

DMS Trinity LLC

File # 334-26

Petition to amendment to special permit application # CMID-040598-2021 as granted by Council Paper 202-22, time extended by Council Paper 233-23, amended floor plan by Council Paper 77-25.

36 Charles Street

Roberto Di Marco, Esq.
DMS Trinity LLC

36 Charles is constructed; provisionally approved by CLEC; and has obtained a Provisional License from the CCC. The store is ready to open in weeks.



Completed
Interior and Point
of Sale System



Security System
Servers and
Limited Access
Room



Age Verification Check-in



Petition

- Requests a single change: In the heading, the “NAME OF PETITIONER” is requested to be changed from DMS Trinity, LLC to “Beach House Cannabis, LLC.”
 - **No** Changes to Any Condition Requested
- Beach House Cannabis, LLC (“Beach House”) is a joint venture between DMS Trinity, LLC
 - Beach House is an investor and general contractor
 - DMS continues to have financial interest in license
 - It is a joint venture between the parties
 - Beach House paid for construction and provided financing for additional start-up costs

Petition

- Since issuance of the Special Permit, MCC Section 12.12.190 has been invalidated in its entirety by the Land Court Department of the Trial Court in *Benevolent Botanicals LLC & 926 Eastern Avenue LLC v. City of Malden* – currently there is NO zoning ordinance for cannabis businesses
- Planning Board voted **unanimously in favor** of petition

Beach House Cannabis

- Beach House Cannabis is owned by the Ferazzi family, Paul Ferazzi and Casey Baker.
- Ferazzi family are owners of The Healing Center cannabis dispensary in Fitchburg for five years.
- Mr. Ferazzi and Mr. Baker are licensed owners and marijuana establishment agents by the CCC in good standing.
- In Fitchburg, Mr. Ferazzi and Mr. Baker have contributed about \$5,000 annually to Green Acres Housing Project in Fitchburg and to Hustle for Hope, a non-profit organization dedicated to victims of Domestic Violence.
- They are in full compliance with their Host Community Agreement and all financial obligations to the City of Fitchburg.
- They won Best Cannabis Dispensary by the *Sentinel Enterprise* for three years in a row and Best Cannabis Dispensary from the *Worcester Telegram and Gazette*.
- All but one of their employees are residents of the City of Fitchburg.
- Mr. Ferazzi owned a union electric company and is a licensed electrician and construction supervisor.
- Mr. Baker is an expert in food production automation and worked with many Malden businesses including Dom's Sausage, Hoff's Bakery, Brix Sugar Bakery & LaMarca & Son's Baking.

Next Steps

- Request for Approval of Final License and New Financial Partner by CLEC
- Request for Assignment of Host Community Agreement by City
 - **Existing dispensary trying to bar competitor from opening can raise issues related to City Licensing Ordinance with CLEC; not in zoning-related hearing**
- Certificate of Occupancy
 - Special Permit contains 20 conditions, all of which already have been met or will be complied with in full measure
- Final License Issuance and Final Inspections from Cannabis Control Commission
- DMS and Beach House support the Spot Pond Brook Greenway Project. The bike path will pass through 36 Charles Street