



EAST BOSTON

# LOCAL ROOTS



Proposal for Marijuana Establishment  
1006 Bennington Street, East Boston, MA 02128



# Executive Team



**Nicole Modica**

Nikki and her family have deep ties to East Boston and own the building in which the proposed dispensary will be located.



**Tracy Monterisi**

Tracy lived in the building in which the proposed dispensary will be located, for several years, while working at the Don Orione nursing home on Orient Ave. Her grandfather, Sergio, grew up on Cottage Street.



**Lorraine Curry**

Lorraine is a life-long resident of East Boston, and is an active member of the Gove Neighborhood Association.



**James Schena, Jr.**

Jimmy has operated the Tufts Tobacco store located at 1006 Bennington, for over two decades. His experience operating within a highly regulated industry is critical to the company's successful implementation of its plans.

**Managing Members**



# Ownership and Management



Locally Managed:  
100 percent\*



Women Managed:  
100 percent



Local Ownership:  
~61 percent\*

\* Local ownership refers to persons who live or have lived in East Boston within five of the last ten years, or who have worked in East Boston for more than twenty years (20).



# Diversity and Inclusion: Goals

Minority and Immigrant Populations	50 percent+
Women	50 percent+
Disabilities, LGBTQ+, Veterans	Prioritized
Individual with Criminal Records	Prioritized



**Lorraine Curry**  
Human Resource Professional

Employees will receive training on diversity, implicit biases and sensitivity within their first 90 days of employment and once annually thereafter.



# Diversity and Inclusion: Programs



Partners

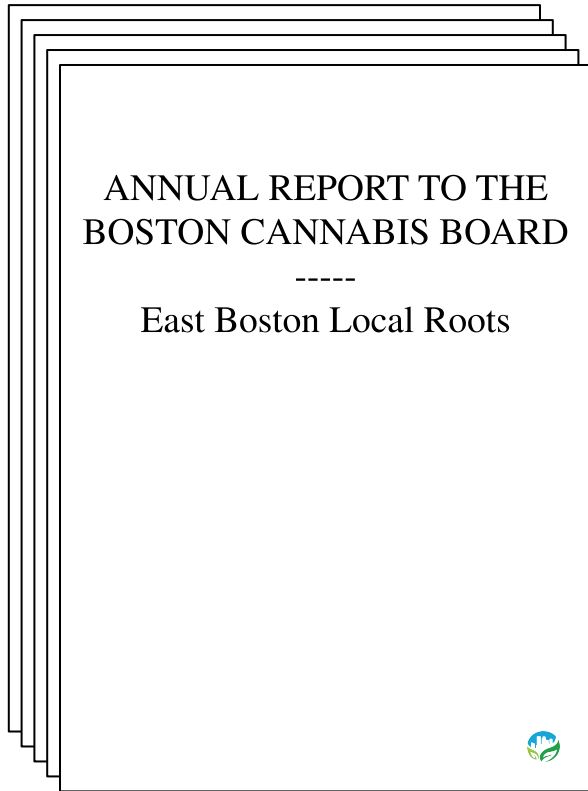


**Salvatore LaMattina**  
Former City Councilor

I am a near-lifetime neighbor of Boston Housing Authority's Orient Heights Development and plan to run recruitment and job fairs post pandemic.



# Diversity and Inclusion: Measurements



## Annual Report to Include:

Employee demographics

Gender, race, sexual orientation and disabled status of employees

Report on hiring goals

Number of jobs created, where jobs were posted

Number of internal trainings relating to diversity, implicit biases, and sensitivity training



# Employment Plan

Total number of employees	10-15
East Boston residents	50 percent+
Boston residents	75 percent+
Women	50 percent+
Minority and Immigrant Populations	50 percent+
Boston Living Wage Compliant	\$15.69/hour minimum



**James Schena, Jr.**  
Business Owner

I ran Tufts Tobacco (selling age restricted products) for 25 years without a single incident.

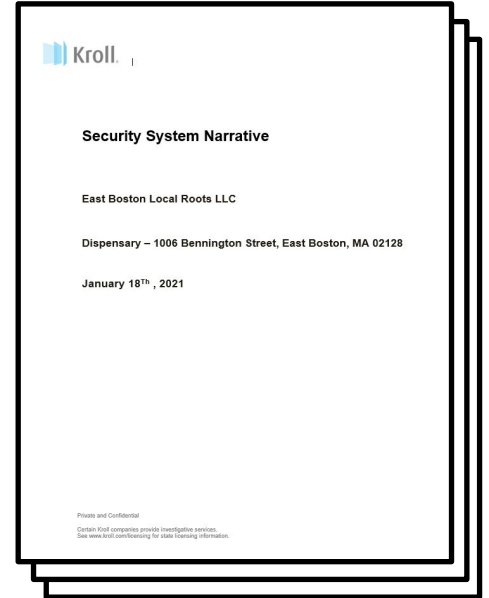


# Location, Safety and Security

- Engaged Kroll Security
- 1-2 security officers during operating hours
- Officers will be unarmed
- Plan includes transportation of delivery of product and monies
- ~15 surveillance cameras
- Hours of operation: 9AM to 8PM, 7-Days



*Dan Linskey, Kroll Security*





# Proposed Facility

1006 Bennington Street, East Boston, MA 02128



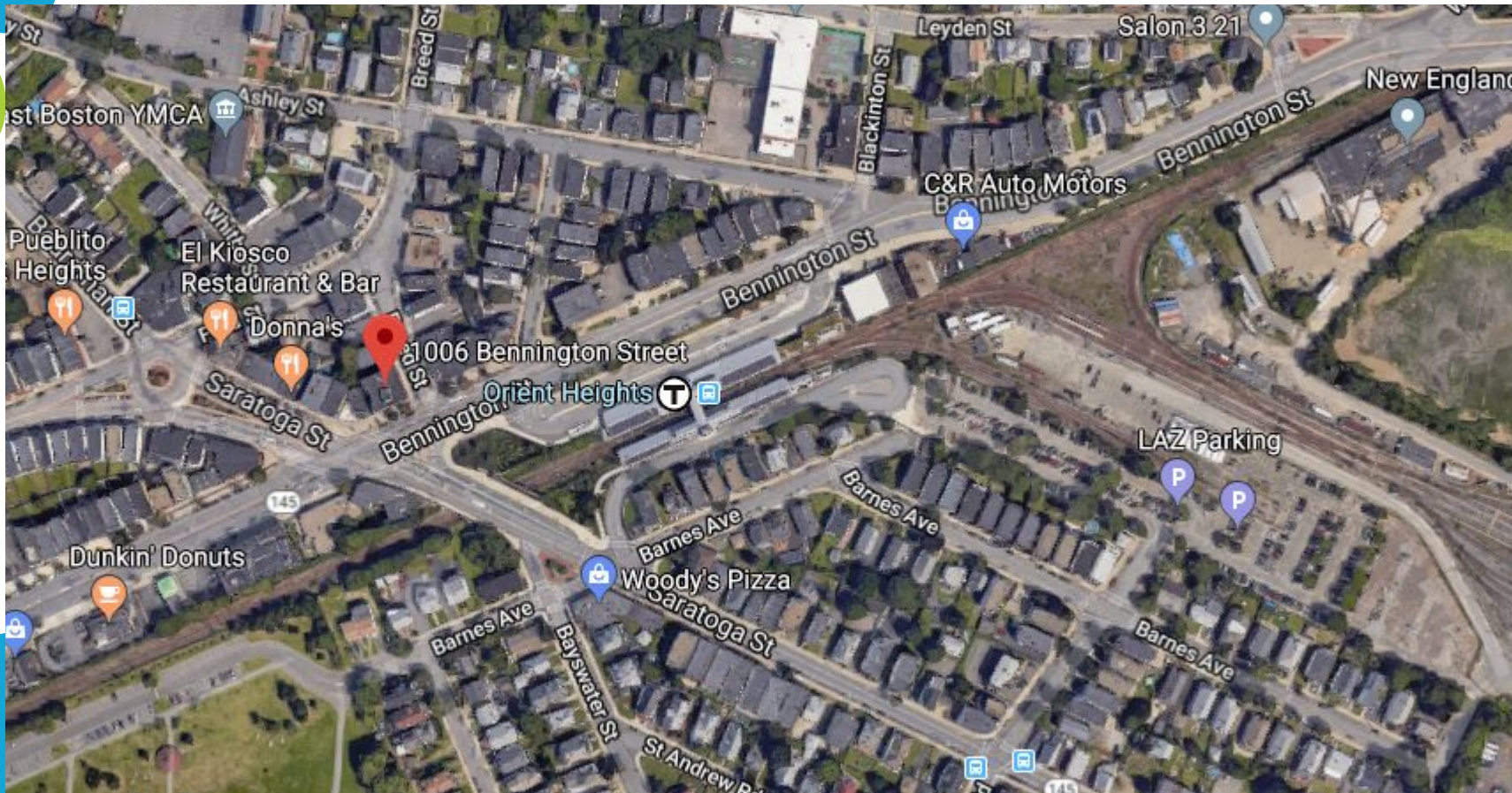
# Proposed Facility

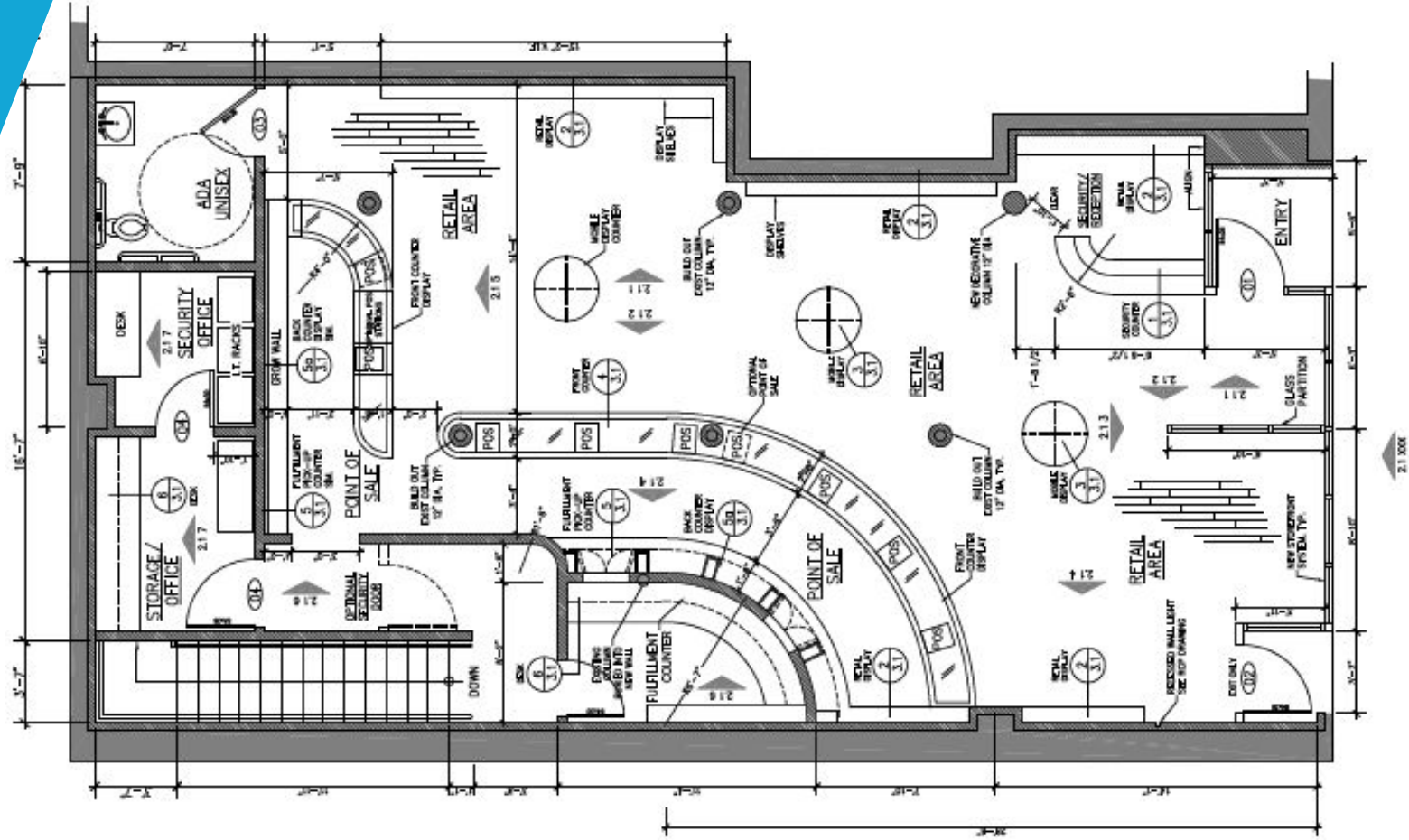
- Retail Cannabis Establishment.
- 1006 Bennington Street, East Boston.
- Approximately ~1300 SF ground floor (secure space downstairs ~660 SF).
- Walking distance to MBTA Blue Line station and bus stops.
- Product Delivery / Cash Pickup will occur on Breed Street through rear of building.
- Parking with 411 spaces at Orient Heights/Barnes Avenue lot



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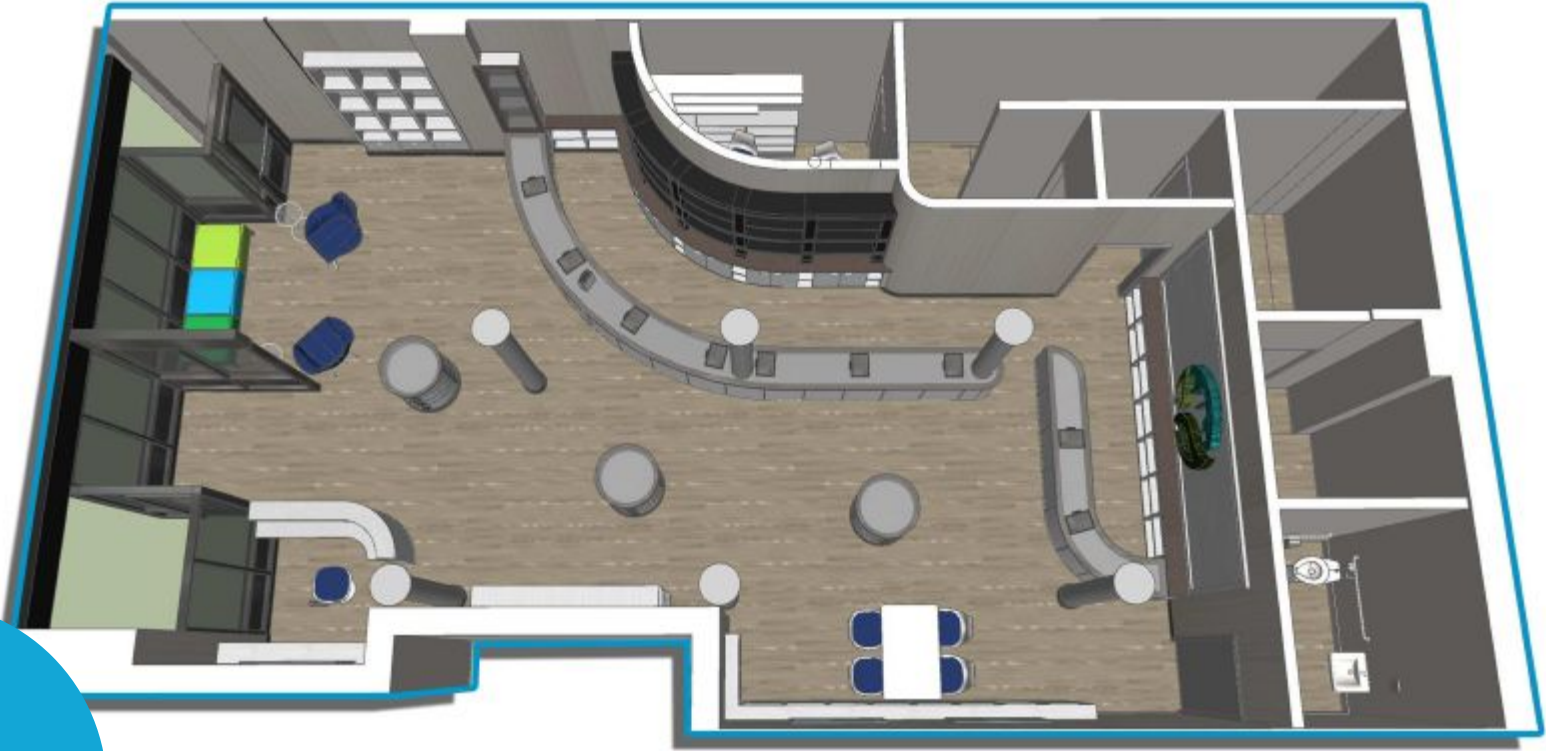






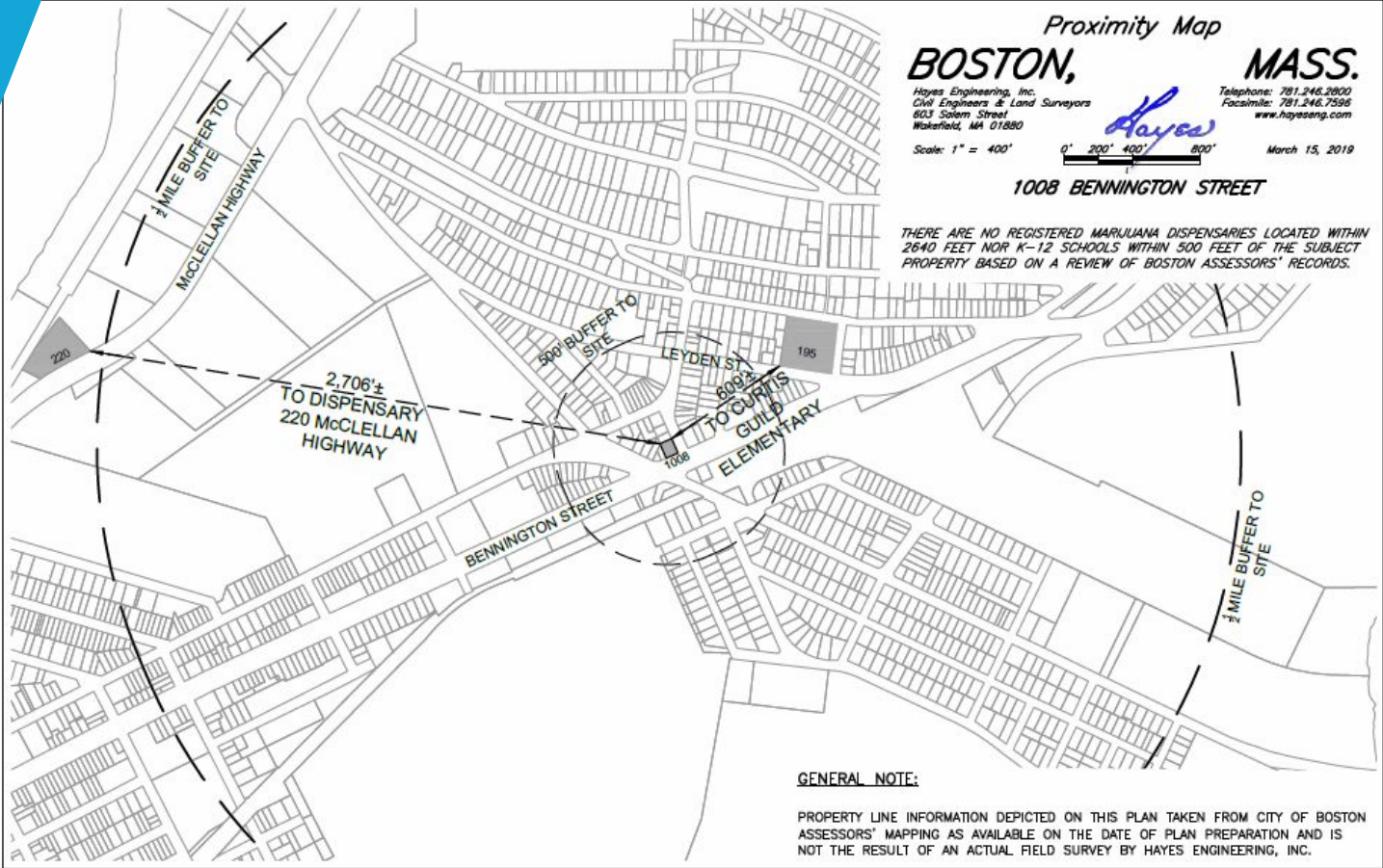
1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"













# Community Feedback / Public Support

eastbostonlocalroots.com/es/



CONTRATAR. EDUCAR. EXCEDER.

## Nuestra misión



Nuestra misión, inspirada por los residentes de East Boston, es proporcionar una amplia variedad de productos de ca de origen local, al tiempo que nos aseguramos de que cada cliente tenga una experiencia segura y gratificante. Nos engorgullecemos de las raíces locales que traemos a este establecimiento de cannabis para garantizar que nuestro eq supere las expectativas al brindar un servicio beneficioso a nuestros clientes y a la comunidad.

City of Boston  
Mayor Martin J. Walsh  
Boston Cannabis Board

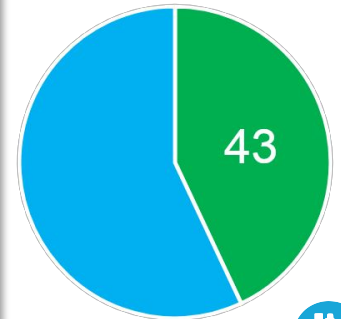
Commissioners:  
Kathleen M. Joyce, Chairman  
Lisa Holmes  
Darlene Lombos  
John Smith

**AVISO DE AUDIENCIA PÚBLICA  
BOSTON CANNABIS BOARD**

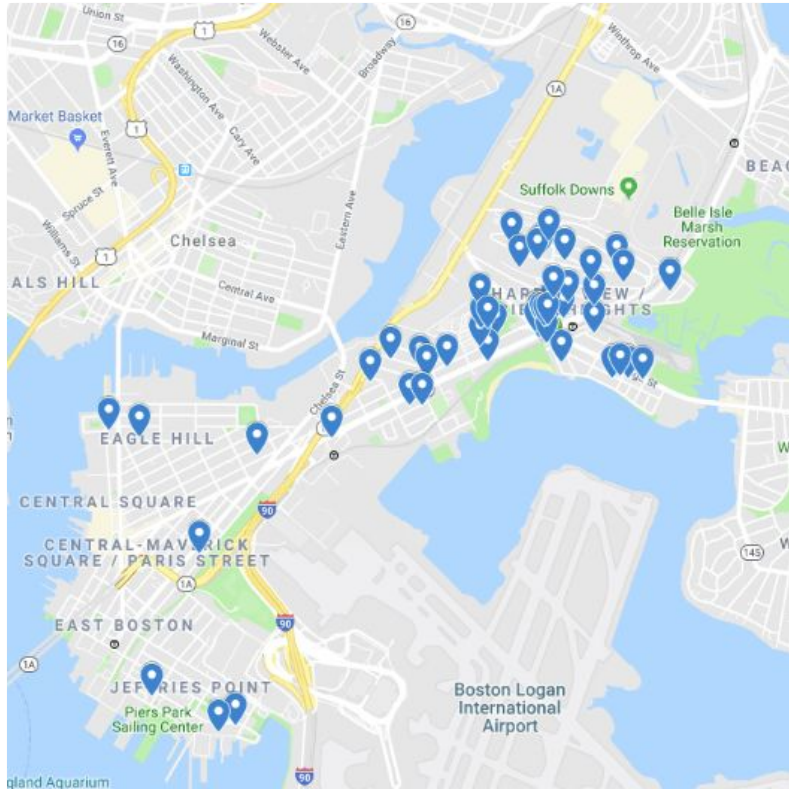
Por la presente se le notifica que el Boston Cannabis Board (el "BCB") celebrará una audiencia pública virtual el miércoles 10 de febrero de 2021 a la 1:00 pm.

AGENDA

- Solicitante:** KG Collective LLC  
**Local propuesta para licencia:** 1539 Columbus Avenue, Roxbury  
**Tipo de licencia:** Licencia de Dispensario de Cannabis Recreativo  
**Horas de operación propuestas:** 11:00 a.m. - 8:00 pm.  
**Estado de la equidad:** Solicitante de equidad  
**Fecha de solicitud inicial:** 17 de septiembre de 2020  
**Fecha de presentación ante el Departamento de Servicios de Inspección:** 17 de septiembre de 2020  
**Fecha de la reunión comunitaria:** 17 de noviembre de 2020 y 28 de diciembre de 2020  
**Equipo de presentación:**  
Michael Pres (copropietario)  
Marcus Johnson Smith (copropietario)
- Solicitante:** Mayflower Medicinals Inc.  
**Local propuesta para licencia:** 230 Harvard Avenue, Allston  
**Tipo de licencia:** Co-local Licencia de Dispensario de Cannabis Medicinal y Recreativo (presentamente operando medicinal)  
**Horas de operación propuestas:** Lunes a sábado: 9:00 a.m. - 7:00 pm.; Domingo: 11 a.m. - 6:00 p.m.  
**Situación de capital:** Solicitante sin capital social  
**Fecha de solicitud inicial:** 22 de octubre de 2018  
**Fecha de presentación ante el Departamento de Servicios de Inspección:** 19 de agosto de 2020  
**Fecha de la reunión comunitaria:** 2 de abril de 2019  
**Equipo de presentación:**  
John Henderson, Director Ejecutivo, Presidente, Director  
Michael Ross, Abogado
- Solicitante:** Verdant Reparatrice Inc.  
**Local propuesta para licencia:** 150 State Street, Downtown  
**Tipo de licencia:** Licencia de Dispensario de Cannabis Recreativo y Fabricación de Productos Licencia  
**Horas de operación propuestas:** 10:00 a.m. - 21:00.  
**Estado de la equidad:** Solicitante de equidad  
**Fecha de solicitud inicial:** 10 de noviembre de 2020  
**Fecha de presentación ante el Departamento de Servicios de Inspección:** 13 de diciembre de 2020  
**Fecha de la reunión comunitaria:** 21 de enero de 2021





# Community Feedback / Public Support




119 Letters of Support

The Commonwealth of Massachusetts


**SENATOR JOSEPH A. BONCORRE**  
*First Suffolk and Middlesex*  
 STATE HOUSE, ROOM 1010  
 BOSTON, MA 02127  
 TEL: (617) 722-2242  
 FAX: (617) 722-2242  
 JOSEPH.BONCORRE@MA.SENATE.MA.GOV  
 WWW.MASenate.MA.GOV


**ADRIAN C. MADARO**  
 REPRESENTATIVE  
 1ST SUFFOLK DISTRICT  
 ROOM 4738  
 TEL: (617) 722-2803  
 FAX: (617) 722-2807  
 Adrian.Madaroc@MAhouse.gov


**BOSTON CITY COUNCILOR**  
**LYDIA EDWARDS**  
 DISTRICT ONE

Honorable Member,  
 1010 Massachusetts Avenue  
 Boston, MA 02118

RE: July 1, 2019

Dear Honorable Member:


I am writing to you regarding the application for a host community agreement (HCA) for the East Boston Local Roots application. The application is for a tobacco and cigar store, which is a business that has been operating in the area for many years. The team has possession of the property and is seeking your support in the process.

In addition, the applicant, Lorraine Curry, is a local resident who has been active in the community and has been instrumental in the development of the area. The team has possession of the property and is seeking your support in the process.

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I recognize the importance of this application and would like to lend my support to the applicant.

Best,  
 Joseph Boncorre  
 State Senator  
 First Suffolk District


**BOSTON CITY COUNCILOR**  
**LYDIA EDWARDS**  
 DISTRICT ONE

MAY 1, 2020

BOSTON CANNABIS BOARD  
 BOSTON CITY HALL  
 BOSTON, MA 02201

Honorable Member,  
 1010 Massachusetts Avenue  
 Boston, Massachusetts

RE: 1008 Bennet Street

Dear Honorable Member:

I am writing to you regarding the application for a host community agreement (HCA) for the East Boston Local Roots application. The application is for a tobacco and cigar store, which is a business that has been operating in the area for many years. The team has possession of the property and is seeking your support in the process.

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I recognize the importance of this application and would like to lend my support to the applicant.

Best,  
 Lydia Edwards  
 Boston City Councilor  
 District One

The team at East Boston Local Roots is seeking your support in the process of 115 letters of support.



# THANK YOU!

