. Instead, it sells for \$5.36.

If a retailer buys something for \$14.03 and sells it for \$28.06, that retailer enjoys a 50% gross profit margin. To stay even that same retailer would need to sell a \$16.47 item for \$32.94, but instead is buying that product for \$5.36 and selling it for \$10.72.

The retailer needs to sell about 3.07 times more product to maintain its gross profit. With more stores opening up, sales per store are declining. Clustering stores tighter within the 1/2 mile

buffer will accelerate that sales decline and could severely impact single operator social equity stores, likely leading to additional failures.

To allow clustering of cannabis shops around existing equity stores would doom Boston's equity program. Change the buffer but continue to allow a 1/2 mile buffer zone as to social equity owned stores.

David Rabinovitz
Mobile (617) 281-0710

[1] The Massachusetts Alcohol Beverage Control Commission lists 278 off-premise licenses in Boston. Dividing that figure by 5 translates to 56 retail cannabis stores.

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:02 PM

To: David Rabinovitz <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Half mile cannabis buffer

2 messages

David Ferrari <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 12:21 PM

I live in South Boston. Keeping a buffer around such a unique and potent drug seems prudent. Thank you.

L. David Ferrari
Managing Attorney & Counselor at Law, Federal Circuit Appeals Division,
Law Offices of Iannella and Mummolo
Cell: (617) 312-2799
Email: [REDACTED]

Sustaining Member, National Organization of Social Security Claimants' Representatives since 2009; Member, National Association of Disability Representatives *

Past Chairman 2015-2018, Federal Bar Association, Social Security Law Section National Board *

Co-Author 16th Edition of The Social Security Disability Advocate's Handbook c. August, 2020*

Member: Federal District Court of Massachusetts Bar; Federal First Circuit Court Bar*

* Membership in these professional organizations and publications does not signify their endorsement of the author, but indicates his participation in such groups to foster professional development.

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Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:03 PM

To: David Ferrari <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

1/2 Mile Buffer between Cannabis Shops

2 messages

Peg Gaillard <[REDACTED]>
To: will.cohen@boston.gov, mayor@boston.gov

Fri, May 31, 2024 at 12:40 PM

My husband Tom Gaillard and I live at [151 Tremont Street, 18E, Boston, MA](#).

We are both very concerned about the potential of the 1/2 buffer zone between cannabis establishments being removed. We would like this rule to stay in place! Too many cannabis shops located in the downtown area.

Please take note of our concerns. Thank you.

Peg Gaillard
Founder, [So Good Sessions](#), LLC
[REDACTED]
603.498.8658

Follow us on social media!
[instagram](#)
[facebook](#)

Will Cohen <will.cohen@boston.gov>
To: Peg Gaillard <[REDACTED]>
Cc: mayor@boston.gov

Wed, Jun 5, 2024 at 4:03 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP
he/him
Senior Zoning Reform Planner II
617.918.4450 (o)

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bostonplans.org

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[Quoted text hidden]



Opposition to removal of 1/2 mile buffer

2 messages

jen s <[REDACTED]>
To: EDFLYNN@boston.gov, will.cohen@boston.gov

Fri, May 31, 2024 at 1:08 PM

Hi Will,
I am writing to voice my opposition to the removal of the half-mile buffer for cannabis establishments as this would have a significant negative impact on every neighborhood in the city of Boston.

Thank you.

Sincerely,

Jen Salman

10 Barnard Pl

South Boston, MA 02127

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:03 PM

To: jen s <[REDACTED]>
Cc: EDFLYNN@boston.gov

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Opposition to remove the 1/2 mile buffer zone for cannabis establishments

2 messages

A. Soo Hoo <[REDACTED]>
To: will.cohen@boston.gov
Cc: Ed Flynn <ed.flynn@boston.gov>

Fri, May 31, 2024 at 1:30 PM

Mr Cohen,

As a long time Chinatown resident, I am writing to state my opposition to remove the 1/2 mile buffer zone between cannabis establishments. Chinatown is one of the most densely populated neighborhoods in the state. If this buffer zone is removed it would potentially open the door for multiple cannabis shops to open in Chinatown. If this happens this could be detrimental to the health and vitality of the Chinatown community. Chinatown has already suffered through the highway expansions and the Combat Zone and we are still healing from the effects caused by the state and city. [Here](#) is a study led by Tufts University on the effects of the highway system running through Chinatown. Please consider my statement of opposition when making your decision.

Sincerely,
Angela Soo Hoo
[66 Hudson St. apt 902](#)
[Boston MA 02111](#)

Will Cohen <will.cohen@boston.gov>
To: "A. Soo Hoo" <[REDACTED]>
Cc: Ed Flynn <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 4:04 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis Dispensary half mile buffer

2 messages

audrey schneider <[REDACTED]>

Fri, May 31, 2024 at 1:40 PM

To: will.cohen@boston.gov

Cc: ed.flynn@boston.gov, [REDACTED]

Hello Will and Ed

I would like to favor keeping the half mile per dispensary rule in Boston, in fact would recommend this across all of Massachusetts. I have seen how places such as Provincetown, MA have grown to have 7 (maybe more now) dispensaries in what seems like within a half mile and how the landscape of foot traffic has changed.

What once was many people spending time in cafes and restaurants, has turned into passers by and people focused on just getting in and out of those areas.

As a citizen of Boston proper, there has also been a notable difference in the type of people that live in Boston. Less younger professionals, less children, less services that cater to people that live in Boston on a daily basis (dental, gas station, mechanic, book stores, etc.) We now have to travel further to seek out these types of neighborhoodly services that once were readily available.

I would encourage the administration to consider the type of culture it would like to present for current and future Boston residents. By adding additional adult only/party and entertainment facilities and services, Boston may transition into a city driven by weekend party goers and lose its long standing resident population.

Thank you for your consideration.

Audrey Schneider
Temple Street, Boston, 02114

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:04 PM

To: audrey schneider <[REDACTED]>

Cc: ed.flynn@boston.gov, [REDACTED]

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Please Preserve the Half-Mile Buffer Zone Between Cannabis Establishments

2 messages

Joseph Hachadorian <[REDACTED]>

Fri, May 31, 2024 at 1:44 PM

To: will.cohen@boston.gov

Cc: Christopher Betke <[REDACTED]>

Dear BPDA Member,

I am writing to encourage you to please preserve the half-mile buffer zone between cannabis establishments.

My wife and I live in the Leather District, where we are raising two small children (ages 4 and 6). We love the City of Boston, and we would like it to continue to be a great place to raise a family.

Eliminating the half-mile buffer zone between cannabis establishments would lead to inevitable clusters of cannabis retailers to form, thereby changing the family-friendly nature of our Boston neighborhoods.

Please OPPOSE the removal of the half-mile buffer zone between cannabis establishments.

Thank you for your time, and for your public service.

Sincerely,

Joseph Hachadorian
210 South St., Boston, MA

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:05 PM

To: Joseph Hachadorian <[REDACTED]>

Cc: Christopher Betke <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposing the removal of the 1/2 mile buffer zone between cannabis establishments in the city

2 messages

Cel Kulasekaran <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: Kimberly Phillips Kulasekaran <[REDACTED]>

Fri, May 31, 2024 at 1:45 PM

Mr.. Cohen,

I would like to note that we strongly OPPOSE the proposed amendment to remove the 1/2 mile buffer zone between cannabis establishments. I'm opposed to this change as it may harm existing and equity operators if shops open in cluster, diminish the community voice, and exacerbate quality of life issues.

Thank you,

Nedunceliyan Kulasekaran
Boston resident, parent, business owner, and voter.

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:05 PM

To: Cel Kulasekaran <[REDACTED]>
Cc: Kimberly Phillips Kulasekaran <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Buffer zone

2 messages

[Redacted] <[Redacted]> Fri, May 31, 2024 at 1:46 PM
To: will.cohen@boston.gov
Cc: [Redacted]

Please do not take away the 1/2 mile cannabis buffer zone for shops.

Thank you,
Katie Updike
107 South Street
Boston

Sent from my iPhone

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:05 PM
To: [Redacted]
Cc: [Redacted]

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposing to Removal the half Mile Buffer Zone Between Cannabis Establishment

2 messages

Felix Lui <[REDACTED]> Fri, May 31, 2024 at 1:50 PM

To: "will.cohen@boston.gov" <will.cohen@boston.gov>

Cc: Edward Flynn <ed.flynn@boston.gov>, Melissa Lo <melissa.lo@boston.gov>

Mr. Cohen,

Attached is the letter of opposition to removal of the half mile buffer zone between cannabis establishments. Thank you for your attention.

Regards,

Felix Lui
CCBA President



2024.05.31 letter to support Ed Flynn opposing Cannabis zone.docx

1199K

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:05 PM

To: Felix Lui <[REDACTED]>

Cc: Edward Flynn <ed.flynn@boston.gov>, Melissa Lo <melissa.lo@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



紐英崙中華公所

Chinese Consolidated Benevolent Association of New England
90 Tyler Street, Boston, MA 02111 • Tel. (617) 542-2574 • Fax (617) 542-0926

Mr. Will Cohen
Boston Planning & Development Agency
1 City Hall Square, Boston, MA 02201

Ref: Removal of the Half Mile Buffer Zone Requirement
May 31, 2024

Mr. Cohen,

I am writing this letter to support for Council Edward Flynn's opposing the removal of the current restriction for a half -mile buffer requirement between cannabis establishments in the city.

I am representing the Chinese Consolidated Benevolent Association of New England which is the umbrella association of 16 family associations and 17 social/civil associations. The cannabis issue has been the major concerns discussed among our community, because there are day-care facilities, many elderly housing, schools and churches right in our neighborhood, plus we are the most densely populated area in the city of Boston. There are a few cannabis dispensaries already surrounding the Chinatown. If the restriction of half mile buffer zone removed, it definitely changes our residents' way of life and the business sectors.

The change of buffer zone for cannabis dispensary will not help the current situation in Chinatown, CCBA will not recommend the removal of the buffer zone. Thanks.

Felix Lui

President

CCBA Board Members:

Gee How Oak Tin Association of New England
Goon Shee Association
Fung Luen Association
Loong Kong Tien Yee Assoc. of New England
Chinese Merchants Assoc. of Massachusetts
Chinese Women's Association of New England
Hoy Kew Association
Friends of Hong Kong and Macau Association
World Kwong Tung Association

Wong Family Benevolent Association
Moy Shee Association
Gee Tuck Sam Tuck Association of NE
Chew Lun Association of New England
R.O.C. Veteran's Association in Boston
American Legion Chinatown Post 328
Ni Lun Welfare Association
Chinese Business Association
Hip Sing Association of Boston

Yee Fung Toy Association of New England
NE Gee Poy Kuo Family Association
Soo Yuen Benevolent Association
Sam Yick Association of New England
Kuo Min Tang of Boston
Que Shing Chinese Music & Opera Group
Chinese Economic Development Council
Tai Tung Tenants Association
Taishan Community Association

Lee On Dong Association of N.E.
Ng Family Benevolent Association
Leung Family Association
Gin's Family Associate of Boston
Chee Kong Tong
Boston Wang YMCA
Eastern U.S. Kung-Fu Federation
Kwong Tung Assn. of New England



Will Cohen <will.cohen@boston.gov>

Request to Maintain Cannabis Buffer Zone

2 messages

Deepa Soni <[REDACTED]> Fri, May 31, 2024 at 1:54 PM
To: will.cohen@boston.gov
Cc: Nirav Desai <[REDACTED]> Christopher Betke <[REDACTED]>

Dear Mr. Cohen / BPDA:

We are longstanding residents in the Leather District as well as parents of two young children.

We are writing to you to request that the BPDA please continue to maintain the half-mile buffer zone between cannabis establishments.

Thank You,
Deepa Soni & Nirav Desai

Deepa Soni, MD, MPH
Board-Certified Neurosurgeon
Mobile: 617-378-1946

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:07 PM
To: Deepa Soni <[REDACTED]>
Cc: Nirav Desai <[REDACTED]> Christopher Betke <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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One City Hall Square | Boston, MA 02201

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[Quoted text hidden]



Opposition to the Removal of the 1/2 Mile Buffer Zone

2 messages

Darcy Bento <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 1:56 PM

Dear Will,

I am writing to express my strong opposition to the proposed removal of the 1/2 mile buffer zone around cannabis dispensaries in our community. As a concerned resident, I believe that maintaining this buffer zone is crucial for several reasons.

Firstly, the 1/2 mile buffer zone plays a significant role in ensuring the safety and well-being of our neighborhoods. It helps to prevent the overconcentration of cannabis dispensaries in close proximity to **schools, parks, and residential areas**. This distance is essential to minimize the exposure of cannabis products to **minors** and to reduce the potential for increased foot traffic and loitering in sensitive areas.

Secondly, the buffer zone supports the balanced development of our community. By preventing clusters of cannabis businesses, we can encourage a more diverse mix of commercial enterprises, which contributes to the economic vitality and character of our neighborhoods. Overconcentration of cannabis dispensaries can lead to a saturation of one type of business, which may deter other types of businesses from establishing themselves in these areas.

Moreover, the buffer zone helps address the concerns of many residents who may feel uneasy about the presence of multiple cannabis dispensaries near their homes. Maintaining this distance respects the preferences and comfort levels of community members, fostering a more harmonious living environment.

In conclusion, I urge the Cannabis Control Board to reconsider the decision to remove the 1/2 mile buffer zone. Preserving this regulation is essential for the continued safety, diversity, and well-being of our community. I appreciate your attention to this matter and your commitment to considering the perspectives of all stakeholders.

Thank you for your time and understanding.

Sincerely,
Darcy



Darcy Bento
Owner/Broker
Bento Real Estate Group

617-901-9671
[REDACTED]
www.bentorealestate.com

What is Your Home Worth?



Will Cohen <will.cohen@boston.gov>
To: Darcy Bento <[REDACTED]>

Wed, Jun 5, 2024 at 4:07 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA

board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Oppose removal of Cannabis 1/2 mile buffer

2 messages

Amy Fitzgibbons <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 1:57 PM

I oppose the removal of the 1/2 mile Cannabis buffer for zoning in the City of Boston as a resident of 02127 with an elementary student in Chinatown.

Sincerely,
Amy Fitzgibbons

Will Cohen <will.cohen@boston.gov>
To: Amy Fitzgibbons <[REDACTED]>

Wed, Jun 5, 2024 at 4:07 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Oppose to removing the buffer

2 messages

sarahwanhee <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 1:59 PM

I am writing to express myself that i do not want cannabis stores to be near kids and schools.
Please consider our kids.

Thank you,
Sarah

Sent from my T-Mobile 5G Device

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:07 PM

To: sarahwanhee <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to Proposed Amendments to Zoning Code Provisions re Cannabis Establishments


2 messages

Brian Kaplan <[REDACTED]> Fri, May 31, 2024 at 2:06 PM
To: "will.cohen@boston.gov" <will.cohen@boston.gov>, "bpdarpz@boston.gov" <bpdarpz@boston.gov>

Please see attached correspondence.

Brian S. Kaplan
Kaplan Law LLC
123 South Street, 2nd Floor
Boston, MA 02111
(617) 558-5582
<http://www.kaplanlaw-llc.com>

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 **Kaplan Law Letter to the BPDA re zoning code cannabis provisions (2024.5.31).pdf**
92K

Will Cohen <will.cohen@boston.gov>
To: Brian Kaplan <[REDACTED]>
Cc: "bpdarpz@boston.gov" <bpdarpz@boston.gov>

Wed, Jun 5, 2024 at 4:08 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]

KAPLAN LAW LLC

BUSINESS + REAL ESTATE LITIGATION

123 SOUTH STREET, 2ND FLOOR, BOSTON, MA 02111
P (617) 558-5582 | F (617) 558-0250

BRIAN S. KAPLAN

(617) 558-5582 x12

May 31, 2024

BY EMAIL

Will Cohen
BPDA Regulatory Planning and Zoning Department
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201
will.cohen@boston.gov
bpdarpz@boston.gov

Re: Opposition to the Proposed Amendments to the
Boston Zoning Code's Cannabis Establishment Provisions

Dear Mr. Cohen and BPDA Staff:

I represent Eric Lawrence and Mass Greenwoods, LLC, a licensed cannabis establishment in Allston. I write to urge the BPDA not to adopt such the proposed amendment to the Boston Zoning Code that would eliminate 1/2 mile buffer zone for cannabis establishments.

First, previous arguments that the 1/2 mile buffer zone prevents the City of Boston from issuing its statutorily required number of licenses are moot. The City has now reached its quota.

Second, the number of new licenses that have been issued for retail cannabis establishments has slowed down dramatically. As far as the market is concerned, there is no need to eliminate the 1/2 mile buffer zone.

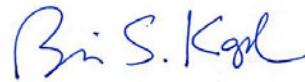
Third, the 1/2 mile buffer zone was the result of two years of community meetings. It prevents the creation of green zones – neighborhoods that could be over-run by “pot shops” – thereby ensuring that retail cannabis establishments are located in a manner that is equitable, and prevents potential harm to property values.

Will Cohen & BPDA Staff
Boston Planning & Development Agency
May 31, 2024
Page 2

Fourth, eliminating the 1/2 mile buffer zone is inequitable to equity applicants who poured their life savings into their small businesses in reliance on the 1/2 mile buffer zone. Many will likely be run out of business by large, multi-state operators who open up nearby. Rather than supporting equity applicants, the City will have set them up to fail.

For these reasons, I urge the BPDA to maintain a cannabis establishment buffer zone, even if the zone is reduced from 1/2 mile to 1/3, 1/4 mile or 500 feet (the same buffer zone for schools).

Very truly yours,



Brian S. Kaplan



Cannabis Store Siting

2 messages

M E Sinkiewicz <[redacted]> Fri, May 31, 2024 at 2:08 PM

To: will.cohen@boston.gov

Cc: Ruthzee Louijeune <[redacted]> Ed Flynn <[redacted]> John Fitzgerald

<[redacted]>

Dear Mr. Cohen,

I'm writing to express my passionate support for maintaining the current half-mile distance regulation for Boston cannabis dispensaries.

I urge you and the Mayor to resist lobbying and related inducements from the cannabis industry and keep this vital public protection.

Social and economic inequality is one of the preeminent justice issues of our times. Inner core, Boston neighborhoods like mine in Dorchester and neighboring Roxbury, Mattapan, and Hyde Park are especially vulnerable to the negative effects of removing this protection.

Please protect the City's most vulnerable residents and keep the distancing regulation in effect.

Sincerely,
Mary Ellen Sinkiewicz,
Dorchester MA

[redacted]

Sent from my iPhone

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:09 PM

To: M E Sinkiewicz <[redacted]>

Cc: Ruthzee Louijeune <[redacted]> Ed Flynn <[redacted]> John Fitzgerald

<[redacted]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis buffer

2 messages

To: "will.cohen@boston.gov" <will.cohen@boston.gov>

Fri, May 31, 2024 at 2:18 PM

Hello Will,

Removing the 1/2 mile buffer seems stupid. We already have too many cannabis proprietors in the neighborhood, and the buffer seems helpful to protect the existing businesses, and protect the neighborhoods from being overrun by cannabis vendors on every corner like Dunkin Doughnuts.

Regards,
Jim Lundy, south end

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:09 PM

To: [REDACTED] <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

COMMENT: BPDA's proposal to remove the 1/2 mile buffer zone between cannabis establishment in the City

2 messages

Edward OBrien <[REDACTED]> Fri, May 31, 2024 at 2:22 PM
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: Christopher Betke <[REDACTED]> Jere' O'Brien <[REDACTED]>

Hello,

I'd like to echo and amplify the concerns of removing the ½ mile buffer zone that were stated by Councilor Ed Flynn in his "hearing Order" and "letter of opposition". Please do not do away with the half-mile buffer zone between cannabis establishments.

Respectfully,

Ed OBrien
Leather District resident

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:09 PM
To: Edward OBrien <[REDACTED]>
Cc: Christopher Betke <[REDACTED]> Jere' O'Brien <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Do you want families to move their kids out of public schools and move out of the city?

2 messages

[Redacted] <[Redacted]> Fri, May 31, 2024 at 2:25 PM
To: Will.Cohen@boston.gov

Dear Mr. cohen,

I am a parent of two kids at JQES, a public school in Downtown Boston, Chinatown. Please take into consideration that families with kids are leaving in the city, removing the buffer requirement is a threaten to kids safety and right to live in an healthy and educative environment. I would not want my kids to see cannabis stores at every corner. What we want to see are playgrounds and trees, that is what we need and what we hope to be surrounded by.

I hope this message was directed to the right recipient, I am sorry if it sounds too emotional or dramatic but I hope legislators will make the right choices without requiring to us (parents) the hassle of participating to a public town hearing.

Sent from my iPhone

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:10 PM
To: [Redacted]

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis Buffer

2 messages

Payton Jeffers <[REDACTED]>
To: "Will.Cohen@boston.gov" <Will.Cohen@boston.gov>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Fri, May 31, 2024 at 2:29 PM

Dear Mr. Cohen:

I live and work on Massachusetts Avenue in the South End of Boston and I strongly oppose lifting the half-mile buffer between marijuana dispensaries. I strongly support Councilor Ed Flynn's opposition.

Sincerely,

Payton Jeffers

--

Kind regards,

Payton Jeffers

Property Manager

(617) 671-5045

Perpetual Real Estate

[659 Massachusetts Avenue](#)

[Suite C](#)

[Boston, MA 02118](#)

www.perpetualre.com

PERPETUAL

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:10 PM

To: Payton Jeffers <[REDACTED]>

Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

opposition on Cannabis Establishment Zoning Amendment

2 messages

Justin Mai <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 2:33 PM

Hello Will,

I strongly disagree with any Cannabis establishment in this area especially it's so close to school. I feel every year there is a proposal to try to open a cannabis store. Enough. Please take into consideration stopping any cannabis store being open in the area.

--
Thanks,

Justin

Will Cohen <will.cohen@boston.gov>
To: Justin Mai <[REDACTED]>

Wed, Jun 5, 2024 at 4:10 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

opposition to removing this 1/2 mile buffer Cannabis establishment

2 messages

坂元裕美 <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 2:36 PM

Hello,

I would like to inform you that I have opposition to removing this 1/2 mile buffer.

I don't see point of removing this buffer as we have enough places for cannabis.

Best regards,
Resident in Boston

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:10 PM

To: 坂元裕美 <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

OPPOSED to the REMOVAL of the HALF-MILE BUFFER

2 messages

Dexter Miller <[REDACTED]>
To: will.cohen@boston.gov, ed.flynn@boston.gov, brian.worrell@boston.gov

Fri, May 31, 2024 at 3:44 PM

OPPOSED to the REMOVAL of the HALF-MILE BUFFER

Dexter Miller, Dorchester, MA

First, the introductory slide for the Zoning Amendment Public Meeting presentation on May 9, 2024, entitled "Existing Cannabis Establishments" is misleading, to wit: "Boston must allow more than 50 cannabis stores." "Allowing the required number of retailers is not possible with current buffer zones." Both statements are false, for MA law states we must not impose a limit [a maximum] that is less than 20% of the number of liquor stores. See MGL c 94G s 3. We [Boston] are imposing no limit at all. We are in full compliance with MA law. And, of course, there is no such thing as a "required number of retailers." MA law does not require us to allow or license 52 dispensaries.

Second, with the removal of the half-mile buffer for cannabis establishments, what is the likely response by multi-state cannabis operators (MSOs) and Canadian cannabis companies? A likely response would be to move quickly to acquire locations that are within the now-abolished buffer zone areas. What is the likely impact on existing social equity cannabis companies? A likely impact on social equity companies is a reduced percentage of ownership statewide [reduced market share] because the MSOs and Canadian companies would now have the "first-mover" advantage for the second time. They had "first-mover" advantage for the first time several years ago when licensing began. At that time, only MSOs and Canadian companies had the know-how and the funding to take full advantage of the opportunity first, and they did so.

Therefore, the Public Meeting was ill-conceived, and the proposal was ill-considered. BPDA should take another look at the situation, and restart the analysis from the beginning.

Sincerely,

Dexter Miller
Dorchester, MA

Will Cohen <will.cohen@boston.gov>
To: Dexter Miller <[REDACTED]>
Cc: ed.flynn@boston.gov, brian.worrell@boston.gov

Wed, Jun 5, 2024 at 4:11 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



CRA Strongly opposed to the proposal to remove 1/2 mile buffer between cannabis establishments in the City

2 messages

Chinatown Residents <[REDACTED]> Fri, May 31, 2024 at 3:56 PM
To: "will.cohen@boston.gov" <will.cohen@boston.gov>, Ed Flynn <ed.flynn@boston.gov>
Cc: Arturo <[REDACTED]>, Michael Wong <[REDACTED]>, Chulan Huang <chulan.huang@boston.gov>, melisa.lo@boston.gov

Dear Council members and city officials,

In the past, Chinatown Resident Association has helped residents email in more than hundreds of petitions and individual letters opposed to the cannabis dispensary proposals around Chinatown. We will continue to support and respect the residents' voices. The Boston Chinatown Resident Association is strongly opposed to the removal of the 1/2 mile buffer between cannabis establishments in the city. We believe that a buffer zone of at least 500 feet should be placed on family and children serving facilities, such as daycares, playgrounds, recreational or assembly places, and playing fields and facilities used by schools.

And we realize that there are community members who are in support of this because of the economic opportunity it presents for the owners and employees. We are not against opening up economic opportunities, but as we are the residents who live in the neighborhood 24/7, we understand how this change could negatively impact our community's sense of well-being and safety.

In fact, when the City of Boston was deciding to create the Adult Entertainment District zoning in Chinatown, there were also Chinese business leaders who supported it at the time, thinking that this would bring business to the restaurants. But history has shown that Chinatown residents suffered decades of public safety and health consequences from that decision, especially for our neighborhood's youth. We don't want to repeat the same mistakes of the past now by making Chinatown or other neighborhoods like us concentrated with cannabis dispensaries, which can result in increased traffic and other negative effects in an already crowded neighborhood.

Please consider and respect the voices of residents. Thanks.

—
Chinatown Resident Association

E: [REDACTED]

Instagram: [@chinatownresidents_boston](https://www.instagram.com/chinatownresidents_boston)

Facebook: [facebook.com/chinatownresidents](https://www.facebook.com/chinatownresidents)

VolunteerMatch: <https://www.volunteermatch.org/search/org1045594.jsp>



CRAopposed to removal buffer between cannabis letter 2024 (2).pdf

62K

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:12 PM
To: Chinatown Residents <[REDACTED]>
Cc: Ed Flynn <ed.flynn@boston.gov>, Arturo <[REDACTED]>, Michael Wong <[REDACTED]>, Chulan Huang <chulan.huang@boston.gov>, melisa.lo@boston.gov

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



波士頓華埠居民會

BOSTON CHINATOWN RESIDENT ASSOCIATION

90 Tyler St, B3, Boston, MA 02111

E-mail: [REDACTED]

May 31, 2024

Dear Council members and city officials,

In the past, Chinatown Resident Association has helped residents email in more than hundreds of petitions and individual letters opposed to the cannabis dispensary proposals around Chinatown. We will continue to support and respect the residents' voices. The Boston Chinatown Resident Association is strongly opposed to the removal of the ½ mile buffer between cannabis establishments in the city. We believe that a buffer zone of at least 500 feet should be placed on family and children serving facilities, such as daycares, playgrounds, recreational or assembly places, and playing fields and facilities used by schools.

And we realize that there are community members who are in support of this because of the economic opportunity it presents for the owners and employees. We are not against opening up economic opportunities, but as we are the residents who live in the neighborhood 24/7, we understand how this change could negatively impact our community's sense of well-being and safety.

In fact, when the City of Boston was deciding to create the Adult Entertainment District zoning in Chinatown, there were also Chinese business leaders who supported it at the time, thinking that this would bring business to the restaurants. But history has shown that Chinatown residents suffered decades of public safety and health consequences from that decision, especially for our neighborhood's youth. We don't want to repeat the same mistakes of the past now by making Chinatown or other neighborhoods like us concentrated with cannabis dispensaries, which can result in increased traffic and other negative effects in an already crowded neighborhood.

Please consider and respect the voices of residents. Thanks.

Boston Chinatown Resident Association



Opposed to removal of half mile buffer zone

2 messages

Cynthia White <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 4:03 PM

Hi Will,
I'm a Boston homeowner and 20 year resident of the South End.

I'm opposed to the removal of the 1/2 mile buffer on cannabis establishments for two reasons:

1. Neighborly concerns. I live between 3 cannabis shops. While none are a neighborly issue, the buffer requirement allows our neighborhoods to stay diverse and prevents a "Cannabis Alley" from forming
2. Business competition. These business owners made a significant investment and took big risk with the understanding that as the market developed they would have an exclusive zone. It is too soon in this market's trajectory to remove this benefit.

Thank you,
Cynthia

Cynthia White
[REDACTED]
+1-617-834-9606

Will Cohen <will.cohen@boston.gov>
To: Cynthia White <[REDACTED]>

Wed, Jun 5, 2024 at 4:12 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him
Senior Zoning Reform Planner II
617.918.4450 (o)

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[Quoted text hidden]



cannabis zoning

2 messages

Lydia Lowe <[REDACTED]>
To: will.cohen@boston.gov
Cc: Ed Flynn <Ed.Flynn@boston.gov>

Fri, May 31, 2024 at 4:06 PM

Hello, I am writing on behalf of the Chinatown Community Land Trust regarding the proposal to change cannabis zoning requirements to eliminate the half mile buffer requirement for placement of dispensaries in close proximity. While a 500 foot buffer requirement related to schools would remain in place, this buffer would place dispensaries within walking distance of schools, and there are no considerations for daycares, playgrounds, playing fields or other facilities used by schools.

This proposal raises serious equity issues for dense urban neighborhoods like Chinatown. Because our schools don't enjoy the same large campuses that suburban schools do, school related facilities where children and young people play sports or get tutorial services are not similarly protected.

Furthermore, dense, downtown mixed use neighborhoods like Chinatown are not wholly zoned as residential despite being home to thousands of residents. This means that larger neighborhoods with significant residential zones would enjoy the designation of cannabis dispensaries as forbidden uses, while for most Chinatown residents there would be no such protection.

Instead of eliminating the ZBA from the process, I support the idea of removing the requirement that a business have site control up front as an alternative way to reduce the financial burden of uncertainty on applicants.

Chinatown is one of the city's smallest mixed use neighborhoods. According to 2013-2017 ACS data, Chinatown recently had more than 11,000 residents, with about a third of households composed of families. Wealth inequality is significant and growing, with Asian Median Household Income at \$17,997 as compared to the White Median Household Income of \$113,678.

Chinatown has a long history of inequity in relationship to zoning law. It has suffered decades of unequal protection and unequal services because it was not recognized as a residential neighborhood from the early 1800s until 1990. Because of this history, its neighborhood zoning code lacks some of the details and protections that exist in other neighborhoods.

When Chinatown's zoning code was amended to create a residential subdistrict, this subdistrict included only a portion of Chinatown south of Kneeland Street, with other subdistricts considered institutional and commercial. Yet thousands of residents live in those other subdistricts as well, which includes such multifamily and elderly housing developments as Oxford Place, Oxford Ping On, and Hong Lok House, while much of the community's elderly housing lies just outside of Chinatown's borders in commercially zoned areas.

In 1974, when the City of Boston sought to remove adult entertainment from Scollay Square in order to clean up the area for the new City Hall, officials looked around the city and chose the neighborhood known at the time for its lack of political clout—Chinatown—as the city's only Adult Entertainment District. Chinatown has suffered decades of public safety and quality of life issues—generations of children growing up on streets strewn with needles and used condoms—due to bearing this burden for the entire city. The Chinese immigrant population is particularly fearful about any form of drug use due to its particular socio-historical experiences both here and in China.

This is why Chinatown residents feel so strongly that our community must not be disproportionately targeted for the siting of cannabis dispensaries, as already seems to be happening due to our convenient downtown location near many transit lines.

--



駱理德,主任
華埠土地信託會

Lydia Lowe, Executive Director, she/her
Chinatown Community Land Trust
28 Ash Street, Boston MA 02111
T: 617.259.1503
www.chinatownclt.org
@ChinatownCLT

Will Cohen <will.cohen@boston.gov>
To: Lydia Lowe <[REDACTED]>
Cc: Ed Flynn <Ed.Flynn@boston.gov>

Wed, Jun 5, 2024 at 4:13 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis buffer zone

2 messages

Drew Leff <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 4:12 PM

Please keep the half mile cannabis establishment buffer zone. Itsremoval could be particularly harmful to my neighborhood, the Leather District.

Drew Leff
857.205.5258
Sent from my iPad

Will Cohen <will.cohen@boston.gov>
To: Drew Leff <[REDACTED]>

Wed, Jun 5, 2024 at 4:13 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II
617.918.4450 (o)

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[Quoted text hidden]



Preserving the Half-Mile Buffer Zone Between Cannabis Establishments

2 messages

Alice Chen <[REDACTED]> Fri, May 31, 2024 at 4:41 PM

To: will.cohen@boston.gov

Cc: Christopher Betke <[REDACTED]>

Dear BPDA Member,

I live in the Leather District with two small children and I am very concerned about the proposal to eliminate the half-mile buffer zone between cannabis establishments. We have already seen multiple cannabis stores popping up around the city and in our neighborhood. My children also go to school here and I am concerned about the impacts of stores locating close to their schools.

I ask you to please oppose the removal of the half-mile buffer zone between cannabis establishments.

Thank you for your time and consideration.

All the best,
Alice Chen

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:13 PM

To: Alice Chen <[REDACTED]>

Cc: Christopher Betke <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Comment on Cannabis Buffer Zone from MPAA

2 messages

Jeremiah MacKinnon <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 4:59 PM

Good afternoon,

Please find attached to this email a letter from Massachusetts Patient Advocacy Alliance, Inc. (MPAA) expressing our support for eliminating the half-mile buffer between cannabis establishments in the City of Boston.

Thank you for your consideration.

Sincerely,

Jeremiah MacKinnon
President & Executive Director
Massachusetts Patient Advocacy Alliance, Inc.
www.compassionforpatients.com
One Beacon Street, Floor 15
Boston, MA 02108

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 **Comment on Cannabis Buffer Zone from MPAA 5.31.24.pdf**
50K

Will Cohen <will.cohen@boston.gov>
To: Jeremiah MacKinnon <[REDACTED]>

Wed, Jun 5, 2024 at 4:14 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Friday, May 31, 2024

Will Cohen
Senior Planner III
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

We write to you today on behalf of the Massachusetts Patient Advocacy Alliance, Inc. (MPAA) to express our strong support for eliminating the half-mile buffer zone between cannabis establishments within the City of Boston. This restriction, imposed in 2016, is outdated and has had detrimental effects on the medical marijuana landscape in Boston, an outcome we had hoped to avoid.

The buffer zone was hastily implemented in response to the anticipated legalization of adult-use cannabis. At that time, Boston had yet to open a single medical marijuana dispensary. This preemptive decision, which we believe was done through a process with questionable transparency, was ultimately driven by fear and opposition to cannabis businesses. As a result, patients requiring medical marijuana have been disproportionately affected, often traveling outside of the city to obtain their medication. This ordinance robbed cannabis operators of the ability to make a positive first impression and prove themselves as responsible members of the business community.

When the buffer zone took effect, it immediately impacted the future of medical marijuana in the city by limiting opportunities. We believe the City of Boston should instead treat medical marijuana dispensaries with more respect, in a manner similar to pharmacies, by allowing them to operate based on free market principles rather than arbitrary distance regulations. Pharmacies are not required to maintain a half-mile distance from each other in the City of Boston; instead, they are likely located according to the needs of the community they serve. Similarly, medical marijuana dispensaries should be able to open where there is demand, especially if a neighborhood or community is currently surrounded by recreational cannabis.

The fear of market saturation, often cited in support of the buffer zone, is unfounded. The stringent regulations and high costs associated with establishing a cannabis business act as natural checks against an oversaturated market. Additionally, the demand for medical marijuana has grown since 2016. Allowing for additional medical marijuana dispensaries to



fulfill on this increased demand would only serve to better meet the needs of the community without leading to an excessive concentration.

Equity considerations are also crucial at this time. Chapter 180 of the Acts of 2022 is now in effect, enhancing equity provisions and requiring municipalities like Boston to implement ordinances or by-laws to prioritize the approval of diverse applicants. The buffer zone admittedly will not allow for the minimum number of recreational cannabis establishments required by law. This means that equity businesses who could establish themselves in the city are being held back, in contrast with the mandate of Chapter 180.

Lawmakers continue to consider changes to cannabis laws. H.4409, currently before the House Committee on Ways & Means, would simplify the medical marijuana licensing process by no longer requiring vertical integration and would establish a license structure similar to adult-use, where each supply activity has its own license to operate under. If the laws are updated to ease the process for entrepreneurs to operate medical marijuana establishments, the City of Boston should anticipate seeing existing adult-use dispensaries add medical sales, along with new standalone medical dispensaries. If the buffer zone remains in place, it will continue curtailing the expansion of access to medical marijuana that patients desperately need.

In light of these points outlined in this letter, we urge the City of Boston to reconsider and remove the half-mile buffer zone between cannabis dispensaries. A balanced approach that aligns with state regulations, supports patient access, and fosters a competitive market is essential.

Sincerely,

A handwritten signature in black ink, reading "Jeremiah MacKinnon", written over a horizontal line.

Jeremiah MacKinnon
President & Executive Director

A handwritten signature in black ink, reading "Frank H. Shaw", written over a horizontal line.

Frank H. Shaw
Community Engagement Coordinator



Cannabis Zoning Change - Support Comment

2 messages

Robert Orthman <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 5:01 PM

Good afternoon:

I am submitting a brief comment in support of removing the half-mile buffer zone for cannabis establishments from the zoning code. I believe the buffer was initially well-intentioned but has ended up providing de facto neighborhood monopolies for the first cannabis establishments to open there, usually ones backed by corporate wealth and with built-in advantages. Removing the buffer will more realistically reflect the density of our neighborhoods compared to the relatively small land area of the city. It will also give less established cannabis operators, particularly equity applicants, a better chance to obtain licenses to operate. I think it makes sense to let the Cannabis Board determine how closely to site the establishments from each other, depending on location and other factors specific to the neighborhoods in question. Thank you for your consideration.

Sincerely,

Robert Orthman
Roslindale

Will Cohen <will.cohen@boston.gov>
To: Robert Orthman <[REDACTED]>

Wed, Jun 5, 2024 at 4:15 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Public Comments on Boston Cannabis Zoning Amendment

2 messages

Blake Mensing <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>

Fri, May 31, 2024 at 5:05 PM

Dear Mr. Cohen,

Please find my public comments on the proposed Zoning Amendment to eliminate the 1/2 mile buffer rule for cannabis establishments. I have also posted the text in line here in case there you have an issue opening the attachment.

Thanks,

Blake

May 31, 2024
Boston Planning & Development Agency

Will Cohen, BPDA
via email: will.cohen@boston.gov

Public Comments on the Cannabis Establishment Zoning Amendment

To Whom it May Concern:

I am submitting these public comments in the hopes that Boston's goal of promoting meaningful participation in the cannabis industry by Boston Equity Program participants is at the forefront of the decision making around the proposed Zoning changes entitled Cannabis Establishment Zoning Amendment ("Zoning Amendment"). As drafted, the Zoning Amendment would completely undercut the City's equity goals, which I do not believe is the intent.

By way of probably too much background, I founded one of the state's only cannabis-focused law firms, which I ran for five and a half years and during that time I helped secure over 100 cannabis licenses of all types across the Commonwealth. I have a background as a municipal attorney having served as Associate Town Counsel for seven towns in Massachusetts (where I was responsible for the drafting and revisions of many Zoning bylaws over the years) and I also have a background in administrative law. I used those experiences to help my clients obtain local permits, Host Community Agreements, and state licensure from the Cannabis Control Commission. I also provided regulatory counsel to my cannabis clients on questions of compliance with both state and local regulations. I have hung up my hat as a practicing attorney and am now focused exclusively on running cannabis businesses. I was also a contract trainer for the CCC's first Social Equity Cohort. I am the Co-Founder & CEO of Stone's Throw Cannabis LLC d/b/a Firebrand Cannabis, a Social Equity owned and managed store located at [727 Atlantic Avenue](#) in Boston's Leather District. I am providing my background in the hopes that you understand that my comments are coming from a place of directly relevant experience to the task you have at hand.

The City of Boston, via the Boston Cannabis Board's ("BCB") Rules and Regulations and Section 8-13.3 of the Zoning Ordinance, has attempted to prioritize Boston Equity applicants to achieve meaningful participation in the cannabis industry by those most directly harmed by the failed Drug War. The Zoning Ordinance states "'City of Boston shall maintain an equal or greater number of equity applicant licensees to licensees who do not qualify as equity applicants.'" The BCB's Rules and Regulations then state that: "In order to ensure the 1:1 ratio of certified equity Licensees to non-equity Licensees, the BCB shall not hold a hearing on any application for a License that, upon the granting of the License, would result in more non-equity than equity Licensees." That ratio has not been maintained according to Slide 5 of the BPDA's presentation delivered on May 9, 2024, regarding the Zoning Amendment. See <https://www.bostonplans.org/getattachment/68e2908f-7648-40ed-9153-e43d52a22192>. That same

slide also incorrectly states that the City of Boston cannot achieve the minimum number of retailers with the current buffer zones. That is untrue and misleading as is evidenced by the reference on Slide 4 to the ZBA's current ability to issue variances to allow a marijuana establishment to pierce the ½ mile buffer rule. The proposed text of the Zoning Amendment completely ignores the competitive disadvantages that Boston Equity program applicants face as compared to non-equity applicants. By doing away with the ½ mile buffer rule for all cannabis establishments, the City is ensuring that those Boston Equity applicants that navigated the gauntlet of Boston's cannabis licensing process are going to be put up against better funded non-equity cannabis retail establishments. If the Zoning Amendment passes as drafted, it will dash the hopes of Boston Equity applicants establishing viable cannabis businesses in the City. Well-funded Multi-State Operators have the ability to create a race-to-the-bottom pricing war that small standalone Boston Equity marijuana retailers will not be able to withstand. Larger marketing budgets, more established brands, and a high likelihood of having vertical integration, all spell financial ruin for smaller Boston Equity cannabis retailers if those behemoths are allowed to open on the doorstep of already operating equity retailers.

The City drafted its ½ mile buffer rule to protect neighborhoods from clustering of cannabis establishments. This was short sighted in terms of the Zoning Ordinance applying to all types of cannabis establishments (because a retailer is a very different business in terms of potential impacts to a community than a manufacturing or cultivation establishment) and, as we see now, was not doing the City any favors when it comes to meeting the statutory minimum number of retailers the City of Boston MUST host within its borders. The Zoning Amendment is a gross overcorrection as drafted and would leave Boston Equity cannabis retailers left holding the bag. The City cannot prioritize equity on the one hand via Section 8-13.3 and set up existing and future Boston Equity cannabis retailers to compete directly with out-of-state corporate juggernauts in what equity applicants thought would be a ½ mile radius from their chosen location. Real estate is expensive in Boston, as you all know, but its cost becomes a greater barrier to entry for Boston Equity companies given that it takes years of paying rent before a cannabis retailer can even hope to make its first sales. Larger out-of-state companies even hold real estate in cannabis zones just to keep it out of the hands of potential competitors and just write it off as a cost of doing business. Local businesses, typically funded by the friends and family of Boston Equity applicants, simply cannot compete with the near-unlimited bankrolls of large Multi-State Operators. Eliminating the ½ mile buffer rule entirely would be a death knell for Boston Equity cannabis retailers.

What I have proposed in the attached markup of the "DRAFT TEXT AMENDMENT NO. ____ THE COMMONWEALTH OF MASSACHUSETTS CITY OF BOSTON IN ZONING COMMISSION," is a modification to the text to ensure that Boston Equity cannabis retail establishments have a chance to get off the ground and succeed. A ½ mile buffer rule between cultivators and manufacturers never made sense as it was not achieving the goals of avoiding detrimental impacts to communities within the City of Boston. As the City of Boston's refund of \$2.86 million of community impact fees demonstrates, the predictions of cannabis businesses bringing negative impacts to Boston did not materialize as was predicted by those who opposed Question 4's passage. See <https://www.bostonglobe.com/2022/11/10/marijuana/boston-refund-millions-marijuana-impact-fees/>. Buffer zones between cannabis retail establishments does not make sense if the City is serious about promoting the success and viability Boston Equity cannabis retailers. By obvious necessity and to maintain regulatory compliance, retail cannabis establishments have to get customers to walk through their doors in order to make a sale. Having a string of cannabis retail establishments on the same block will increase competition in an already less than stellar competitive cannabis market and the Boston Equity cannabis retailers that the City has worked to support, will almost certainly be the stores that lose against entities that are well-financed enough to lose money for as long as it takes to destroy local competition. The City of Boston has issued tens of thousands of dollars (if not hundreds of thousands) in technical assistance grants to Boston Equity applicants, so I know that City's leadership cares about promoting equity in the cannabis industry. The State has issued millions of dollars via Social Equity Trust Fund Grants and is slated to issue millions more. Those dollars will not be enough for any one Boston Equity cannabis retailer to withstand a pricing war with multi-state operators that cultivate and manufacture a significant portion of what they sell at retail if those MSOs are literally on top of local equity companies. A ½ mile buffer rule that protects Boston Equity cannabis retailers from such a direct threat helps to alleviate the pressure on the City to host the requisite minimum number of cannabis retail establishments, it fulfills the promise made to Boston Equity applicants of meaningful participation in the City's cannabis economy, and it ensures that no one neighborhood in Boston is saddled with a disproportionate number of the City's minimum of 50+ cannabis retail establishments.

I hope that the City of Boston strongly considers this alternative text to the Zoning Amendment as it will allow existing Boston Equity cannabis retailers to have a chance. If the ½ mile buffer rule goes away entirely, the City of Boston will be drastically undercutting its commitment to the promotion of Boston Equity businesses. The attached text is intended to protect Boston Equity cannabis retailers from better-funded corporations and to introduce a new ¼ mile buffer between Boston Equity cannabis retailers so there isn't a cannibalization of equity businesses right on top of one another.

Sincerely,

Blake Mensing

Cannabis Establishment. ~~Provided that any cannabis establishment shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment~~

Proposed text: ~~Provided that any cannabis establishment that is a non-equity applicant shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment that holds Boston Equity status as a Marijuana Retailer. A Boston Equity applicant that seeks to locate a Marijuana Retail store within 2,640 feet from an existing cannabis establishment that holds Boston Equity status as a Marijuana Retailer, may only do so with Boston Cannabis Board approval, provided that the later Boston Equity Marijuana Retailer is located no closer than 1,320 feet from the existing cannabis establishment that holds Boston Equity status as a Marijuana Retailer.~~

--

Blake M. Mensing, CEO
Firebrand Cannabis
727 Atlantic Avenue
Boston, MA 02111



Boston Zoning Amendment Public Comments May 31 2024.pdf

736K

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:15 PM

To: Blake Mensing <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

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[Quoted text hidden]

May 31, 2024

Boston Planning & Development Agency

Will Cohen, BPDA
via email: will.cohen@boston.gov

Public Comments on the Cannabis Establishment Zoning Amendment

To Whom it May Concern:

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By way of probably too much background, I founded one of the state's only cannabis-focused law firms, which I ran for five and a half years and during that time I helped secure over 100 cannabis licenses of all types across the Commonwealth. I have a background as a municipal attorney having served as Associate Town Counsel for seven towns in Massachusetts (where I was responsible for the drafting and revisions of many Zoning bylaws over the years) and I also have a background in administrative law. I used those experiences to help my clients obtain local permits, Host Community Agreements, and state licensure from the Cannabis Control Commission. I also provided regulatory counsel to my cannabis clients on questions of compliance with both state and local regulations. I have hung up my hat as a practicing attorney and am now focused exclusively on running cannabis businesses. I was also a contract trainer for the CCC's first Social Equity Cohort. I am the Co-Founder & CEO of Stone's Throw Cannabis LLC d/b/a Firebrand Cannabis, a Social Equity owned and managed store located at 727 Atlantic Avenue in Boston's Leather District. I am providing my background in the hopes that you understand that my comments are coming from a place of directly relevant experience to the task you have at hand.

The City of Boston, via the Boston Cannabis Board's ("BCB") Rules and Regulations and Section 8-13.3 of the Zoning Ordinance, has attempted to prioritize Boston Equity applicants to achieve meaningful participation in the cannabis industry by those most directly harmed by the failed Drug War. The Zoning Ordinance states "City of Boston shall maintain an equal or greater number of equity applicant licensees to licensees who do not qualify as equity applicants." The BCB's Rules and Regulations then state that: "In order to ensure the 1:1 ratio of certified equity Licensees to non-equity Licensees, the BCB shall not hold a hearing on any application for a License that, upon the granting of the License, would result in more non-equity than equity Licensees." That ratio has not been maintained according to Slide 5 of the BPDA's presentation delivered on May 9, 2024, regarding the Zoning Amendment. See <https://www.bostonplans.org/getattachment/68e2908f-7648-40ed-9153-e43d52a22192>. That same slide also incorrectly states that the City of Boston cannot achieve the minimum number of retailers with the current buffer zones. That is untrue and misleading as is evidenced by the reference on Slide 4 to the ZBA's current ability to issue variances to allow a marijuana establishment to pierce the ½ mile buffer rule.

The proposed text of the Zoning Amendment completely ignores the competitive disadvantages that Boston Equity program applicants face as compared to non-equity applicants. By doing away with the ½ mile buffer rule for all cannabis establishments, the City is ensuring that those Boston Equity applicants that navigated the gauntlet of Boston’s cannabis licensing process are going to be put up against better funded non-equity cannabis retail establishments. If the Zoning Amendment passes as drafted, it will dash the hopes of Boston Equity applicants establishing viable cannabis businesses in the City. Well-funded Multi-State Operators have the ability to create a race-to-the-bottom pricing war that small standalone Boston Equity marijuana retailers will not be able to withstand. Larger marketing budgets, more established brands, and a high likelihood of having vertical integration, all spell financial ruin for smaller Boston Equity cannabis retailers if those behemoths are allowed to open on the doorstep of already operating equity retailers.

The City drafted its ½ mile buffer rule to protect neighborhoods from clustering of cannabis establishments. This was short sighted in terms of the Zoning Ordinance applying to all types of cannabis establishments (because a retailer is a very different business in terms of potential impacts to a community than a manufacturing or cultivation establishment) and, as we see now, was not doing the City any favors when it comes to meeting the statutory minimum number of retailers the City of Boston MUST host within its borders. The Zoning Amendment is a gross overcorrection as drafted and would leave Boston Equity cannabis retailers left holding the bag. The City cannot prioritize equity on the one hand via Section 8-13.3 and set up existing and future Boston Equity cannabis retailers to compete directly with out-of-state corporate juggernauts in what equity applicants thought would be a ½ mile radius from their chosen location. Real estate is expensive in Boston, as you all know, but its cost becomes a greater barrier to entry for Boston Equity companies given that it takes years of paying rent before a cannabis retailer can even hope to make its first sales. Larger out-of-state companies even hold real estate in cannabis zones just to keep it out of the hands of potential competitors and just write it off as a cost of doing business. Local businesses, typically funded by the friends and family of Boston Equity applicants, simply cannot compete with the near-unlimited bankrolls of large Multi-State Operators. Eliminating the ½ mile buffer rule entirely would be a death knell for Boston Equity cannabis retailers.

What I have proposed in the attached markup of the “DRAFT TEXT AMENDMENT NO. ___ THE COMMONWEALTH OF MASSACHUSETTS CITY OF BOSTON IN ZONING COMMISSION,” is a modification to the text to ensure that Boston Equity cannabis retail establishments have a chance to get off the ground and succeed. A ½ mile buffer rule between cultivators and manufacturers never made sense as it was not achieving the goals of avoiding detrimental impacts to communities within the City of Boston. As the City of Boston’s refund of \$2.86 million of community impact fees demonstrates, the predictions of cannabis businesses bringing negative impacts to Boston did not materialize as was predicted by those who opposed Question 4’s passage. See

<https://www.bostonglobe.com/2022/11/10/marijuana/boston-refund-millions-marijuana-impact-fees/>.

Buffer zones between cannabis retail establishments does not make sense if the City is serious about promoting the success and viability Boston Equity cannabis retailers. By obvious necessity and to maintain regulatory compliance, retail cannabis establishments have to get customers to walk through their doors in order to make a sale. Having a string of cannabis retail establishments on the same block will increase competition in an already less than stellar competitive cannabis market and the Boston Equity cannabis retailers that the City has worked to support, will almost certainly be the stores that lose against entities that are well-financed enough to lose money for as long as it takes to destroy local competition.

The City of Boston has issued tens of thousands of dollars (if not hundreds of thousands) in technical assistance grants to Boston Equity applicants, so I know that City's leadership cares about promoting equity in the cannabis industry. The State has issued millions of dollars via Social Equity Trust Fund Grants and is slated to issue millions more. Those dollars will not be enough for any one Boston Equity cannabis retailer to withstand a pricing war with multi-state operators that cultivate and manufacture a significant portion of what they sell at retail if those MSOs are literally on top of local equity companies. A ½ mile buffer rule that protects Boston Equity cannabis retailers from such a direct threat helps to alleviate the pressure on the City to host the requisite minimum number of cannabis retail establishments, it fulfills the promise made to Boston Equity applicants of meaningful participation in the City's cannabis economy, and it ensures that no one neighborhood in Boston is saddled with a disproportionate number of the City's minimum of 50+ cannabis retail establishments.

I hope that the City of Boston strongly considers this alternative text to the Zoning Amendment as it will allow existing Boston Equity cannabis retailers to have a chance. If the ½ mile buffer rule goes away entirely, the City of Boston will be drastically undercutting its commitment to the promotion of Boston Equity businesses. The attached text is intended to protect Boston Equity cannabis retailers from better-funded corporations and to introduce a new ¼ mile buffer between Boston Equity cannabis retailers so there isn't a cannibalization of equity businesses right on top of one another.

Sincerely,

A handwritten signature in black ink, appearing to read "Blake Mensing", written in a cursive style.

Blake Mensing

DRAFT TEXT AMENDMENT NO. ____
THE COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby amend the text of the Boston Zoning Code as follows:

1. In Article 2, DEFINITIONS, and in Article 8, REGULATION OF USES,
 - a. In Section 2-1a. Definitions, amend existing definition of **Cannabis Establishment**:

Cannabis Establishment. An entity, licensed and registered with the Commonwealth of Massachusetts subject to 935 CMR 500, 105 CMR 725.100, or any successor regulation that acquires, cultivates, possesses, processes (including development of related products as edible marijuana infused products (MIP), tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers cannabis, ~~and~~ products containing cannabis to be consumed off-site. ~~including. Cannabis Establishment includes, but is not limited to, an adult use cannabis establishment, a medical use cannabis establishment, a marijuana retailer, a marijuana product manufacturer or a marijuana cultivator. Cannabis Establishments shall include any Marijuana Establishment or Medical Marijuana Treatment Center licensed pursuant to 935 C.M.R. 500, 105 C.M.R. 725.100, or any successor regulation.~~ Such Cannabis Establishment is subject to the Cannabis Establishment Buffer Zone, as defined herein.

Commented [1]: This language has been edited to streamline the text and make it easier to read. There is no substantive change with these edits.

- b. In Section 8-3 Table A Definitions, amend existing definition of **Non-Retail Cannabis Establishment**:

Non-Retail Cannabis Establishment. An entity, licensed and registered with the Commonwealth of Massachusetts subject to 935 CMR 500, 105 CMR 725.100, or any successor regulation that acquires, cultivates, possesses, processes (including development of related products such as edibles, MIPs, tinctures, aerosols, oils, or ointments), transfers, transports, or distributes cannabis and products containing cannabis neither to be sold on the lot nor consumed on-site. Non-Retail Cannabis Establishment includes, but is not limited to, a marijuana product manufacturer or a marijuana cultivator. Such Non-Retail Cannabis Establishment is subject to the Cannabis Establishment Buffer Zone, as defined in Article 2.

Commented [2]: This ensures that the 500' buffer from schools, currently in effect, is included as a fundamental part of the definition of a Cannabis Establishment.

Commented [3]: This ensures that the 500' buffer from schools, currently in effect, is included as a fundamental part of the definition of a Non-Retail Cannabis Establishment.

- c. In Section 8-3 Table A Definitions, amend existing definition of **Retail Cannabis Establishment**:

Retail Cannabis Establishment. An entity, licensed and registered with the Commonwealth of Massachusetts subject to 935 CMR 500, 105 CMR 725.100, or any successor regulation that acquires, dispenses, possesses, or administers cannabis and products containing cannabis to be sold on the lot and consumed off-site, including a medical use cannabis establishment. Such Retail Cannabis Establishment is subject to the Cannabis Establishment Buffer Zone, as defined in Article 2.

Commented [4]: This ensures that the 500' buffer from schools, currently in effect, is included as a fundamental part of the definition of a Retail Cannabis Establishment.

- d. In Section 2-1a, Definitions, in the appropriate alphabetical placement, insert following new definition:

Cannabis Establishment Buffer Zone. A buffer zone requiring that the placement of entrances for any cannabis establishment be no closer than 500 feet from any entrance to a preexisting School. Cannabis Establishment Buffer Zone shall be measured in a straight line from the geometric center of the entrance of the cannabis establishment to the geometric center of such entrance to a preexisting School, unless there is 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 inaccessible by a pedestrian or automobile. If such obstruction exists, Cannabis Establishment Buffer Zone shall be measured along the center of the shortest publicly-accessible pedestrian travel path from the geometric center of the entrance to the cannabis establishment to the geometric center of such entrance to a preexisting School.

Commented [5]: This text provides further clarification, based on statewide regulation on how to measure the 500' buffer zone from schools.

2. In the following articles:

Article 38 (Midtown Cultural District)
Article 39 (North Station Economic Development Area)
Article 40 (South Station Economic Development Area)
Article 41 (Huntington Avenue/Prudential Center District)
Article 44 (Leather District)
Article 45 (Government Center/Markets District)
Article 46 (Bulfinch Triangle District)
Article 47A (Cambridge Street-North District)

In the sections on Use Regulations, under Conditional Use, amend the following:

Cannabis Establishment. ~~Provided that any cannabis establishment shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment~~

Provided that any cannabis establishment that is a non-equity applicant shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment that holds Boston Equity status as a Marijuana Retailer. A Boston Equity applicant that seeks to locate a Marijuana Retail store within 2,640 feet from an existing cannabis establishment that holds Boston Equity status as a Marijuana Retailer, may only do so with Boston Cannabis Board approval, provided that the later Boston Equity Marijuana Retailer is located no closer than 1,320 feet from the existing cannabis establishment that holds Boston Equity status as a Marijuana Retailer.

~~and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only.~~

Commented [6]: With the school buffer zone now included in the definition of a Cannabis Establishment, it is not needed here. Additionally, the requirement of a half-mile buffer between cannabis establishments is removed. Cannabis remains a conditional use, which will be considered case-by-case by both the Zoning Board of Appeal and the Boston Cannabis Board.

3. In the following article:

Article 43 (Chinatown District)

- a. In Appendix D, ~~delete Cannabis Establishment~~ from Table E (Subdistricts/Areas Uses Regulated by Floor).

- b. At the end of the "Footnotes" section of Appendix D, ~~delete~~ ^{modify} the following text:

~~* Cannabis Establishment provided that any cannabis establishment shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only.~~

Provided that any cannabis establishment that is a non-equity applicant shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment that holds Boston Equity status as a Marijuana Retailer. A Boston Equity applicant that seeks to locate a Marijuana Retail store within 2,640 feet from an existing cannabis establishment that holds Boston Equity status as a Marijuana Retailer, may only do so with Boston Cannabis Board approval, provided that the later Boston Equity Marijuana Retailer is located no closer than 1,320 feet from the existing cannabis establishment that holds Boston Equity status as a Marijuana Retailer.

Commented [7]: With the school buffer zone now included in the definition of a Cannabis Establishment, it is not needed here. Additionally, the requirement of a half-mile buffer between cannabis establishments is removed. Cannabis remains a conditional use, which will be considered case-by-case by both the Zoning Board of Appeal and the Boston Cannabis Board.

4. In the following articles:

Article 50 (Roxbury Neighborhood District)

Article 51 (Allston-Brighton Neighborhood District)

Article 53 (East Boston Neighborhood District)

Article 54 (North End Neighborhood District)

Article 55 (Jamaica Plain Neighborhood District)

Article 56 (West Roxbury Neighborhood District)

Article 58 (City Square Neighborhood District)

Article 59 (Mission Hill Neighborhood District)

Article 60 (Greater Mattapan Neighborhood District)

Article 61 (Audubon Circle Neighborhood District)

Article 62 (Charlestown Neighborhood District)

Article 64 (South End Neighborhood District)

Article 65 (Dorchester Neighborhood District)

Article 66 (Fenway Neighborhood District)

Article 67 (Roslindale Neighborhood District)

Article 68 (South Boston Neighborhood District)

Article 69 (Hyde Park Neighborhood District)

Article 70 (Beth Israel Deaconess Medical Center Institutional District East)

Article 71 (Massachusetts College of Pharmacy Institutional District)

- Article 72 (New England Deaconess Hospital Institutional District)
- Article 73 (Dana-Farber Cancer Institute Institutional District)
- Article 90 (New Market Industrial-Commercial Neighborhood District)

modify

At the end of the "Footnotes" section of each use table, delete the following text:

~~* Cannabis Establishment provided that any cannabis establishment shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only.~~

* * *

Provided that any cannabis establishment that is a non-equity applicant shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment that holds Boston Equity status as a Marijuana Retailer. A Boston Equity applicant that seeks to locate a Marijuana Retail store within 2,640 feet from an existing cannabis establishment that holds Boston Equity status as a Marijuana Retailer, may only do so with Boston Cannabis Board approval, provided that the later Boston Equity Marijuana Retailer is located no closer than 1,320 feet from the existing cannabis establishment that holds Boston Equity status as a Marijuana Retailer.

Commented [8]: With the school buffer zone now included in the definition of a Cannabis Establishment, it is not needed here. Additionally, the requirement of a half-mile buffer between cannabis establishments is removed. Cannabis remains a conditional use, which will be considered case-by-case by both the Zoning Board of Appeal and the Boston Cannabis Board.



Will Cohen <will.cohen@boston.gov>

Fwd: Emerson College Opposition Letter for Removal of Half-Mile Buffer Zone

2 messages

Edward Flynn <ed.flynn@boston.gov>
To: Will Cohen <will.cohen@boston.gov>

Fri, May 31, 2024 at 5:18 PM

Dear Will,

I'm forwarding Emerson College's Opposition Letter here as well for you record.

Thank you,
Ed

Edward M Flynn
Boston City Councilor, District 2
One City Hall Square, 5th Floor
Boston, MA 02201
Office: 617-635-3203
Email: Ed.Flynn@Boston.gov

----- Forwarded message -----

From: **Mary Higgins** <[REDACTED]>
Date: Fri, May 31, 2024 at 5:04 PM
Subject: Emerson College Opposition Letter for Removal of Half-Mile Buffer Zone
To: <james.jemison@boston.gov>
CC: Ed Flynn <Ed.Flynn@boston.gov>, Vanessa Woo <vanessa.woo@boston.gov>, Chulan Huang <chulan.huang@boston.gov>, Aaron M. Michlewitz <[REDACTED]>, Rishi Shukla <[REDACTED]>, Peggy Ings <[REDACTED]>, George Coorsen <[REDACTED]>, <[REDACTED]>, Matthew Broude <[REDACTED]>

Hello Chief Jemison,

Please see attached a letter of opposition from Emerson College regarding the proposal to remove the half-mile buffer zone between cannabis dispensaries.

Thanks.

Margaret A. Ings
Vice President Government & Community Relations
Emerson College



Emerson College Opposition Letter Buffer Zone Removal 5.31.24.docx
49K

Will Cohen <will.cohen@boston.gov>
To: Edward Flynn <ed.flynn@boston.gov>, [REDACTED]

Wed, Jun 5, 2024 at 4:16 PM

Hi Mary --

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



EMERSON COLLEGE

**Office of Government and
Community Relations**

120 BOYLSTON STREET
BOSTON, MA 02116-4624
(617) 824-8299 phone
(617) 824-8943 fax

May 31, 2024

Hello Chief Jemison,

Emerson College is opposed to the proposal to remove the half-mile buffer zone between cannabis establishments.

As Article 8 of the City of Boston Zoning Code states, “that any cannabis establishment shall be sited at least one-half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12.”

The intent of the buffer zone was to prevent a singular neighborhood from becoming oversaturated with cannabis establishments, while also providing patients and customers better access to facilities as they would be located across the city and not only in one location.

Removing the half-mile buffer zone leaves no recourse for the community to prevent an overabundance of dispensaries in close proximity to each other. There are plenty of quality-of-life issues that this neighborhood has to endure with now and removing this regulation would not benefit the community at all.

Sincerely,
Margaret A. Ings
Vice President Government & Community Relations
Emerson College



Will Cohen <will.cohen@boston.gov>

Cannabis buffer in City of Boston

2 messages

David Cox <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 5:45 PM

I am a resident of the City of Boston (South Boston) and I wish to express my opposition to the proposal to removal the half mile buffer between cannabis establishments in the City of Boston...
I believe the removal of the half mile buffer between cannabis establishments would be detrimental to the quality of life in the neighborhoods of the City of Boston. I believe it would also be detrimental to "down town" Boston.
Please continue to protect the quality of life in Boston with the half mile buffer between cannabis establishments.

Will Cohen <will.cohen@boston.gov>
To: David Cox <[REDACTED]>

Wed, Jun 5, 2024 at 4:17 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Zoning for Cannabis Establishments

2 messages

Dee <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 6:17 PM

I am for the removal of the half-mile buffer due to the fact that everyone should have the chance of getting it safely. I still see people getting it off the streets due to it not being available in all communities and with more stores or establishments the people will go to them due to prices are high due to no competition. For instance I live in South Boston due to prices I go to Rosendale. Thanks Delia Joyce

Will Cohen <will.cohen@boston.gov>
To: Dee <[REDACTED]>

Wed, Jun 5, 2024 at 4:18 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

half-mile buffer between cannabis establishments

2 messages

Cheryl Dickinson <[REDACTED]>
To: will.cohen@boston.gov
Cc: Ed Flynn <Ed.Flynn@boston.gov>

Fri, May 31, 2024 at 6:23 PM

I am NOT in favor of removing the half-mile buffer between cannabis establishments.

Cheryl Dickinson 189 West Canton Street
Boston, Ma 02116

Will Cohen <will.cohen@boston.gov>
To: Cheryl Dickinson <[REDACTED]>
Cc: Ed Flynn <Ed.Flynn@boston.gov>

Wed, Jun 5, 2024 at 4:18 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

removing the half-mile buffer between cannabis establishments

2 messages

Cheryl Dickinson <[REDACTED]>
To: will.cohen@boston.gov
Cc: Ed Flynn <Ed.Flynn@boston.gov>

Fri, May 31, 2024 at 6:25 PM

As a the Board of the Friends of Crite Park, we are NOT in favor of removing the half-mile buffer between cannabis establishments.

Arber Skendaj
Maryellen Hassell
Emeka Iheme
Andrew Richardson
Roger Dickinson
Dan Irving
Cheryl Dickinson

Will Cohen <will.cohen@boston.gov>
To: Cheryl Dickinson <[REDACTED]>
Cc: Ed Flynn <Ed.Flynn@boston.gov>

Wed, Jun 5, 2024 at 4:18 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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One City Hall Square | Boston, MA 02201

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[Quoted text hidden]



oppose removal of the 1/2 mile buffer for cannabis establishments

2 messages

Pattie McCormick <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: Ed Flynn <ed.flynn@boston.gov>

Fri, May 31, 2024 at 7:19 PM

To whom it may concern:

As a life-long resident of Boston, spending most of it living in the Andrew Square neighborhood of South Boston – I am writing to oppose the removal of the ½ mile buffer zone for cannabis establishments.

Each Boston neighborhood is unique. Downtown Boston, and others, already has cannabis storefronts within less than ½ mile radius. That is ok. The system in place works. The current law has some protection for neighborhoods that need it, and still allows areas the opportunity to obtain approval from residents and businesses to open storefronts in less than the ½ mile radius.

South Boston is a community in recovery. You can't go a few blocks without a recovery center, or non-profit that deals with folks in recovery. We get residents from all over the city – and state - attending these programs. We are proud to support the recovery community and feel that a cannabis shop should not be in range of folks dealing with addiction. Ask the professionals that work with them and folks in recovery. MANY consider it a gateway drug.

We are also a community that believes our children are our most precious resource. Like the recovery centers, you can't go a few blocks without seeing a school, day care, or an after-school program. Children do not need cannabis shops "IN THEIR FACE". There are some studies that say using cannabis before mid-twenties alters the brain. The studies are not conclusive on what cannabis ultimately does to those frequent users. We should not normalize it for teens, and younger children. Having a shop every few blocks will surely do that.

I am not opposed to medicinal marijuana. And while I voted to support cannabis in the state – I am having buyer's remorse. Not because I don't believe an adult can make their own decision about smoking pot in their own home, not get in a car and drive, and like alcohol have their state of mind altered. BUT, I believe we have not done a good job rolling out the law so that we protect people. Please keep some rules in place. IF we proceed with taking away these safety measures, we could be doing serious harm. And history will say we have made a big mistake.

People who use cannabis can easily find a location. There's even delivery of cannabis. This is about greed. Stop the madness. Think about -what the long-term repercussions are if this buffer zone is changed.

In closing, I go on record adamantly opposed to doing away with the ½ mile buffer zone for cannabis locations.

Sincerely,

Pattie McCormick

Andrew Square/South Boston resident

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:19 PM

To: Pattie McCormick <[REDACTED]>

Cc: Ed Flynn <ed.flynn@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Cannabis Establishments zoning change

3 messages

Dolores Boogdanian <[redacted]> Fri, May 31, 2024 at 9:53 PM

To: arthur.jemison@boston.gov, "will.cohen@boston.gov" <will.cohen@boston.gov>, bpdmarketing@boston.gov
Cc: Teresa Polhemus <Teresa.Polhemus@boston.gov>, [redacted] cannabisboard@boston.gov,
ZoningCommission@boston.gov, Sharon Durkan <Sharon.Durkan@boston.gov>, lily.sweeterman@boston.gov,
Ed.Flynn@boston.gov, Henry Santana <Henry.Santana@boston.gov>, Wilmer Quinones <wilmer.quinones@boston.gov>,
Julia Mejia <Julia.Mejia@boston.gov>, Julisa Curet Rodriguez <julisa.curetrodriguez@boston.gov>,
Erin.Murphy@boston.gov, Ruthzee.Louijeune@boston.gov, Maccon Bonner <maccon.bonner@boston.gov>

Dear Sirs:

Attached please find the letter from the Audubon Circle Neighborhood Association (ACNA) in opposition to the proposed change to the Zoning Code.

Thank you.

Respectfully submitted,

- Dolores Boogdanian
ACNA President

 **Cannabis Establishments zoning amendment.pdf**
215K

KATHERINE GREENOUGH <[redacted]> Fri, May 31, 2024 at 10:14 PM

To: Dolores Boogdanian <[redacted]>
Cc: arthur.jemison@boston.gov, will.cohen@boston.gov, bpdmarketing@boston.gov, Teresa Polhemus <Teresa.Polhemus@boston.gov>, [redacted] cannabisboard@boston.gov,
zoningcommission@boston.gov, Sharon Durkan <sharon.durkan@boston.gov>, lily.sweeterman@boston.gov,
ed.flynn@boston.gov, Henry Santana <henry.santana@boston.gov>, Wilmer Quinones <wilmer.quinones@boston.gov>,
Julia Mejia <julia.mejia@boston.gov>, Julisa Curet Rodriguez <julisa.curetrodriguez@boston.gov>,
Erin.Murphy@boston.gov, Ruthzee.Louijeune@boston.gov, Maccon Bonner <maccon.bonner@boston.gov>

Dear Dolly,
Excellent, thank you and thanks for adding the extra folks I suggested.
I hope it helps.
Do we know if Sharon Durkan opposes it?
Thanks, Kathy

Katherine Greenough
617-312-3994

Sent from my iPhone

> On May 31, 2024, at 9:54 PM, Dolores Boogdanian <[redacted]> wrote:

>
>

[Quoted text hidden]

> <Cannabis Establishments zoning amendment.pdf>

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:19 PM

To: KATHERINE GREENOUGH <[REDACTED]>

Cc: Dolores Boogdian <[REDACTED]>, arthur.jemison@boston.gov, bpdamarketing@boston.gov, Teresa Polhemus <Teresa.Polhemus@boston.gov>, [REDACTED], cannabisboard@boston.gov, zoningcommission@boston.gov, Sharon Durkan <sharon.durkan@boston.gov>, lily.sweeterman@boston.gov, ed.flynn@boston.gov, Henry Santana <henry.santana@boston.gov>, Wilmer Quinones <wilmer.quinones@boston.gov>, Julia Mejia <julia.mejia@boston.gov>, Julisa Curet Rodriguez <julisa.curetrodriguez@boston.gov>, Erin.Murphy@boston.gov, Ruthzee.Louijeune@boston.gov, Maccon Bonner <maccon.bonner@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Submitted electronically to Will.Cohen@boston.gov

May 31, 2024

J. Arthur Jemison, Director
Boston Planning and Development Agency
One City Hall Square - 9th Floor
Boston, MA 02201

Dear Director Jemison:

The Board of the Audubon Circle Neighborhood Association (ACNA) would like to go on record in opposition to the proposed amendments to the Boston Zoning Code that would eliminate the City's half-mile buffer requirement between Cannabis Establishments.

The Audubon Circle Zoning District, defined in Article 61 of the Zoning Code, has three Local Convenience Sub-Districts, all of which are located within one half mile of each other as well as Planned Development Area No. 74 for the Fenway Center/Parcel 7 air rights project. The removal of the half mile buffer requirement could result in four or more Cannabis Establishments being approved in the Audubon Circle neighborhood. We find this potential both unappealing and unacceptable and do not think it prudent or in the public interest to give the the Cannabis Control Commission (CCC), the Boston Cannabis Board (BCB), the Zoning Board of Appeals, or any other licensing or permitting entity the discretion to determine that this or a higher number is reasonable or appropriate. As a neighborhood organization we consider the potential number to be excessive and inappropriate and a detriment to the neighborhood, especially as entertainment uses in the Fenway-Kenmore-Audubon Circle area are expanding and existing establishments are being granted extended operating hours by the City.. Furthermore, considerations of equity for less well-funded cannabis purveyors should come into play at the point when the BCB or CCC must decide between applicants, not by opening up the city's neighborhoods to a concentration of cannabis operations. The one half mile radius requirement should remain in place in order to fulfill its original intent to ensure that no part of the city becomes host to a high number of Cannabis Establishments.

P.O. Box 15287 Kenmore Station
512 Park Drive, Boston MA 02215



J. Arthur Jemison, Director
BPDA

- 2 -

May 31, 2024

Thank you for your consideration of these comments in the course of the BPDA's decisions on this matter.

Very truly yours,

/s/ Dolores Boogdanian

President, ACNA

cc: Will Cohen, Senior Planner, BPDA
Cannabis Control Commission
Boston Cannabis Board
Boston Zoning Commission
Sharon Durkan, District 8 City Councilor
Ed Flynn, District 2 City Councilor
Henry Santana, At-Large City Councilor
Julia Mejia, At-Large City Councilor
Erin Murphy, At-Large City Councilor
Ruthzee Louijeune, At-Large City Councilor
Maccon Bonner, ONS liaison



Will Cohen <will.cohen@boston.gov>

Oppose removal of buffer

2 messages

Gina Hughes <[REDACTED]>
To: will.cohen@boston.gov
Cc: Ed Flynn <Ed.Flynn@boston.gov>

Fri, May 31, 2024 at 11:58 PM

Attn BDPA:

Please note I am opposed to the removal of the half-mile buffer as this would have a significant impact on every neighborhood in the city of Boston. The buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city, while allowing access to patients and customers.

Closer together is going to negatively affect neighborhoods and existing businesses. My kids don't need to walk by a dispensary on every corner on their walk to school. If we are saying kids have to walk to school if they live less than a mile away starting at age 11.. adults are capable of walking that far for cannabis which is also available via delivery for those who need it.

This is a protection of neighborhood character and the state of the city.

I would be happy to discuss this if requested.

Gina Hughes
Property Owner, Tax Payer and Parent
[345 K Street, South Boston](#)

Sent from my iPhone

Will Cohen <will.cohen@boston.gov>
To: Gina Hughes <[REDACTED]>
Cc: Ed Flynn <Ed.Flynn@boston.gov>

Wed, Jun 5, 2024 at 4:20 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP
he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



(no subject)

2 messages

sisay mebratu <[REDACTED]>
To: will.cohen@boston.gov

Sat, Jun 1, 2024 at 1:53 AM

Dear, will this Sisay Mebratu live in Boston around South end my children going to Quincy elementary at China Town am really worried about buffer zone that give the school a safe place for our children I am writing this to opposing lifting the 1/2 mile buffer zone for cannabis store please consider your thoughts about this situation and worried about our children

Will Cohen <will.cohen@boston.gov>
To: sisay mebratu <[REDACTED]>

Wed, Jun 5, 2024 at 4:21 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to the proposal to remove 1/2 mile buffer between cannabis establishments in the city

2 messages

Kalim Saliba <[REDACTED]>

Sat, Jun 1, 2024 at 5:33 PM

To: will.cohen@boston.gov

Cc: Christopher Betke <[REDACTED]>

Hello,

My name is Kalim Saliba and I am the Chairman of the Lincoln Plaza Board of Trustees in the Leather District. Lincoln Plaza is a mixed use establishment composed of 90 residential and commercial units.

On behalf of the Board of Trustees, **we oppose the removal of 1/2 mile buffer between cannabis establishments in the city.**

The buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city, while allowing access to patients and customers. Allowing the half-mile buffer to lapse may create a similar dynamic to package and liquor stores in the city, potentially oversaturate the market, and harm existing operators and equity applicants.

Additionally, the Leather District is particularly prone to negative activity including active drug use observed throughout all hours of the day and evening and needles regularly found throughout the streets of our neighborhood. We are concerned that the removal of this buffer will further deteriorate the situation in our small neighborhood.

We are hopeful that the city will work with us to help improve our neighborhood where numerous businesses, individuals, and families have chosen as a place to thrive.

Please do not hesitate to reach out with any questions.

Thank you,
Kalim Saliba
Chairman, Lincoln Plaza Board of Trustees
781-307-7818

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:21 PM

To: Kalim Saliba <[REDACTED]>

Cc: Christopher Betke <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Public Buffer for Marijuana Sales

2 messages

John Burgess <[REDACTED]>
To: will.cohen@boston.gov

Sun, Jun 2, 2024 at 2:08 PM

The proposed elimination of the public buffer on cannabis shops serves no public interest and is motivated by commercial interests who should not be listened to. The buffer equitably protects any neighborhood from having its character altered by a disproportionate number of shops and has no material impact on the industry.

I deeply oppose this ill-advised proposal.

John Burgess,
40 Pinckney Street

Will Cohen <will.cohen@boston.gov>
To: John Burgess <[REDACTED]>

Wed, Jun 5, 2024 at 4:22 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Fwd: Public comment period ends May 31 on the .5 mile cannabis buffer

5 messages

Heidi Brewster <[REDACTED]> Thu, May 30, 2024 at 10:07 AM
To: will.cohen@boston.gov
Cc: Ethel Bullitt <[REDACTED]> Jen Ashburn <[REDACTED]> Bob Minnocci
<[REDACTED]> Julie Holenport <[REDACTED]>

Dear Mr. Cohen,

I maintain my strong opinion that the **half-mile buffer remains in place**. My neighbors and I fought long and hard to keep the proposed 1679 Washington Street dispensary out of our neighborhood because it was too close to the Hurley School. I do not want other dispensary owners thinking that they can set up business anywhere close to schools. There is a large enough difference between 500 feet and half a mile, to warrant keeping it.

VOTE NO

Regards,
Heidi Brewster
[1686 Washington Street, Boston, 02118](#)

Begin forwarded message:

From: WSANA President <[REDACTED]>
Subject: Public comment period ends May 31 on the .5 mile cannabis buffer
Date: May 29, 2024 at 7:32 PM
To: [REDACTED]
Reply-To: =?utf-8?Q?WSANA=20President?= <[REDACTED]>

[View this email in your browser](#)

Dear neighbors,

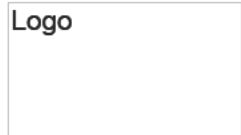
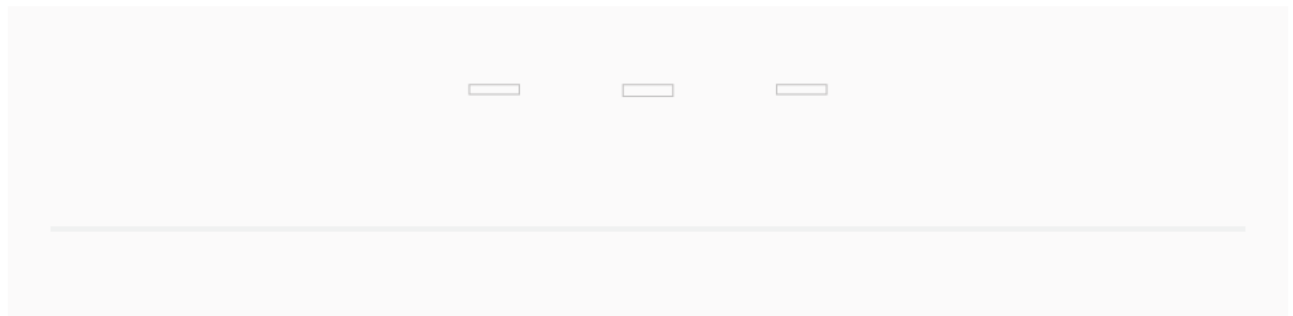
I'm writing let you know that the city council [proposed an amendment to remove the half mile buffer between cannabis establishments](#) in Boston is this Friday, May 31st. I strongly encourage you to please submit your public comments to the BPDA at will.cohen@boston.gov.

Given the strong feelings we all expressed when we discussed the proposed cannabis store at Andy's Cleaners, I thought I'd send this note and encourage anyone with a strong opinion to express it one way or the other.

You can find more information about the amendment as well as the public meeting recording from May 9th here:

<https://www.bostonplans.org/zoning/zoning-initiatives/cannabis-establishments>

Andy and John



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Boston, MA 02118-2916

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Jennifer Ashburn <[REDACTED]>

Sun, Jun 2, 2024 at 9:31 PM

To: will.cohen@boston.gov

Cc: Ethel Bullitt <[REDACTED]> Bob Minnocci <[REDACTED]> Julie Holenport

<[REDACTED]> Heidi Brewster

<[REDACTED]> Ted Ashburn <[REDACTED]>

Dear Mr. Cohen -

I **oppose** the proposal to remove the half-mile buffer between cannabis establishments in Boston. This buffer prevents the over-concentration of cannabis businesses and serves to protect the character of our neighborhoods and sensitive areas like schools, parks, and residential zones. I do not believe that removing it will serve to benefit our communities.

Thank you -

Jen

[1688 Washington Street, Boston 02118](#)

[Quoted text hidden]

Ted Ashburn <[REDACTED]>

Mon, Jun 3, 2024 at 4:54 AM

To: "will.cohen@boston.gov" <will.cohen@boston.gov>

Cc: Jennifer Ashburn <[REDACTED]>

Dear Mr. Cohen,

I too oppose the proposal to remove the buffer cannabis establishments in Boston.

thank you,

Ted

Ted T. Ashburn, MD, PhD

Mobile: 508.202.5887

[1688 Washington Street, No. 1, Boston 02118](#)

From: Jennifer Ashburn <[REDACTED]>

Sent: Sunday, June 2, 2024 9:31 PM

To: will.cohen@boston.gov <will.cohen@boston.gov>

Cc: Ethel Bullitt <[REDACTED]> Bob Minnocci <[REDACTED]> Julie Holenport

<[REDACTED]> Heidi Brewster

<[REDACTED]> Ted Ashburn <[REDACTED]>

Subject: Re: Public comment period ends May 31 on the .5 mile cannabis buffer

Dear Mr. Cohen -

I **oppose** the proposal to remove the half-mile buffer between cannabis establishments in

Boston. This buffer prevents the over-concentration of cannabis businesses and serves to protect the character of our neighborhoods and sensitive areas like schools, parks, and residential zones. I do not believe that removing it will serve to benefit our communities.

Thank you -

Jen

1688 Washington Street, Boston 02118

On Thu, May 30, 2024 at 10:07 AM Heidi Brewster <[REDACTED]> wrote:

Dear Mr. Cohen,

I maintain my strong opinion that the **half-mile buffer remains in place**. My neighbors and I fought long and hard to keep the proposed 1679 Washington Street dispensary out of our neighborhood because it was too close to the Hurley School. I do not want other dispensary owners thinking that they can set up business anywhere close to schools. There is a large enough difference between 500 feet and half a mile, to warrant keeping it.

VOTE NO

Regards,

Heidi Brewster

1686 Washington Street, Boston, 02118

Begin forwarded message:

From: WSANA President <[REDACTED]>

Subject: Public comment period ends May 31 on the .5 mile cannabis buffer

Date: May 29, 2024 at 7:32 PM

To: [REDACTED]

Reply-To: =?utf-8?Q?WSANA=20President?= <[REDACTED]>

[View this email in your browser](#)

Dear neighbors,

I'm writing let you know that the city council [proposed an amendment to remove the half mile buffer between cannabis establishments](#) in Boston is this Friday, May 31st. I strongly encourage you to please submit your public comments to the BPDA at will.cohen@boston.gov.

Given the strong feelings we all expressed when we discussed the proposed cannabis

store at Andy's Cleaners, I thought I'd send this note and encourage anyone with a strong opinion to express it one way or the other.

You can find more information about the amendment as well as the public meeting recording from May 9th here:

<https://www.bostonplans.org/zoning/zoning-initiatives/cannabis-establishments>

Andy and John

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35 Worcester Sq
Boston, MA 02118-2916

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Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:22 PM

To: Ted Ashburn <[REDACTED]>

Cc: Jennifer Ashburn <[REDACTED]>

Thank you all for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:23 PM

To: Heidi Brewster <[REDACTED]>

Cc: Ethel Bullitt <[REDACTED]> Jen Ashburn <[REDACTED]> Bob Minnocci

<[REDACTED]> Julie Holenport <[REDACTED]>

<[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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On Thu, May 30, 2024 at 10:07 AM Heidi Brewster <[REDACTED]> wrote:

[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Public Comment on Cannabis Establishment Buffer Zone Amendment

Brigitte Martin <brigitte.martin@boston.gov>

Mon, Jun 3, 2024 at 8:33 AM

To: Ryan Dominguez <[REDACTED]>

Cc: will.cohen@boston.gov, bpdaboard@boston.gov

Confirming receipt of your email.



**boston planning &
development agency**

Brigitte Martin

Board Governance and Operations Manager

617.918.4453 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

[Quoted text hidden]



VIA Email to: will.cohen@boston.gov

May 31, 2024

Will Cohen
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: Boston Cannabis Operators' Opposition to Removing the Half-Mile Buffer Requirement

Dear Mr. Cohen:

I represent the Massachusetts Cannabis Coalition, (the "MCC"). We are formed by a collection of cannabis operators seeking fair treatment in the Massachusetts regulated marijuana industry. On behalf of the undersigned licensed cannabis establishments, operating in the City of Boston, we are writing to express our opposition to the proposed zoning by-law amendment, which seeks to remove the half-mile buffer zone requirement between cannabis establishments.

Our comments are as follows:

- **The Numbers.** The Boston Cannabis Board has signed 77 Host Community Agreements with operators; with 33 businesses already operating in the City, and 31 provisionally licensed businesses in the pipeline. Eliminating the 1/2 mile buffer zone will detrimentally affect current and future operators and pave the way for more than a 60% increase in Boston's cannabis footprint. This will devalue all currently operating licensees and the remaining 31 that are scheduled to open.
- **It's a Saturated Market the State Regulators Can't and Won't Fix.** Because the Boston Cannabis Board follows a 1-for-1 licensing approval process for equity and general applicants, eliminating the buffer zone will pit more social equity businesses against each other in their own neighborhoods. Legal retail cannabis began in 2018, but Boston's first store did not open until March of 2020. Small retail of any kind takes 2-3 years just to turn a profit and 7-10 years to really become solid. Given the high start up costs and lack of access to traditional capital, retail cannabis shops - especially our small independent businesses - are struggling to get on solid ground. Removing the buffer zone takes away any protection for success or opportunity for stabilization and negatively affects all cannabis businesses.
- **The Rationale.** The BPDA contends the buffer zone must be eliminated to fulfill the statutory requirement that a City may not limit the number of marijuana establishments below 20% of the number of retail liquor licenses issued, but there are currently



commercial corridors in Boston without any marijuana businesses. For example, there are no dispensaries on Broadway in South Boston, Dorchester Avenue in Dorchester, Centre Street in West Roxbury, Charles Street in Beacon Hill, and all of Common Ave. There is no plan to evenly distribute these businesses throughout the city, which was part of the initial intent in zoning and citing these businesses and implementing a buffer zone.

- **Suppressed Neighborhood Voices.** The BPDA, and not the Boston City Council, the Boston Cannabis Board, or the Boston Zoning Board of Appeal, will effectively decide the number of marijuana businesses to be located in the city, further saturating the market. Removing the buffer zone weakens community groups and residents' decision making power. Community input is a crucial first step in the local licensing process. Before an applicant makes it to the Boston Cannabis Board, our businesses work collaboratively with community groups to get their input on site location, so our businesses can fit into the fabric of each community. The current proposal will increase the number of establishments and forever change the look and feel of our neighborhoods.

We are deeply concerned about the immediate and long lasting consequences of the buffer zone protections being removed. Many businesses received investment largely predicated on the 1/2 mile buffer zone. Neighborhood input and community processes are being disregarded. Equity and Non-Equity businesses alike will be negatively impacted. Thus, we urge the BPDA to take immediate action to keep the buffer zone in place.

Thank you for your attention to this matter. If you require any further information, please do not hesitate to contact us at [REDACTED]

Sincerely,

Ryan Dominguez, Executive Director, MCC

In partnership with the following Boston Cannabis Operators:

Apex Noire, Ascend Wellness Holdings, BeWell, Ethos Cannabis, The Cannabis Station, The Cannabist Company, CastleLeaf, LowKey Dispensary, Mass Greenwoods, Native Sun, Sira Naturals, and SEED

cc: Priscilla Rojas, Chair (via email bpdaboard@boston.gov)
Kate Bennet, Member (via email bpdaboard@boston.gov)
Dr. Theodore C. Landsmark, Member (via email bpdaboard@boston.gov)
Matt O'Mally, Member (via email bpdaboard@boston.gov)
Raheem Shepard, Member (via email bpdaboard@boston.gov)



Buffer Zone

2 messages

james diperri <[REDACTED]>
To: will.cohen@boston.gov
Cc: Ed.flynn@boston.gov

Fri, May 31, 2024 at 4:40 PM

I write to support 1/2 mile Buffer Zone on Cannabis businesses that better protect the overall quality of life of Boston residents - supports good overall zoning.

The buffer done is an essential good that best promotes the common good for all - but not overwhelming any particular community.

Signed Rev James M DiPerri
On behalf of The DiPerri family
73 Farragut Rd
South Boston

Will Cohen <will.cohen@boston.gov>
To: james diperri <[REDACTED]>
Cc: Ed.flynn@boston.gov

Wed, Jun 5, 2024 at 4:25 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to Zoning changes to Cannabis buffer zone

2 messages

Nancy Lo <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 11:13 AM

I am writing in opposition to the proposed Zoning amendment to remove the ½ mile buffer zone between cannabis retail establishments. This provision is intended to protect communities by preventing harmful businesses, like cannabis from concentrating near one another and to allow a new business to start without direct competition. By removing the buffer zone, it will threaten and harm neighborhoods like Chinatown, which is densely populated and is already dealing with poor air quality, crime and traffic. Neighborhoods are comprised of children, elderly and families, we need industries that add to its growth and help communities. Cannabis is a gateway drug that will result in secondhand smoke, loitering, transportation problems and other issues that threatens the quality of life in our communities.

I urge the members of the Zoning Commission to support the neighborhoods and not vote in favor of removing the ½ buffer zone.

Sincerely,

Nancy Lo

Will Cohen <will.cohen@boston.gov>
To: Nancy Lo <[REDACTED]>

Wed, Jun 5, 2024 at 4:26 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Proposed amendment to the Boston Zoning Code

2 messages

Bernadine Kirkland <[REDACTED]>
To: will.cohen@boston.gov

Thu, May 30, 2024 at 9:20 PM

Dear Members of the Boston Planning & Development Agency,

I am writing to express my support for the proposed amendment to the Boston Zoning Code that was discussed on May 9, 2024. This amendment, which addresses the buffer zone for cannabis establishments, is vital for fostering a fairer and more efficient regulatory landscape in Boston. The existing process, requiring cannabis applicants to navigate both the BCB and the Zoning Board of Appeal (ZBA), creates substantial challenges, particularly for equity licensees. The dual oversight and the potential for inconsistent decisions between the BCB and ZBA obstruct the development and inclusivity of the cannabis sector in our city. Therefore I support this amendment as it will eliminate unnecessary obstacles by centralizing the buffer zone oversight with the BCB, promote industry equity, and align Boston's regulations with those of other municipalities in the state. Thank you for your attention to this matter.

Sincerely,

Bernadine Kirkland

Mrs. Bernadine Kirkland
Certified Wellness Coach
Akanna Diamond
Bernadine.Akanna.com
Boston, MA 02121

617-650-5096

Will Cohen <will.cohen@boston.gov>
To: Bernadine Kirkland <[REDACTED]>

Wed, Jun 5, 2024 at 4:26 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Half-mile buffer

2 messages

Maureen Quinn-Dupont David Dupont <[REDACTED]>
To: will.cohen@boston.gov

Thu, May 30, 2024 at 9:42 PM

Hello Mr. Cohen,

I am writing to let you know that I oppose the removal of the half-mile buffer for cannabis stores from the zoning code.

Sincerely,

Maureen Quinn-Dupont
[86 South Street 3B](#)
Boston MA 02

Will Cohen <will.cohen@boston.gov>

To: Maureen Quinn-Dupont David Dupont <[REDACTED]>

Wed, Jun 5, 2024 at 4:27 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Elimination 1/2 mile buffer zone between cannabis establishments

2 messages

Matthias Scheutz <[REDACTED]>

Fri, May 31, 2024 at 5:51 AM

Reply-To: [REDACTED]

To: will.cohen@boston.gov

Cc: mayor <mayor@boston.gov>, cannabisboard@boston.gov, "ed.flynn" <ed.flynn@boston.gov>

Dear Mr. Cohen,
(cc'd Mayor Wu, the Cannabis Board, and City Councilor Flynn)

Have you walked down Washington Street or Tremont Street recently? If not, I would recommend it, so you can see for yourself the unpleasant effects of easy access to recreational drugs (especially across from Park Street Station). As a long-term resident at 151 Tremont Street I have watched the results of various dispensaries opening in the area: increasingly larger numbers of intoxicated people hanging out, blocking sidewalks and begging for money (to buy drugs) -- clearly not a picture that a city like Boston would like to convey. As is, Boston already has a much higher number of dispensaries compared to the surrounding towns and there is really no reason to abandon the 1/2 mile buffer zone which has served the community well. I am in full support of Councilor Flynn's opposition to abandoning this rule, for abandoning it would be in stark contrast to what the community members desire. At the end of the day, it is about the residents and businesses in the area, and what they have to contend with, the extent to which the areas is safe and livable, not about whatever additional convenience more dispensaries would offer cannabis shoppers. The real question is whether we, as a city, want to be known for dispensaries, or for a safe, diverse, multi-cultural downtown. Clearly, property value and safety of downtown Boston are at stake as more dispensaries will attract more people to the downtown area who are more interested in purchasing drugs than its cultural and recreational offerings. To keep Boston downtown vibrant and improve its appeal, I am strongly opposed to abandoning the 1/2 mile buffer zone between cannabis establishments.

Sincerely,
Matthias Scheutz
(151 Tremont Street, Apt 17KL)

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:27 PM

To: [REDACTED]

Cc: mayor <mayor@boston.gov>, cannabisboard@boston.gov, "ed.flynn" <ed.flynn@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Object to Removing Cannabis Buffer

2 messages

Paul Sweeney <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Fri, May 31, 2024 at 6:44 AM

I am writing to state my objections to the proposed amendment to remove the half mile buffer between cannabis establishments. I believe this is bad for our community, bad for the neighborhoods, bad for public health, and would be impossible to unwind once all the negative impacts are upon us. Please do not support this amendment.

Thank you,

- Paul

Paul Sweeney
15 River St., Apt. 601,
Boston, MA 02108

Will Cohen <will.cohen@boston.gov>
To: Paul Sweeney <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 4:27 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II
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[Quoted text hidden]



Opposition to removal of cannabis buffer zone

2 messages

Juan Rivera <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Fri, May 31, 2024 at 6:56 AM

Dear Will & BPDA,

Please maintain the existing buffer between cannabis establishments. Removing this buffer can create a concentration of these establishments in a particular area which would be detrimental to the quality of life of the neighborhood.

Thank you,

Juan Rivera (02114)

Will Cohen <will.cohen@boston.gov>
To: Juan Rivera <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 4:28 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis half mile rule.

2 messages

Barbara Zack <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 8:46 AM

Please do not do away with the half-mile buffer zone between cannabis establishment. It will create any issues. Do not change the rule!!!

Barbara Zack

Will Cohen <will.cohen@boston.gov>
To: Barbara Zack <[REDACTED]>

Wed, Jun 5, 2024 at 4:29 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

BPDA proposal re: cannabis buffer zone

2 messages

Anna Marie Wagner <[REDACTED]>
To: will.cohen@boston.gov
Cc: Christopher Betke <[REDACTED]>

Fri, May 31, 2024 at 8:46 AM

Hello,

As a resident in the Leather District with young children, I've been distressed by the opening of a cannabis facility at our corner. We have already had significant issues with drug use in our neighborhood and the downtown cannabis facilities do not inspire confidence re: maintaining a professional and clean environment. As a resident, I request that you please do not do away with the half-mile buffer zone between cannabis establishments - one in our neighborhood is far more than enough.

Sincerely,
Anna Marie

--
Anna Marie Wagner
134 Beach Street #7
Boston, MA 02111

[REDACTED]
Mobile: (617) 634-9564

Will Cohen <will.cohen@boston.gov>
To: Anna Marie Wagner <[REDACTED]>
Cc: Christopher Betke <[REDACTED]>

Wed, Jun 5, 2024 at 4:29 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Proposed amendment to remove the half mile buffer between cannabis establishments

2 messages

Laurie Scher <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Fri, May 31, 2024 at 8:47 AM

I am opposed to the removal of the half-mile buffer, as this would have a significant impact on every neighborhood in the city of Boston. The buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city while allowing access to patients and customers. Allowing the half-mile buffer to lapse may create a similar dynamic to package and liquor stores in the city, potentially over-saturating the market and harming existing operations and equity.

Thank you,
Laurie Scher

Will Cohen <will.cohen@boston.gov>
To: Laurie Scher <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 4:29 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Please don't remove the cannabis buffer zone

2 messages

Robert W. Sinnott <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 8:48 AM

Hi Will,

I live in the leather district right near south station. We had a cannabis show move in right next door to our home this year, and vagrancy and needles have become an at least weekly if not daily appearance. I have two small kids, and our building has 4 young families. Our home will almost certainly be one of those impacted by this ordinance as people try to concentrate near south station for customer access. Please do not remove this buffer, we don't need any more access to this sort of business.

Best,

Rob

Sent from my mobile, please excuse any typographical errors.

Will Cohen <will.cohen@boston.gov>
To: "Robert W. Sinnott" <[REDACTED]>

Wed, Jun 5, 2024 at 4:30 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to removal of the half-mile buffer on cannabis establishments

2 messages

Christopher Betke <[REDACTED]> Fri, May 31, 2024 at 8:48 AM
To: "will.cohen@boston.gov" <will.cohen@boston.gov>, Ed Flynn <ed.flynn@boston.gov>, "mayor@boston.gov" <mayor@boston.gov>
Cc: kathryn.friedman <[REDACTED]>, Averil Carmine <[REDACTED]>, Melissa Lo <melissa.lo@boston.gov>, "chulan.huang@boston.gov" <chulan.huang@boston.gov>

Dear Mr. Cohen:

I write on behalf of the Leather District Neighborhood Association to oppose the removal of the half-mile buffer on cannabis establishments. As City Councilor Ed Flynn so aptly put it: "The buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city, while allowing access to patients and customers. Allowing the half-mile buffer to lapse may create a similar dynamic to package and liquor stores in the City, potentially oversaturate the market, and harm existing operators and equity applicants." We could not have put it any better than that! Removal of the buffer is a bad idea for a fledgling industry that still has not fully found its way. I respectfully submit that it is better to come up with ideas to foster the success of current businesses instead of pushing them over the cliff with multiple other businesses opening next door to each other. Please keep the buffer zone.

Best, Chris Betke, Leather District Neighborhood Association

cc: Mayor Michelle Wu
Councilor Ed Flynn
Kathryn Friedman, Vice Chair LDNA
Averill Carmine, LDNA Board

CHRISTOPHER G. BETKE

PARTNER

*Admitted in MA, NH and NY

617-988-8047

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Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:30 PM

To: Christopher Betke <[REDACTED]>

Cc: Ed Flynn <ed.flynn@boston.gov>, "mayor@boston.gov" <mayor@boston.gov>, kathryn friedman

<[REDACTED]>, Averil Carmine <[REDACTED]>, Melissa Lo <melissa.lo@boston.gov>, "chulan.huang@boston.gov" <chulan.huang@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Do not remove 1/2 buffer zone

2 messages

C. Gist Guindo <[REDACTED]>
To: will.cohen@boston.gov
Cc: Ed Flynn <ed.flynn@boston.gov>

Fri, May 31, 2024 at 8:48 AM

Good Day,

I am writing to state the 1/2 mile buffer zone for cannabis shops should NOT be removed. We already have major congestion issues and the new bike lanes have decreased the amount of available on-street parking. Five blocks is not too far to travel to reach a different shop.

As a resident of the South End, I wish more attention was put on attracting good quality supermarkets to our area - that would have added value for everyone.

Thanks for all you do.

Kindly,
Constance Gist Guindo
[89 Pembroke Street](#)
[South End 02118](#)

--

*"The world is divided into people who do things and people who get the credit. Try, if you can, to belong to the former. There's far less competition."
Dwight Morrow*

Will Cohen <will.cohen@boston.gov>
To: "C. Gist Guindo" <[REDACTED]>
Cc: Ed Flynn <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 4:30 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Half-Mile Buffer Zone Between Cannabis Establishments

2 messages

Gregory Fiore MD <[REDACTED]> Fri, May 31, 2024 at 8:50 AM

To: "will.cohen@boston.gov" <will.cohen@boston.gov>

Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>, Christopher Betke <[REDACTED]>

Hello,

Please do not do away with the half-mile buffer zone between cannabis establishments in Boston.

My property is at [102 South Street](#) in the Leather District.

Thank you,

Greg

Gregory Fiore MD | +1 917-415-3000

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:31 PM

To: [REDACTED]

Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>, Christopher Betke <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Against removing 1/2 mile buffer between cannabis establishments

2 messages

Sue Parrish <[REDACTED]> Fri, May 31, 2024 at 8:50 AM
To: will.cohen@boston.gov
Cc: Christopher Betke <[REDACTED]>

Hi,

I live in the Leather District next door to a new cannabis business. Our neighborhood is very active and full of families. I'm afraid that if we remove the 1/2 mile buffer zone that our small neighborhood may become a hub for such businesses because of its proximity to South Station.

Please DO NOT get rid of the 1/2 mile buffer zone between cannabis establishments in Boston.

Thank you,

-Sue Parrish
[134 Beach St](#)

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:31 PM
To: Sue Parrish <[REDACTED]>
Cc: Christopher Betke <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposing removal of 1/2 mile buffer zone between cannabis establishments

2 messages

Deniz Johnson <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: Chris Betke <[REDACTED]>

Fri, May 31, 2024 at 8:52 AM

Please do not do away with the half-mile buffer zone between cannabis establishment. This would impact our neighborhood immensely (Leather District) with its proximity to South Station. We do not want to be the center for cannabis shops.

As Councilor Flynn notes: "The buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city, while allowing access to patients and customers. Allowing the half-mile buffer to lapse may create a similar dynamic to package and liquor stores in the City, potentially oversaturate the market, and harm existing operators and equity applicants."

Thank you
Deniz Johnson
Rose Kennedy Greenway Board member, Board Treasurer, Leather District Representative
Leather District Resident

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:31 PM

To: Deniz Johnson <[REDACTED]>
Cc: Chris Betke <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him
Senior Zoning Reform Planner II
617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Proposal to remove the 1/2 mile buffer

2 messages

Karen Diane <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>

Fri, May 31, 2024 at 8:56 AM

Will-

I am a resident of the Leather District and am deeply concerned about the ridiculous proposal to eliminate the 1/2 mile buffer between cannabis establishments in Boston. It is reckless and if you combine that with Wu's the proposal to decriminalize a host of crimes, we are in trouble. Boston will become another Seattle, NYC or Portland.

I am adamantly opposed to this. I fear our neighborhood will become a magnet for a bunch of pot businesses that are destined to fail anyway. When I walk down the street, all I smell is pot. It is disgusting.

Do not support this; it is stupid and does not advance the agenda of the alleged communities of color it is supposed to support.

Karen Diane Johnson

Lux et Veritas

617-512-1041

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:31 PM

To: Karen Diane <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to the proposal to remove 1/2 mile buffer between cannabis establishments in the City

2 messages

Sumit Mehra <[REDACTED]> Fri, May 31, 2024 at 8:58 AM
To: will.cohen@boston.gov
Cc: Rishi Shukla <[REDACTED]> Christopher Betke <[REDACTED]> "ed.flynn@boston.gov"
<ed.flynn@boston.gov>

Hello,

Please DO NOT REMOVE the half-mile buffer zone between cannabis establishment in the city - there are already too many establishments close to where we live. To make it worse, some of them have started putting temporary street signs blocking the sidewalk.

Thank you

Sumit Mehra

Sumit Mehra, CFA

*Managing Partner | Chief Investment Officer
Snowball Capital Management*

[REDACTED] | +1 617 283 2602

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:32 PM
To: Sumit Mehra <[REDACTED]>
Cc: Rishi Shukla <[REDACTED]> Christopher Betke <[REDACTED]> "ed.flynn@boston.gov"
<ed.flynn@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

cannabis

2 messages

Sally Hinkle <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>

Fri, May 31, 2024 at 9:00 AM

I agree with the opposition to removing the buffer zone between cannabis establishments in Boston. Half-mile distance between shops seems reasonable and appropriate.

Thank you.
Sarah Hinkle

Will Cohen <will.cohen@boston.gov>
To: Sally Hinkle <[REDACTED]>

Wed, Jun 5, 2024 at 4:32 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

AGAINST removal of 1/2 mile buffer for cannabis establishments 5.17.24

2 messages

Paul Gagnon <[REDACTED]>
To: will.cohen@boston.gov, ed.flynn@boston.gov
Cc: Christopher Betke <[REDACTED]>

Fri, May 31, 2024 at 9:04 AM

To whom it may concern,

I am totally against removal of the 1/2 mile buffer for cannabis establishments.

I am in total agreement with Councilor Flynn with his statements on this issue.

Might I add that I believe with this measure you are doing more harm than good and actually harming the exact entities you are trying to help, these small businesses, by saturating the market.

Our neighborhood, Leather District, is small and we want a variety of businesses, not just one.

This city is big than enough to keep the 1/2 buffer and still fulfill the requirements with the number of licenses needed. If that is not working, then you need to figure out why and just remove requirements original businesses played by. Otherwise, this is unfair business practices to those who played by the rules.

Paul Gagnon
Leather District, Boston

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:32 PM

To: Paul Gagnon <[REDACTED]>
Cc: ed.flynn@boston.gov, Christopher Betke <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

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[Quoted text hidden]



Cannabis Buffer Zone Opposition

2 messages

David Matteo <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 9:08 AM

Hello Will,

I wanted to voice my objection to changing the cannabis buffer zone requirements. I am a longtime business owner in South Boston and was a resident during these community meetings. The buffer zone was one of the only reasons that this was given support by the community. Taking away that buffer zone is exactly what the community continually accuses the BPDA and city of, which is you ask for an inch and then take a mile.

Thanks for your time,
Dave

--

David Matteo
[202 West Broadway](#)
[Boston, MA 02127](#)
(c) 617-821-5994

Will Cohen <will.cohen@boston.gov>
To: David Matteo <[REDACTED]>

Wed, Jun 5, 2024 at 4:32 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II
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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis Buffer Zone

2 messages

Diane Britton <[REDACTED]>
To: will.cohen@boston.gov
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Fri, May 31, 2024 at 9:11 AM

We are strongly opposed to any changes in the 1/2 mile buffer zone between establishments. We do not need clusters of them in Boston.

Long term Boston taxpayers,

Diane and John Britton
[101 Chestnut Street](#)

Will Cohen <will.cohen@boston.gov>
To: Diane Britton <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 4:32 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

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[Quoted text hidden]



Cannabis 1/2 Mile rule

2 messages

Joseph Cook <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>

Fri, May 31, 2024 at 9:15 AM

Hello Mr. Cohen I just wanted to express my concerns of the half mile rule. I am against allowing cannabis stores to open within a half mile of each other ! Our youth have too many distractions as it is. I vote NO to allowing any type of Cannabis store (medical or recreational) to be allowed to conduct any type of business!!!!
Respectfully Joe Cook a home owner / tax payer and voter in the city of Boston .
Sent from my iPhone

Will Cohen <will.cohen@boston.gov>
To: Joseph Cook <[REDACTED]>

Wed, Jun 5, 2024 at 4:33 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

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Cannabis buffer

2 messages

Duane Bonlie <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 9:23 AM

Please do not do away with the half-mile buffer zone between cannabis establishment

Duane Bonlie

[210 Lincoln St #704](#)

-Sent from my iPhone

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:33 PM

To: Duane Bonlie <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

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[Quoted text hidden]



Cannabis buffer zone

2 messages

Jennifer M <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Fri, May 31, 2024 at 9:31 AM

Please note I am opposed to the removal of the half-mile buffer as this would have a significant impact on every neighborhood in the city of Boston. The buffer is intended to prevent cannabis establishments from opening in clusters so that no particular neighborhood would become the center for cannabis shops, and to ensure that dispensaries are spread out in the city, while allowing access to patients and customers. Allowing the half-mile buffer to lapse may create a similar dynamic to package and liquor stores in the City, potentially oversaturate the market, and harm existing operators and equity applicants.

That was from ed Flynn's email. I agree with every word. Further, I am appalled at the number of cannabis shops I have seen pop up. They are all over now and I don't think it's a good thing for our children, our neighborhoods, or our city.

Jennifer Miani
South Boston

Sent from my iPhone

Will Cohen <will.cohen@boston.gov>
To: Jennifer M <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 4:33 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

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[Quoted text hidden]



Buffer zone

2 messages

kathleen young <[REDACTED]> Fri, May 31, 2024 at 9:34 AM

To: will.cohen@boston.gov

Cc: Flynn Edward <ed.flynn@boston.gov>

Dear sir madame

Pls consider my strong objection to removal of the buffer zone rule for boston cannabis shops. Thank you for listening to the residents over commercial interests . Kathleen Young 120 beacon st boston 02116

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:33 PM

To: kathleen young <[REDACTED]>

Cc: Flynn Edward <ed.flynn@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis zoning changes — proposed amendment

2 messages

David Schramm <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: Ed Flynn <ed.flynn@boston.gov>

Fri, May 31, 2024 at 9:37 AM

Dear Mr. Cohen,

I am a resident of South Boston and I am writing to you to express my **strong support** for the proposed amendment that would eliminate the required half-mile buffer zone between retail marijuana establishments.

The current arbitrary rule reduces competition, which leads to higher prices, lower quality product, and lower quality service. If a retailer knows that their potential customers must travel at least another half mile to shop at another establishment, they know that they have a captured clientele.

Additionally, if adjacent buffer zones were to abut but not intersect one another, and with the rule prohibiting marijuana stores in school zones, there exists the potential that certain areas in the city will never have a marijuana store within one mile, while other locations could have two within a half mile of each other. In a city where the residents are highly dependent on public transportation, this is not fair.

In 2016, Boston residents voted 63% in favor of marijuana legalization. In the interests of consumer choice and fairness, I hope that you will rescind this rule.

Sincerely,

David Schramm
535 East 1st Street

Get [Outlook for iOS](#)

Will Cohen <will.cohen@boston.gov>
To: David Schramm <[REDACTED]>
Cc: Ed Flynn <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 4:34 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to the proposed amendment to remove the half mile buffer between cannabis establishments

2 messages

Sarah Hutt <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Fri, May 31, 2024 at 9:38 AM

Dear Will Cohen,

I am opposition to the proposed amendment to remove the half mile buffer between cannabis establishments.

There is no benefit to a neighborhood to have a consolidation of dispensaries. A neighborhood is a collection of businesses that create an economic opportunity for fragile small businesses.

A saturation of dispensaries will change the climate of a business district. With their propensity to have large amounts of cash to pay higher rental fees it pushes out smaller businesses destroying the unique small businesses in a community.

It also exasperates the burden on the community to monitor dispensaries with the basic issues that always cause friction but are hard to get the city to address; such as of traffic congestion, double parking, trash cleanup, and other nuisances. While seemingly minor infractions, they are seldom resolved and become a burden for the residents.

Under the current arrangement a dispensary has an area that attracts a client base. With multiple dispensaries in a small location it puts pressure on them to attract more customers to survive exasperating traffic and other concerns..

No one wants to live in an oversaturated cannabis dispensary neighborhood.

Sarah Hutt
[1140 Washington Street](#)
[Boston 02118](#)

Will Cohen <will.cohen@boston.gov>
To: Sarah Hutt <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 4:34 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition of removal of 1/2 mile buffer

2 messages

Marie Urban <[REDACTED]>
To: will.cohen@boston.gov
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Fri, May 31, 2024 at 9:42 AM

Dear Mr. Cohen,

I am a lifelong resident of South Boston. I agree with Ed Flynn to protect the neighborhood.

Therefore as a resident of South Boston and voter. I oppose the .removal of the 1/2 mile Cannabis buffer.

Sincerely,

Camilla Marie Urban
[423 West Fourth Street](#)
[South Boston, Mas 02127](#)

Will Cohen <will.cohen@boston.gov>
To: Marie Urban <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 4:35 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Keep buffer zones please

2 messages

Jason West <[REDACTED]> Fri, May 31, 2024 at 9:47 AM

To: will.cohen@boston.gov

Cc: Christopher Betke <[REDACTED]>

Hello Mr. Cohen and the BPDA,

I live in the Leather District with my wife and three children.

Please do NOT eliminate the half-mile buffer zone between cannabis establishments. It is vital to retain diversity of businesses that enrich each neighborhood and continue to make Boston a wonderful place for families to live and work.

Thank you,

Jason West

Sent from my iPhone

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:35 PM

To: Jason West <[REDACTED]>

Cc: Christopher Betke <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Half Mile Buffer

2 messages

Rich Gin <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>

Fri, May 31, 2024 at 9:50 AM

Dear Mr. Cohen,

I resolutely oppose the removal of the half mile buffer as this would severely impact the industry in Boston and lead to over saturation of cannabis shops.

This would also severely and negatively impact equity applicants and existing shop owners who had gone through lengthy and expensive procedures to procure their licenses.

This downward pressure serves no good reason and exacerbates the race to the bottom in an ever increasingly challenging business environment.

Will Cohen <will.cohen@boston.gov>
To: Rich Gin <[REDACTED]>

Wed, Jun 5, 2024 at 4:35 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Proposal to Remove Buffer Zone for Cannabis Establishments

2 messages

Lorraine Steele <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Fri, May 31, 2024 at 9:53 AM

Dear Mr. Cohen,

I am opposed to removing the half mile buffer zone between cannabis establishments.

Regards,

Lorraine Steele

[3 Durham Street](#)

[Boston, Ma 02115](#)

Will Cohen <will.cohen@boston.gov>
To: Lorraine Steele <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 4:35 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Opposition to removal of the half-mile buffer on cannabis establishments

2 messages

Kathryn Friedman <[REDACTED]> Fri, May 31, 2024 at 9:55 AM

To: will.cohen@boston.gov

Cc: Ed Flynn <ed.flynn@boston.gov>, mayor@boston.gov, Chulan Huang <chulan.huang@boston.gov>, Melissa Lo <melissa.lo@boston.gov>, Christopher Betke <[REDACTED]>, Averil Carmine <[REDACTED]>

Dear Mr. Cohen:

I am writing to oppose the proposed cannabis dispensary zoning amendment that would remove the half-mile buffer between establishments. My opposition rests on the following reasons:

1. Erosion of Local Business Diversity

The clustering of dispensaries in dense urban areas can lead to the displacement of a diverse array of local businesses that form the economic backbone of these neighborhoods. This displacement erodes the unique character of urban communities, replacing eclectic and culturally significant enterprises with a more homogeneous landscape dominated by cannabis retailers.

2. Impact on Vulnerable Populations

Urban areas often house a mix of demographics, including families, elderly residents, and vulnerable populations. A concentration of dispensaries can alter the social fabric of these neighborhoods, potentially increasing exposure to substances that jeopardize the health and safety of community members. In addition, vulnerable populations may feel their needs are being overshadowed by the influx of dispensaries.

3. Strain on Public Resources

High concentrations of dispensaries can strain public resources, including law enforcement, public health services, and community support programs. Urban areas with clustered dispensaries may see an uptick in related public health concerns, such as substance misuse and mental health issues. This increased demand can divert resources away from other critical community needs and services, undermining the overall well-being of residents.

4. Negative Impact on Children

The clustering of dispensaries in urban areas poses specific risks to children. Increased visibility of cannabis products and associated paraphernalia can normalize drug use in the eyes of young people, which can have adverse effects on developing brains and long-term cognitive health. Moreover, the presence of dispensaries near education facilities, daycares, parks, and other child-centric areas raises concerns about accidental exposure and ingestion of cannabis products, which can be harmful to children.

Additionally, the advertising and marketing strategies of dispensaries, if not carefully regulated, might target younger demographics, intentionally or unintentionally, increasing the risk of early substance use. The clustering of dispensaries makes it more challenging to monitor and regulate marketing practices effectively, thus amplifying the potential negative impact on children.

While the goal of supporting business growth is commendable, it should not come at the expense of community integrity and equity. I urge you to reconsider the proposed zoning changes and uphold the existing regulations that help balance business interests with the well-being of neighborhoods and residents.

Sincerely,

--

Kathryn Friedman, Architect

[REDACTED]
[REDACTED]
M:617.710.2869

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:36 PM

To: Kathryn Friedman <[REDACTED]>
Cc: Ed Flynn <ed.flynn@boston.gov>, mayor@boston.gov, Chulan Huang <chulan.huang@boston.gov>, Melissa Lo <melissa.lo@boston.gov>, Christopher Betke <[REDACTED]>, Averil Carmine <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Cannabis Buffer

2 messages

Nick Nunes <[REDACTED]>

Fri, May 31, 2024 at 9:56 AM

To: will.cohen@boston.gov

Cc: ed.flynn@boston.gov

I am strongly opposed to the removal of the half-mile buffer as this would have a significant impact on every neighborhood in the city of Boston.

Nick Nunes
273 Gold St. #2
Boston, MA 02127

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:36 PM

To: Nick Nunes <[REDACTED]>

Cc: ed.flynn@boston.gov

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Buffer Zone Comment

2 messages

Onnelly Parslow <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 9:58 AM

Hello Will Cohen :

“Please do not do away with the half-mile buffer zone between cannabis establishment”

Thank you very much !

--
CHEERS!

Onnelly Parslow
Loftsboston.com + Maxwell Associates
118 South Street - Studio 3b
Boston, MA 02111
617.512.1591 (c)

" Boston's Historic Leather District "

TRID Information:

Agent License# 139008

Maxwell Associates Office License# 139008

[REDACTED]
<http://loftsboston.com>

Will Cohen <will.cohen@boston.gov>
To: Onnelly Parslow <[REDACTED]>

Wed, Jun 5, 2024 at 4:36 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Proposal to remove 1/2 mile buffer zone between cannabis locations

2 messages

Martyn Roetter <[REDACTED]>
To: will.cohen@boston.gov
Cc: Ed Flynn <ed.flynn@boston.gov>

Fri, May 31, 2024 at 10:01 AM

Dear Mr. Cohen,

I am writing to oppose the removal of the 1/2 mile buffer zone between cannabis locations in Boston. I am a resident of Back Bay and have been involved in multiple zoning issues acting as a member of the Executive Board and Chair of the Neighborhood Association of the Back Bay during periods when cannabis licenses were very much on the agenda. Here I am expressing my personal opinions based on these experiences.

As anyone who follows the history of cannabis legislation and licensing in the Commonwealth and Boston is aware, this issue is still fraught with concerns about how to ensure that goals of equity for licenses are achieved and considerations of safety and the number and distribution of licenses are resolved in ways that are acceptable to neighborhoods and support businesses that operate responsibly and offer opportunities for gainful employment. One of the factors that must be taken into account is the diversity of circumstances across Boston which is in many respects one of its most attractive as well as rare features among US cities..

Decisions about the locations of cannabis establishments should, indeed must, take neighborhood diversity into account. The 1/2 mile buffer zone is one way to ensure that often very local knowledge of conditions comes into play in decisions about where and how many cannabis licenses are awarded in a neighborhood. Otherwise with no such provision they will naturally tend to congregate or be concentrated in an unbalanced configuration within the city in locations or neighborhoods where the highest profit potential is perceived to exist, to the detriment of the quality of life in these neighborhoods and the neglect of other neighborhoods, as has happened historically with other business subsectors (e.g., liquor licenses).

Thank you for the opportunity to submit this testimony.

--
Martyn Roetter
144 Beacon Street
Boston, MA 02116, USA
Cell: (+1) 617 216 1988

Will Cohen <will.cohen@boston.gov>
To: Martyn Roetter <[REDACTED]>
Cc: Ed Flynn <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 4:36 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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[Quoted text hidden]



Protect our neighborhoods! Please KEEP the 1/2-mile buffer zone between cannabis establishments!!

2 messages

Henrietta Cosentino <[REDACTED]> Fri, May 31, 2024 at 10:07 AM
To: will.cohen@boston.gov
Cc: Henrietta Cosentino <[REDACTED]> Ed Flynn <ed.flynn@boston.gov>, Christopher Betke <[REDACTED]> Don Cosentino <[REDACTED]>

Allowing clusters of cannabis shops could threaten neighborhood stability. The 1/2-mile buffer zone serves to protect neighbors from being oversaturated and overwhelmed. Please do NOT do away with this sensible buffer.

Henrietta & Donald Cosentino

210 Lincoln Street #601
Boston Ma 02111

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:37 PM
To: Henrietta Cosentino <[REDACTED]>
Cc: Henrietta Cosentino <[REDACTED]> Ed Flynn <ed.flynn@boston.gov>, Christopher Betke <[REDACTED]> Don Cosentino <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him
Senior Zoning Reform Planner II
617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to the proposal to remove 1/2 mile buffer between cannabis establishments in the City

2 messages

margaret nelson <[REDACTED]>
To: will.cohen@boston.gov
Cc: chris betke <[REDACTED]>

Fri, May 31, 2024 at 10:28 AM

Good morning,

I am a long time downtown Boston resident and homeowner. I enjoy working and living in the city. I am a registered voter and vote in local elections. Please do not do away with the half-mile buffer zone between cannabis establishments. Thank you for your time.

Margaret Nelson
88 Kingston St.
Boston 02111

Sent from my iPad

Will Cohen <will.cohen@boston.gov>
To: margaret nelson <[REDACTED]>
Cc: chris betke <[REDACTED]>

Wed, Jun 5, 2024 at 4:37 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis dispensary buffer rule

2 messages

Janet Van Liere <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 10:35 AM

Good day,

I'm writing to oppose the proposed removal of the half-mile buffer between cannabis dispensaries in Boston.

If the current rule conflicts with the state mandated number of shops, let's work to adjust the state mandate. Another idea is to consider licensing social consumption lounges and restaurants as an alternative to create jobs and reduce the number of pot smokers in public parks and on the streets.

Thank you for the opportunity to comment.

Janet Van Liere
453 Washington St Apt 5E
Boston MA 02111
Sent from my iPhone

Will Cohen <will.cohen@boston.gov>
To: Janet Van Liere <[REDACTED]>

Wed, Jun 5, 2024 at 4:37 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Cannabis buffer removal opposition

2 messages

Rory Clune <[REDACTED]>
To: will.cohen@boston.gov
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Fri, May 31, 2024 at 10:40 AM

Dear Will

I am opposed to the proposed amendment to remove the half-mile buffer between cannabis facilities in Boston. I agree with Councillor Flynn's [letter of opposition](#) from earlier this month.

Thanks for your consideration
Rory Clune, [494 East 7th St, South Boston](#).

Will Cohen <will.cohen@boston.gov>
To: Rory Clune <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 4:37 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to proposed cannabis zoning amendment

2 messages

Rebecca Lee <[REDACTED]>
To: will.cohen@boston.gov
Cc: ed.flynn@boston.gov

Fri, May 31, 2024 at 10:45 AM

I am writing to register my opposition to what I believe is the ill-conceived and mis-guided amendment to the Boston Zoning Code. I don't think it adequately considers neighborhoods like mine - Chinatown - and I cannot understand the administration's tone deafness to residents of congested, dense and mixed used neighborhoods like ours.

Rebecca Lee
1 Nassau Street
Chinatown

Will Cohen <will.cohen@boston.gov>
To: Rebecca Lee <[REDACTED]>
Cc: ed.flynn@boston.gov

Wed, Jun 5, 2024 at 4:38 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II
617.918.4450 (o)

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[Quoted text hidden]



cannabis

2 messages

Mary Ellen Gambon <[REDACTED]> Fri, May 31, 2024 at 10:57 AM
To: will.cohen@boston.gov, Ed Flynn <ed.flynn@boston.gov>, Mary Ellen Gambon <[REDACTED]>

Hello,

I am opposed to removing the half-mile buffer between cannabis shops. I feel that it was put in place for a good reason.

I don't think it's necessary to have competing shops next to one another, especially when selling drugs. While cannabis shops are much better than people buying drugs off the street, they require security because of some of the patrons they attract.

While competition is healthy, it is unnecessary for them to be close to one another. The market is dwindling. This is not urgent.

The buildings next door could be used for more appropriate needs as determined by the community.

Thanks for considering my point of view.

Best,
Mary Ellen Gambon
Brighton, MA

Will Cohen <will.cohen@boston.gov> Wed, Jun 5, 2024 at 4:38 PM
To: Mary Ellen Gambon <[REDACTED]>
Cc: Ed Flynn <ed.flynn@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to the proposal to remove 1/2 mile buffer between cannabis establishments

2 messages

Cathy <[REDACTED]>
To: will.cohen@boston.gov
Cc: Christopher Betke <[REDACTED]>

Fri, May 31, 2024 at 11:05 AM

Dear Mr. Cohen,

Please do not do away with the half-mile buffer zone between cannabis establishments in the city.

Sincerely,

Catherine Chan
70 Lincoln St. Boston, MA

Will Cohen <will.cohen@boston.gov>
To: Cathy <[REDACTED]>
Cc: Christopher Betke <[REDACTED]>

Wed, Jun 5, 2024 at 4:38 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Opposition to the proposal to remove 1/2 mile buffer between cannabis establishments in the City

2 messages

Carmen Patti <[REDACTED]>
To: will.cohen@boston.gov
Cc: chris betke <[REDACTED]>

Fri, May 31, 2024 at 11:22 AM

Good day,

I have lived downtown since purchasing a condo in 2005. I do not appreciate the plethora of cannabis stores impact on the city: the smell, intoxicated people milling around the establishments, etc.. I am a registered voter and vote in local elections. Please do not do away with the half-mile buffer zone between cannabis establishments. Thank you for your consideration.

Carmen Patti
88 Kingston St
02111
Sent from my iPhone

Will Cohen <will.cohen@boston.gov>
To: Carmen Patti <[REDACTED]>
Cc: chris betke <[REDACTED]>

Wed, Jun 5, 2024 at 4:38 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him
Senior Zoning Reform Planner II
617.918.4450 (o)

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[Quoted text hidden]



DBNA: Opposition to the Removal of the Half-mile Buffer Zone between Cannabis Establishments

2 messages

Rishi Shukla <[REDACTED]> Fri, May 31, 2024 at 11:23 AM
To: james.jemison@boston.gov
Cc: Margaret Ann Ings <[REDACTED]> Mary Higgins <[REDACTED]> Matthew
Broude <[REDACTED]> George Coorsen <[REDACTED]> Ed Flynn
<ed.flynn@boston.gov>, "Michlewitz, Aaron - Rep. (HWM)" <[REDACTED]>
RUTHZEE.LOUIJEUNE@boston.gov, henry.santana@boston.gov, Julia Mejia <Julia.Mejia@boston.gov>, Erin Murphy
<ERIN.MURPHY@boston.gov>, Chulan Huang <chulan.huang@boston.gov>, "will.cohen@boston.gov"
<will.cohen@boston.gov>

Dear Chief Jemison:

The Downtown Boston Neighborhood Association (DBNA) is opposed to the removal of the half-mile buffer zone between Cannabis Establishments as this is one of the only mechanisms in place to prevent clustering and oversaturation of dispensaries in any one neighborhood or geographic area. No one neighborhood should become a cannabis hub for the City of Boston. This would be an unacceptable and inequitable outcome for residents, consumers, existing operators, and future applicants.

As you know, Downtown Boston is a densely populated neighborhood with over 12,000 residents; several shelters and social service organizations that provide care for our most vulnerable populations; a large student population; and a number of daycare centers and nursery schools. Furthermore, the neighborhood is already home to many active Cannabis Establishments and continues to attract a disproportionate amount of interest among prospective Cannabis Establishment operators.

The rampant public smoking of cannabis in and around Downtown Boston is well-established and given the lack of effective means to enforce regulations related to smoking cannabis in public areas, there remain obvious quality of life concerns over having additional Cannabis Establishments in Downtown Boston.

At a time when the health and future of the Downtown core depends on stabilizing forces and initiatives, the removal of the buffer zone has the very real potential to destabilize the neighborhood and negatively impact its post-COVID recovery. Every incremental Cannabis Establishment that opens in a neighborhood displaces another retail usage and changes the retail complexion of the area – this impacts the types of businesses that may choose to locate or remain in a neighborhood. As a retail hub, neither Downtown Boston nor the City of Boston can afford to have quality retailers walking away from the Downtown corridor due to oversaturation of Cannabis Establishments. The buffer zone is one of the only guardrails in place for residents and stakeholders to protect their respective neighborhoods.

The DBNA opposes the removal of the half-mile buffer zone between Cannabis Establishments and strongly believes that there needs to exist a buffer to prevent clustering and to ensure that the potential benefits, burdens, and liabilities associated with Cannabis Establishments are dispersed equally among all of Boston's neighborhoods.

Sincerely,

Rishi Shukla
Co-Founder & Leadership Team
Downtown Boston Neighborhood Association

—

Rishi Shukla

[REDACTED] | [LinkedIn](#)

Formed in 2014, the Downtown Boston Neighborhood Association is an independent organization with over 900 members, run exclusively by volunteer residents and stakeholders. We're committed to engaging, informing, and empowering Downtown Boston neighborhood residents, students, workers, and businesses.

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:39 PM

To: Rishi Shukla <[REDACTED]>

Cc: james.jemison@boston.gov, Margaret Ann Ings <[REDACTED]> Mary Higgins

<[REDACTED]> Matthew Broude <[REDACTED]> George Coorssen

<[REDACTED]> Ed Flynn <ed.flynn@boston.gov>, "Michlewitz, Aaron - Rep. (HWM)"

<[REDACTED]> RUTHZEE.LOUIJEUNE@boston.gov, henry.santana@boston.gov, Julia Mejia
<Julia.Mejia@boston.gov>, Erin Murphy <ERIN.MURPHY@boston.gov>, Chulan Huang <chulan.huang@boston.gov>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Cannabis Zoning

2 messages

Sandy Klemmer <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 11:27 AM

Hello Mr. Cohen:

I am a 15-year resident of Boston in Beacon Hill. I support availability of cannabis, however I believe the half-mile buffer between establishments should be maintained and upheld. This will help maintain business diversity and prevent clustering of cannabis shops. Thank for your work and for hearing the community voice.

Sandra Klemmer
[96 West Cedar St, Boston MA 02114](https://www.sandyklemmer.com)

Sandy Klemmer, MS, RD, LDN, E-RYT/YACEP
through the body | into the Self
www.SandyKlemmer.com
pronouns: she/her

This Land: The land remembers its keepers and caretakers, the indigenous grandmothers and grandfathers. The original custodians of this land we now call Boston were the Massachuseuck ("the People of the Great Hill") and Pâwatuhtqut ("the People of the Rapids"). These Native Nations were nearly eliminated by disease and war by European colonists. I honor the living lineage of these tribes and their ancestors, and I take active responsibility to educate myself on an honest and complete history of the land where I now reside.

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Sent from my iPhone

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:39 PM

To: Sandy Klemmer <[REDACTED]>

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



**boston planning &
development agency**

Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Letter of support for a cannabis zoning code amendment

2 messages

Leanne Smith <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: Leanne Smith <[REDACTED]>

Mon, Jun 3, 2024 at 3:50 PM

Dear Members of the Boston Planning & Development Agency,

I am writing to express support for the proposed amendment to the Boston Zoning Code regarding removing the buffer zone for cannabis establishments, as discussed at the May 9, 2024, public meeting. This amendment is a crucial step toward a fair and more efficient regulatory environment for cannabis businesses in Boston.

The current process involving both the BCB and the Zoning Board of Appeal (ZBA) imposes financial and operational burdens on cannabis applicants, especially equity licensees who often lack significant capital. The ongoing rental costs and potential for conflicting decisions between the BCB and ZBA hinder the growth and inclusivity of Boston's cannabis sector.

In conclusion, I fully support the proposed amendment to the Boston Zoning Code. This change will alleviate unnecessary burdens on cannabis businesses, promote equity within the industry, and align Boston's regulatory framework with other municipalities in the state. Thank you for your attention to this important matter and I hope that this note is not too late to make a difference.

Sincerely,

Leanne Smith
35 Park St
Charlestown, MA 02129

Will Cohen <will.cohen@boston.gov>
To: Leanne Smith <[REDACTED]>
Cc: Leanne Smith <[REDACTED]>

Wed, Jun 5, 2024 at 4:40 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Letter of support for proposed amendment to zoning code regarding cannabis

2 messages

Elizabeth Graham-Meredith <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>

Tue, Jun 4, 2024 at 2:35 PM

Dear Members of the Boston Planning & Development Agency,

My name is Elizabeth Graham-Meredith and I am a longtime resident of Boston. I am writing to express support for the proposed amendment to the Boston Zoning Code regarding removing the buffer zone for cannabis establishments, as discussed at the recent public meeting held on May 9, 2024. This amendment feels like a is a critical step toward a fair and more efficient regulatory environment for cannabis businesses in Boston.

The current process involving both the BCB and the Zoning Board of Appeal (ZBA) imposes financial and operational burdens on cannabis applicants, especially equity licensees who often lack significant capital. The ongoing rental costs and potential for conflicting decisions between the BCB and ZBA hinder the growth and inclusivity of Boston's cannabis sector.

I wanted to write you that I fully support the proposed amendment to the Boston Zoning Code. This change will alleviate unnecessary burdens on cannabis businesses, promote equity within the industry, and align Boston's regulatory framework with other municipalities in the state.

Thank you for taking the time to consider my thoughts.

Sincerely,
Elizabeth Graham-Meredith
6 Crandall St,
Boston, MA 02131

Will Cohen <will.cohen@boston.gov>
To: Elizabeth Graham-Meredith <[REDACTED]>

Wed, Jun 5, 2024 at 4:40 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



comment regarding cannabis dispensary buffer zone

2 messages

Laura Lapointe <[REDACTED]>
To: will.cohen@boston.gov

Thu, May 30, 2024 at 10:16 PM

Hello there. I live at [151 Tremont Street](#), and I want to express my support for the buffer zone for cannabis dispensaries.

I do not have a problem with cannabis being legal rather than having people sent to prison for minor infractions. However, I would greatly prefer that people smoke it in certain designated areas or at home. The prevalence of cannabis in this city has gotten to a level that I find somewhat disturbing. When I leave my building and as I walk in the surrounding areas, the smell is almost incessantly present. I find it disgusting. To me, it really takes away from the quality of the city.

I realize these may not be the exact concerns that led to the buffer being set forth as a proposal, but these are thoughts that I wanted to share as a concerned resident.

Thank you very much,
Laura Lapointe

Will Cohen <will.cohen@boston.gov>
To: Laura Lapointe <[REDACTED]>

Wed, Jun 5, 2024 at 4:42 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Buffer Zone for Cannabis establishment

2 messages

Tammy Texeria <[REDACTED]>
To: will.cohen@boston.gov

Thu, May 30, 2024 at 11:20 PM

Dear Members of the Boston Planning & Development Agency,

I am writing to express my support for the proposed amendment to the Boston Zoning Code that was discussed on May 9, 2024. This amendment, which addresses the buffer zone for cannabis establishments, is vital for fostering a fairer and more efficient regulatory landscape in Boston.

The existing process, requiring cannabis applicants to navigate both the BCB and the Zoning Board of Appeal (ZBA), creates substantial challenges, particularly for equity licensees. The dual oversight and the potential for inconsistent decisions between the BCB and ZBA obstruct the development and inclusivity of the cannabis sector in our city.

Therefore I support this amendment as it will eliminate unnecessary obstacles by centralizing the buffer zone oversight with the BCB, promote industry equity, and align Boston's regulations with those of other municipalities in the state.

Thank you for your attention to this matter.

Will Cohen <will.cohen@boston.gov>

Wed, Jun 5, 2024 at 4:42 PM

To: [REDACTED]

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

617.918.4450 (o)

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[Quoted text hidden]



Cannabis Buffer Zone

2 messages

JOAN BERNDT <[REDACTED]>
To: "will.cohen@boston.gov" <will.cohen@boston.gov>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Fri, May 31, 2024 at 7:00 AM

Please DO NOT allow the buffer zone between cannabis shops to be repealed!!

We are already inundated with the revolting smell of weed when walking in the City and it would be awful, and unhealthful, to be subjected to even more of those noxious fumes if vendors were able to cluster.

We don't care if folks smoke in the privacy of their own properties BUT there is such easy availability and so much use in public that is not currently controlled. Removing the buffer zones risks making every sidewalk and park "open season" for more of this.

Thank you.
The Berndts
Beacon Hill, MA

Will Cohen <will.cohen@boston.gov>
To: JOAN BERNDT <[REDACTED]>
Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>

Wed, Jun 5, 2024 at 4:42 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him
Senior Zoning Reform Planner II
617.918.4450 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201
bostonplans.org

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[Quoted text hidden]



Will Cohen <will.cohen@boston.gov>

Boston Zoning Code that was discussed on May 9, 2024.

2 messages

Angie Dickerson <[REDACTED]>
To: will.cohen@boston.gov

Fri, May 31, 2024 at 8:00 AM

Dear Members of the Boston Planning & Development Agency,

I am writing to express my support for the proposed amendment to the Boston Zoning Code that was discussed on May 9, 2024.

This amendment, which addresses the buffer zone for cannabis establishments, is vital for fostering a fairer and more efficient regulatory landscape in Boston.

The existing process, requiring cannabis applicants to navigate both the BCB and the Zoning Board of Appeal (ZBA), creates substantial challenges, particularly for equity licensees.

The dual oversight and the potential for inconsistent decisions between the BCB and ZBA obstruct the development and inclusivity of the cannabis sector in our city.

Therefore I support this amendment as it will eliminate unnecessary obstacles by centralizing the buffer zone oversight with the BCB, promote industry equity, and align Boston's regulations with those of other municipalities in the state. Thank you for your attention to this matter.

Best,
Angie Dickerson

Will Cohen <will.cohen@boston.gov>
To: Angie Dickerson <[REDACTED]>

Wed, Jun 5, 2024 at 4:43 PM

Thank you for your comments. I will be sure to include this in the packet of public comment we provide to the BPDA board alongside the draft text amendment.

Will



Will Cohen, AICP

he/him

Senior Zoning Reform Planner II

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