



# HVV Massachusetts, Inc.

1955 Beacon Street, Brighton, MA 02135

*Recreational and Medical Cannabis Dispensary*

## Zoning Subdistrict

- Neighborhood Shopping
- Surrounded by many commercial stores and restaurants

## Buffer Zone Requirements

- Not within 500 feet of school providing kindergarten or 1-12 grade education (in compliance)
- Currently within ½ mile of 1937 Beacon (license will be terminated)

## Public Transportation

- MBTA Train
  - Green Line C – Cleveland Circle Station (235 ft away)
  - Green Line D – Reservoir Station (453 ft away)
- MBTA Bus
  - 51 Route – Chestnut Hill Ave @ Beacon St Stop (500 ft away)
  - 86 Route – Chestnut Hill Ave @ Beacon St Stop (500 ft away)

## Parking

- 13 on-site spaces
- Two-hour parking and metered spaces along Beacon St

# Location





2 Hour Parking

Metered Parking (87)

On Site Parking (13)

PURITY NAIL BAR

Cityside Tavern  
Grill • \$\$

Eagle's Deli  
Family-friendly • \$

Chestnut Hill  
Dental Associates

Cafe Landwer  
Mediterranean • \$\$

CVS Pharmacy  
Discover What's  
Hidden At CVS®

MBTA Reservoir  
Carhouse

Beacon St

Sutherland Rd

Orkney Rd

Orkney Rd

Beacon St

Beacon St

Cleveland Circle

Chestnut Hill Ave

Chest



- Attended a meeting at BAIA in May 2023
  - **BAIA submitted a letter of support**
- Hosted a Community Meeting in May 2023 with ONS
- Met with Councilor Breadon in May 2023
  - **Submitted a letter of no opposition**
- Discussed proposal with Representative Michael Moran and Kevin Honan
  - **Submitted a letter of support**
- Discussed proposal with Michael Argiros, manager of Circle Ventures, LLC the owner of 1927 Beacon Street
  - **Submitted a letter of support**
- Discussed proposal with Reservoir Wine and Spirits (local merchant)
  - **Submitted a letter of support**

## Community Outreach and Support

1. Recruit and hire diverse employees to reflect the 02135 Census Data for Diversity
  - a. Create gender-neutral job descriptions
  - b. Local hiring events, post on web-based recruitment platforms, attend community group meetings with an emphasis on those affiliated with the cannabis industry
2. Commit to working with Minority Business Enterprises (MBE's) for Supplemental Business Services
3. Meet and exceed the Boston Jobs and Living Wage Ordinance
4. Commit to working with community leaders with a focus of hiring minorities and individuals from communities impacted by the War on Drugs
  - a. A minimum of two hiring events/opportunities within the community specifically with individuals impacted by the War on Drugs

## **Diversity and Inclusion Plan**

- No position is less than \$18.00/hour
- Recruit locally
- Utilize storefront and Zoom to host interviews
- Located near public transportation accessible to Boston resident employees

# Employment

## Building Security

- Video surveillance, motion detection, glass break detection, hold up alarms, duress codes and door contacts, and panic buttons
- 24/7 system monitoring by a third-party
- Restricted areas are equipped with electronic door locks accessible only by RFID card or PIN
- All exterior doors, windows, and vaults equipped with alarms
- Approximately 50 cameras recording interior exterior 24/7 monitored by a third-party
- Each employee is issued a RFID card with access specifically pertaining to that employee's job duties
- Loss prevention techniques are implemented to deter theft and to identify any person engaged in diversion
- All vendors and service contractors will be escorted during their entire visit

## Staffing

- 3-4 Security Associates per shift
- 8 full-time Security Associates and 1 Security Manager
- 2 shifts per day from 7:30 AM to 30 minutes after close

## Security Associate Responsibilities

1. Monitor video surveillance equipment and security systems
2. Monitor interior/showroom dispensary activity
3. Monitor exterior perimeter to prevent loitering and on-site consumption



## Protecting Youth from Accessing the Product

- Agent meets customers in entry vestibule and verify the customer's age using an AGE-ID license scanner
- Agents are trained to recognize a fake ID
- If a customer is younger than 21, but 18 or older, he or she will be admitted with an active medical registration card
- If a customer is younger than 18, he or she must produce an active medical registration card and be accompanied by a personal caregiver with an active medical registration card

## Cash Pick-Up

- 2-3 times per week Plymouth Armor Group will transfer cash from dispensary to financial institution

## Product Delivery

- All vehicles are unmarked and use randomized routes and schedules
- Vehicles are equipped with locked security cargo areas, GPS, and live streaming camera system
- Security Agents will monitor while product is transferred in secure boxes from the truck into secure storage areas

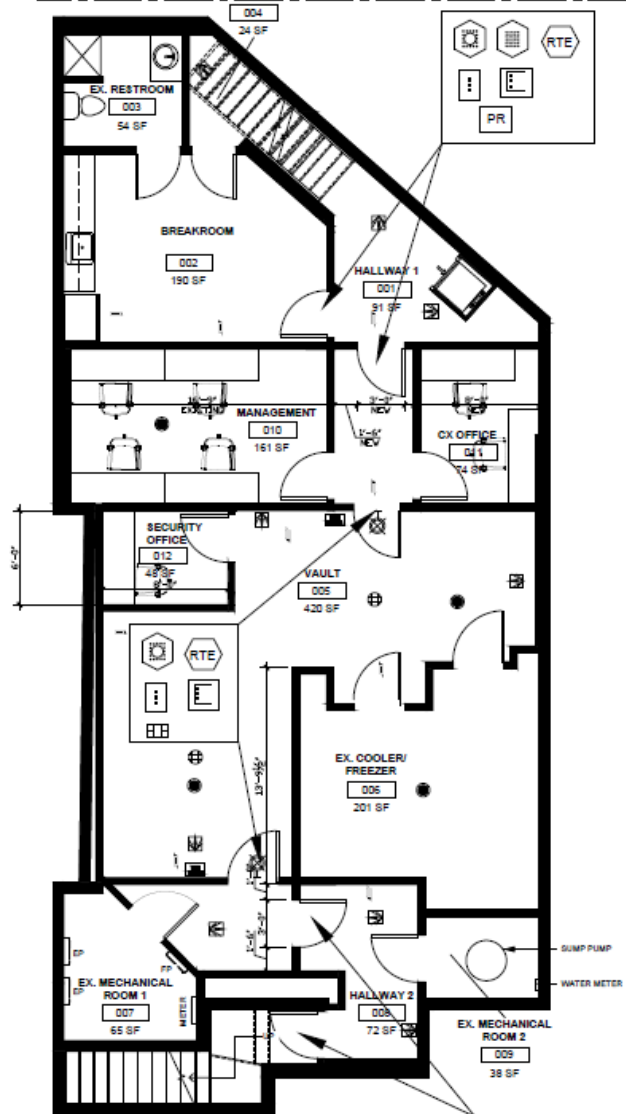


# Security Plan

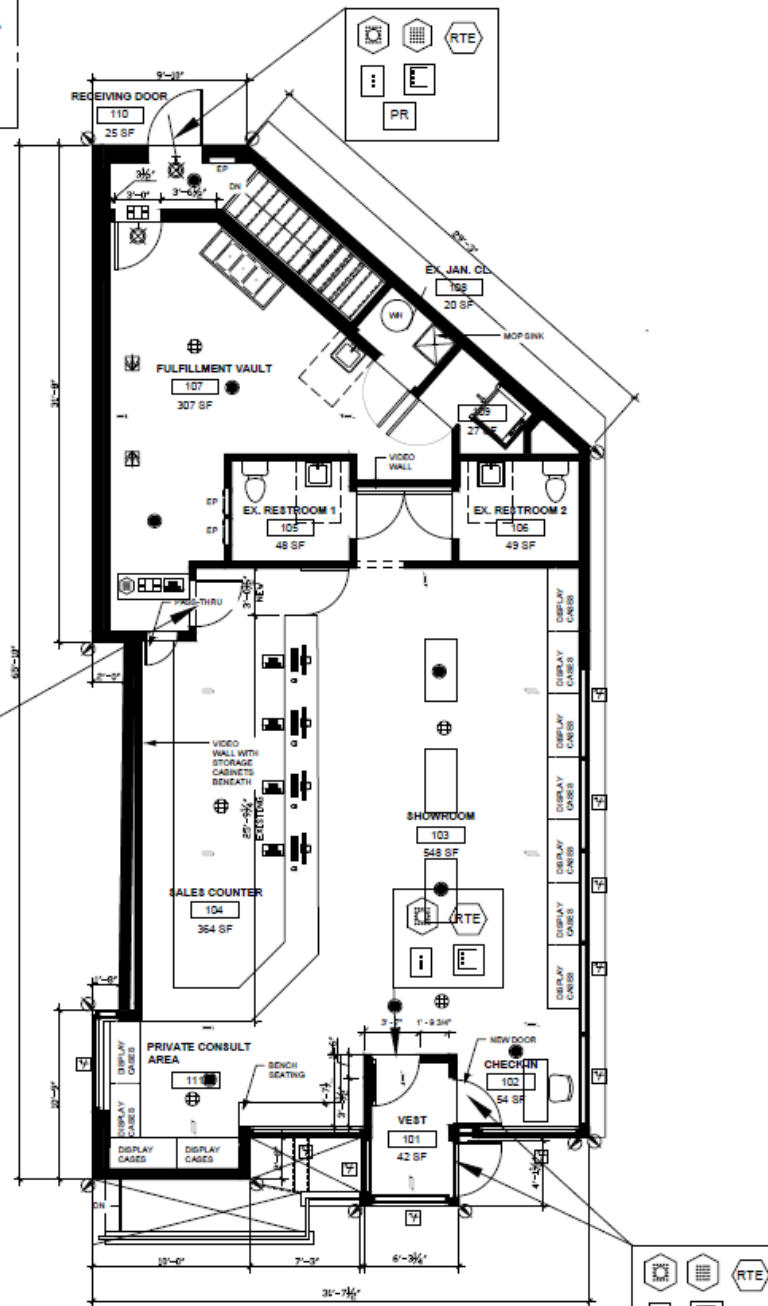
Jon Gray, Director of Compliance & Security

# DEVICE LEGEND

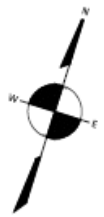
DOOR CONTACT	KEY PAD	ELECTRIC LOCK	POE NETWORK SWITCH
MOTION DETECTOR	OVERHEAD DOOR CONTACT	READER	MULTI SENSOR CAMERA
LONG RANGE MOTION DETECTOR	GLASS BREAK	DOOR POSITION SWITCH	DOME CAMERA
58khz MOTION DETECTOR	MOTION DETECTOR	ACCESS CONTROLLER PANEL	FISH EYE CAMERA
5 ZONE EXPANDER	BURGLAR ALARM PANEL	REQUEST TO EXIT	BULLET CAMERA
16 ZONE EXPANDER	SIREN	SERVER	
WIRELESS DOOR CONTACT	PNEUMATIC EMERGENCY BUTTON		



1 BASEMENT FLOOR - PROPOSED  
1/4" = 1'-0"



2 FIRST FLOOR - PROPOSED  
1/4" = 1'-0"



BEACON STREET

160' WIDE ~ PUBLIC WAY  
L-2102

CLEVELAND CIRCLE

FORMERLY  
PRENDERGAST AVENUE

SIDEWALK  
(CONC.)

SIDEWALK  
(CONC.)

SIDEWALK  
(CONC.)

VGC

VGC

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No. 1955  
1 STORY  
(BRICK)  
"DUNKIN DONUTS"

DRIVEWAY  
(ASPHALT)

DRIVEWAY  
(ASPHALT)

LOT A  
7,069±SF

PARKING SPACE

PARKING SPACE

PARKING SPACE

PARKING SPACE

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PARKING SPACE

PARKING SPACE

PARKING SPACE

PARKING SPACE

PARKING SPACE

PARKING SPACE

159.25'  
N72°29'36"E

WALL  
N17°30'24"W  
52.00'

BOLLARD  
(TYP.)

3 STORY  
(BRICK)

No. 396-398 CHESTNUT HILL AVE  
N/F  
HAMILTON CLEVELAND CIRCLE, LLC  
BK 44508, PG 126

CHESTNUT HILL  
PUBLIC WAY

