

Flower & Soul

Reponses to the Board's Questions from March 18, 2021

On April 8, 2021, Flower & Soul submitted a Site Plan Review application to the Town of Halifax Planning Board (the "**Board**") for the operation of a Recreational Adult Use marijuana Retail establishment (the "**Establishment**"), pursuant to §167-3 of the Town of Halifax Zoning Bylaw, as amended (the "**Bylaw**"), located at 894 Plymouth Street (Route 106), Halifax Massachusetts (the "**Property**"). The Establishment will encompass 1,700SF, of which an estimated 850SF will be used for retail operations and 850 SF will be used for non-retail activities such as employee break rooms and storage vault.

In accordance with the Use Table and Marijuana Establishments, §167-7 (15) of the Bylaw, and confirmed by the Board during an informal discussion about the Establishment held on March 18, 2021, the Establishment is allowed on the Property subject to a Special Permit and Site Plan Review by the Board.

Parking

Flower & Soul is working with Webby Engineering to update the formal Site Plan documents. While those documents are being updated I have included a copy of the existing site plan where I have assigned parking for the existing tenants, customer waiting area (curbside), Flower & Soul Customers, and employee parking. Pursuant to Section 167-14.F (Off Street Parking) of the Bylaw, since at least 45% of the Property is left as green space, 1 parking space is required for every 175 SF of retail space. Therefore, Flower & Soul's 1,700 SF Establishment requires a total of 10 parking spots. Consequently, with 23 parking spots available to Flower & Soul, the Establishment has available to it over twice the amount of parking spaces required under the Bylaw.

Hours of Operation

The Company shall provide all hours of operation and after-hours contact information to the Commission, shall make the same information available to all law enforcement authorities upon request, and shall update it as required under 935 CMR 500.000: Adult Use of Marijuana.

The Company will operate within the Bylaw of 8am to 8pm and shall operate the Establishment from the hours of 9am through 8pm, Monday through Sunday, excluding legal holidays.

Customers per Hour

The Route 106 peak hours of traffic according to the 2019 Old Colony Planning Council Route 106 Corridor Study are 7-8AM and 4-5PM. Only 13% of Flower & Soul's customer flow will occur during the afternoon peak hour. Flower & Soul will generate on average between 230 and 240 cars per day. Looking at data from industry sources and from other dispensaries, Flower & Soul believes its customer flow will be:

Time	# Visitors
9AM	7
10AM	16
11AM	24
12PM	25
1PM	29
2PM	24
3PM	24
4PM	31
5PM	25
6PM	17
7PM	12
8PM	6
Total	240

Figure 1

Time	Average # Visits	% Visits
9-12	47	20%
12-4	102	43%
4-8	91	38%
Total	240	100%

Figure 2

Security

Flower & Soul is committed to implementing extensive security measures to protect customers, employees, and the general public. As more specifically described in the Security Overview attached to this application package, Flower & Soul has designed an extensive security plan that will comply with all state and local regulations. In short, Flower & Soul is committed to operating a highly secure and compliant dispensary.

Lighting

The Building currently has a total of 6 lights covering all areas of the property. There are two commercial grade lights on the front of the building, one commercial grade light on each side and 2 commercial grade lights on the back of the building.



