



BLUE RIVER TERPS

690 BROADWAY,
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DEVELOPMENT NARRATIVE – ADVESA MA, INC. d/b/a BLUE RIVER TERPS

690-694 BROADWAY, SOMERVILLE, MA

EXISTING CONDITIONS AND APPROVALS:

ADVESA MA, INC., d/b/a BLUE RIVER TERPS, (“Advesa”) was recommended by the Mayor’s Marijuana Advisory Committee (MAC”) relative to the City executing a Host Community Agreement with Advesa, in order to begin the process of operating a cannabis retail store at 690-694 Broadway, Somerville, MA. A copy of the MAC’s recommendation is attached. Subsequently, the City executed a Host Community Agreement (HCA) with Advesa relative to operating a cannabis retail store said location. A copy of the executed HCA is attached.

Advesa is a state certified Economic Empowerment Priority Applicant with the Massachusetts Cannabis Control Commission (“CCC”). The CCC’s certifications are attached. As a result of the certifications and because of its proven experience empowering individuals harmed by the war on drugs, Advesa have been deemed a Priority A Applicant pursuant the City’s licensing ordinance. It has received its provisional license from the Somerville Licensing Commission to operate cannabis retail sales out of our proposed location and a provisional marijuana retail establishment license from the CCC for the same location.

690-694 Broadway was first a First National Supermarket. It was later split into two stores, one being a chiropractor business for many years and the other being various businesses over the last few years, the last being an eyeglasses store. Advesa will occupy both spaces. The property owner is Risway, LLC. Advesa has a lease with Risway to lease 3,700 square feet of space. The building contains two other commercial tenants. The tenants are Jumbo’s and The Pub. The project architect is Sousa Design Architects. The contractor is Valiant Group, LLC.



ZONING COMPLIANCE:

Advesa's application for a special permit with the Somerville Planning Board is compliant with SZO 9.2.4.d. The zoning district for 690 Broadway is the Mid-Rise District (MR4). This location and zone permit cannabis retail sales. Because Marijuana Retail Sales are permitted under the Table of Uses within the MR4 District, Advesa has applied for this use at the proposed location. The proposed location is also not located within five hundred (500) feet from any pre-primary, primary, secondary educational uses or any school uses which are protected by state law and municipal requirements. The closest school is the Benjamin G. Brown School, 201 Willow Street. It is more than 900 feet from the proposed location. In addition, our floor area size is less than ten thousand (10,000) square feet as required by the Somerville Zoning Ordinance and our proposed signage is compliant with both city and state requirements.

Our proposed location is located diagonally across the street from the Ball Square Green Line Extension Station opening soon. There is a MBTA Bus Stop in front of the location and directly across the street, serving Routes 80 and 89. There is metered parking in the area, and Advesa is renting 10 customer parking spaces starting in January of 2022, that are directly across the street behind Neighborhood Produce on Boston Ave. The impact study by Howard Stein Hudson shows that the location will have a low impact at the intersection of Broadway and Josephine Avenue as well as no significant impact on pedestrian and bicycle traffic at this location. In addition to this, very few alterations will be made to the exterior of the building ensuring that it conforms to the existing character of the neighborhood. Overall, our proposed site should have minimal impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood and the local thoroughfare network. Please see the attached TIS and TAP uploaded to Somerville CitizenServe.

Our mission to bring justice and economic empowerment for those harmed most by the war on drugs will create numerous positive impacts with the City of Somerville in line with SomerVision's plans and goals. We also will be working with local educational institutions and the Cambridge Health Alliance on programs to discourage underage drug use in the neighborhood and the city and help individuals with the struggles of addiction. It is our goal to improve the Ball Square neighborhood with diversity, career, and educational opportunities. Somerville's approval of cannabis retail sales at our proposed location will have far reaching positive impacts that will improve the lives of its citizens and particularly those who face insurmountable problems created by the war on drugs.

Sincerely,

Jessica Pelletier, CEO of Advesa MA, Inc. d/b/a Blue River Terps