

SONI DOT

Recreational Use
Dispensary on Tremont

1576 Tremont Street
Mission Hill, MA 02120



Soni DOT Team

Management Team



Aditya Soni
Managing Partner & CEO

*BA, Criminal Justice and
Economics
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Partner & CFO

*MBA, Massachusetts Institute of
Technology
VP, Saheli Boston; Ex-President, UIANE
25 Years of Experience in Pharma Strategy
and Operations*

Consulting Team



**Lawrence S.
DiCara, P.C.**

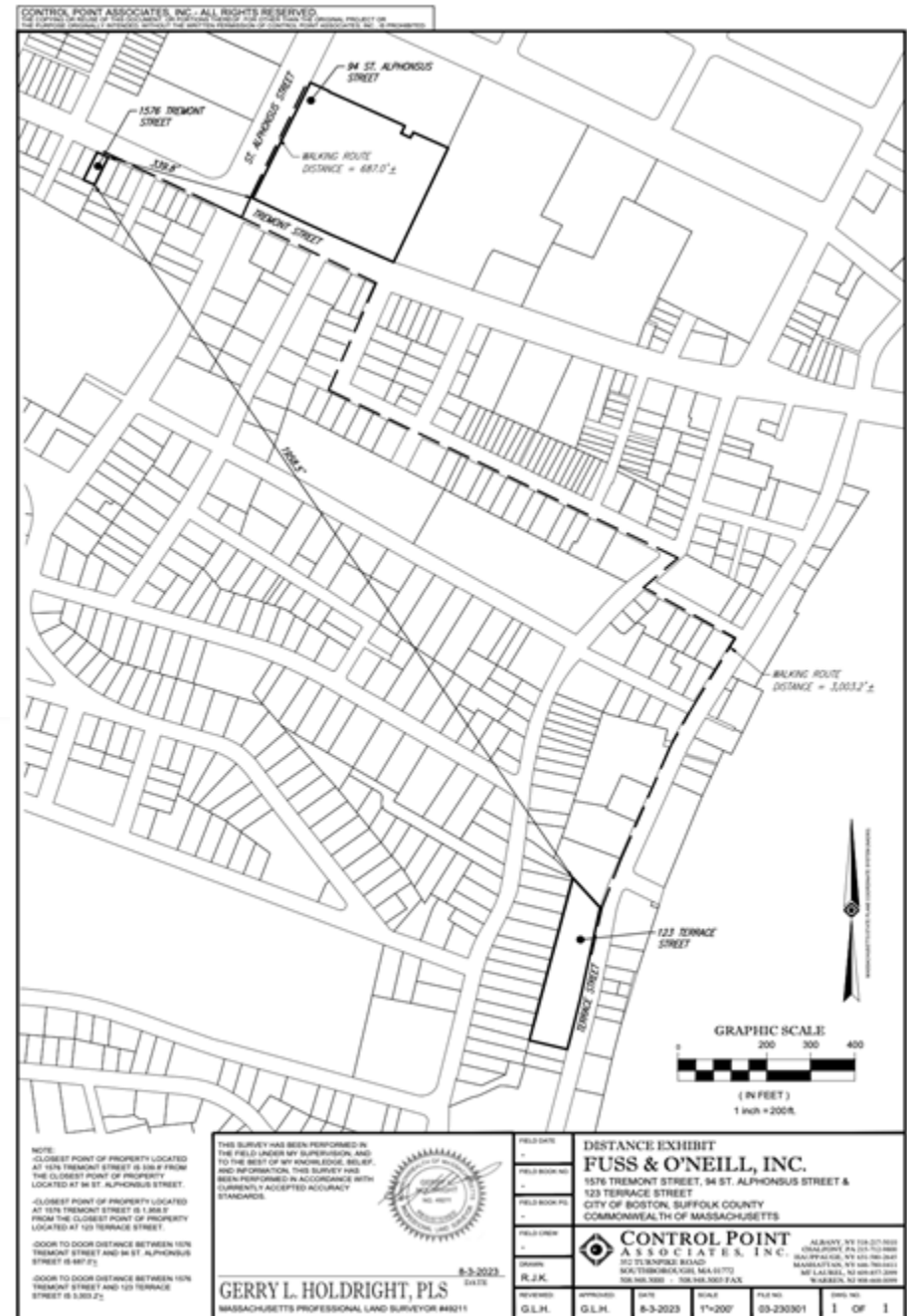


Quinn Heath
Cable, Fleisher & Sosebee, PLLC

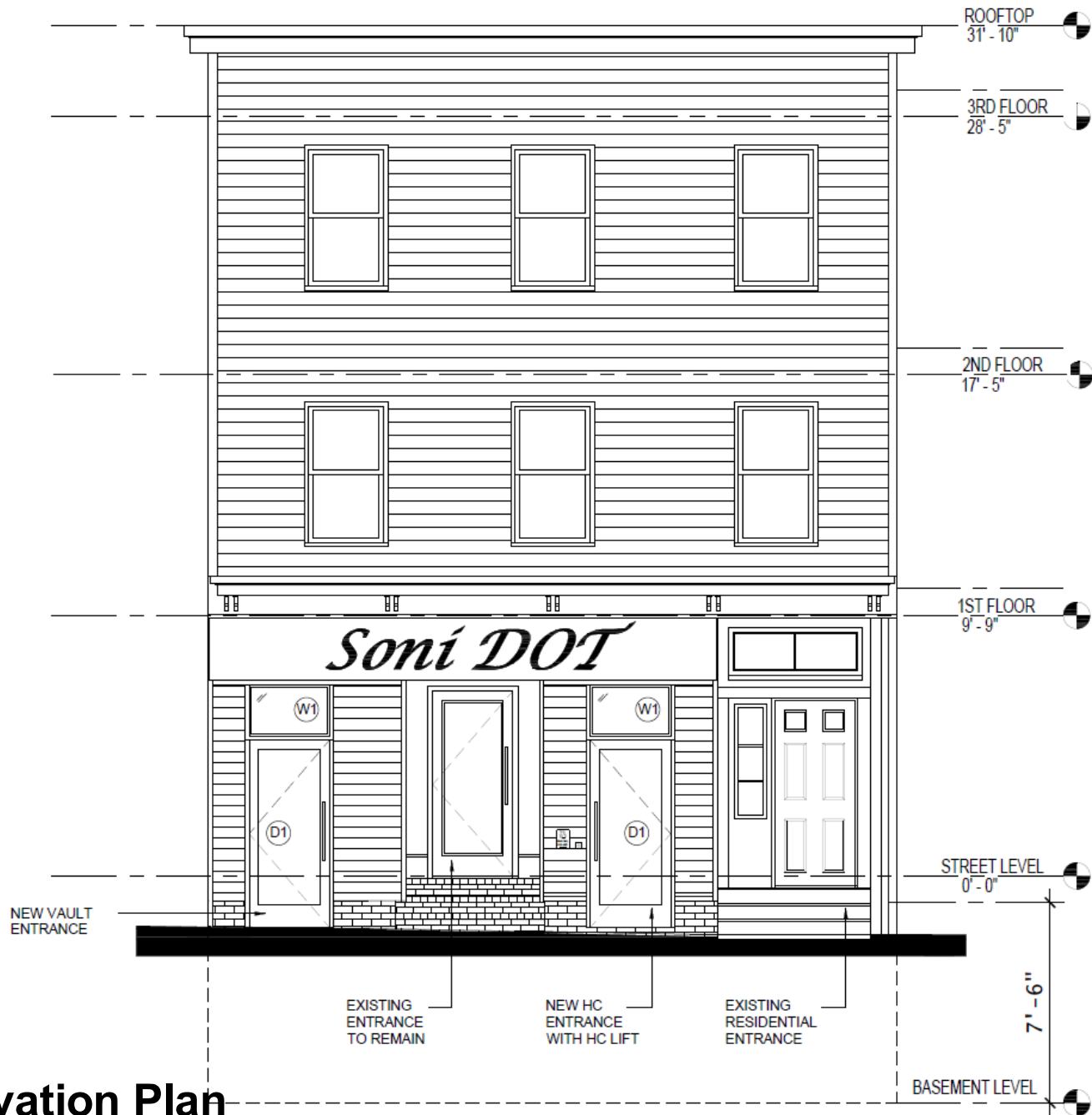
Location

687 Feet from Mission Grammar School

0.3 miles from Tobin Community Center and closest approved cannabis facility.







New Elevation Plan

Soni DOT – Retail Vision

No Lines

- Average transaction times = 3 to 5 minutes
- Online Ordering shortens wait times even more

Serving Mission Hill Residents

- Local stores serve local residents
- Cannabis market is no longer new or novel

Addressing Transportation & Congestion

- This proposed facility is a 5-minute walk from busses on Huntington Ave opposite Fenwood Rd or the Green Line, and Orange Line
- Bus Route 66 and Bus Route 39 are a short walk away
- Many 2-hour parking spots nearby, in addition to many metered parking spots on Tremont Street
- Anticipate 70 percent of all orders to be online (pre-orders) to limit traffic and congestion

Soni DOT - Security

Professional Security Personnel & 24/7 Camera Monitoring System

- Products strictly controlled, limited employee access, stored in a separate, secure vault and monitored by 30 24/7 security cameras and alarms
- Employees educate guests on safe storage of cannabis and reinforce the dangers of distribution to and use by minors
- Customers enter through secure vestibule; entry strictly limited by security to customers 21+ through the use of an I.D scanner
- Employees will ensure that no product use is happening in or around the facility

Zero Tolerance Policy

- No use on premises/onsite consumption and littering; Strictly enforced
 - Periodic scans by staff
- Security has sole discretion to refuse access
- Any person violating these regulations are permanently banned from the facility

Soni DOT – Community Benefits

Proposing \$25,000/year in Community Benefits Package

- Dedicated to exploring models of community benefits that are responsive to the needs of the neighborhood
- Community Benefits Program could be distributed by a local community foundation comprised only of community residents and groups
- Eligibility for funding will be determined solely by the community foundation
- The first distribution of funds will occur within 6 months of the Commence Operations order from the Cannabis Control Commission
- We will donate at least an additional least \$50,000 in the subsequent two years following

“Our Mission Hill” Initiative

- We will be seeking local residents to apply for Soni DOT jobs
- We are encouraging people of color, veterans, and persons with disabilities to work with us
- Will reduce traffic and parking concerns if our staff are local residents

Soni DOT – Employment Plan

- Committed to hiring local residents first (15 to 20 expected positions created)
- BIPOC, women, veterans, and persons with disabilities will be encouraged to apply
 - Advertise in Mission Hill Gazette
 - Host local job fairs and participate in job fairs at Mission Main
 - Collaborate with MassHire, partner with community organizations and Mayor's Office of Returning Citizens
- Competitive wages with excellent benefits
 - Living Wages (Minimum \$20/hour)
 - Sick Leave
 - Health Care Options
 - Paid Time Off
 - Implement bias and diversity training within the first 90 days of employment and conduct regular training sessions

City of Boston Residents	Women	Minorities	Veterans & People with Disabilities	LGBTQIA+	CORI
85%	50%	65%	5% each	10-15%	5%

Community Support

Earning Mission Hill's Support

- Knocking on doors, visiting local businesses, handing out flyers, and speaking to neighbors on the sidewalks and at local MBTA stations
 - We've gathered signatures from abutters, neighbors, and other business owners
- Ensuring our reputation for being accessible to our neighbors is seen in the community, not just talked about

17 Personal Letters of Support from Community Members

More than 25 Emails from Community Members sent to the Boston Cannabis Board

543 Signatures of Support

- 37 from Direct Abutters
- 468 from Community Members
- 38 from Mission Hill Businesses

3,488 Flyers Distributed



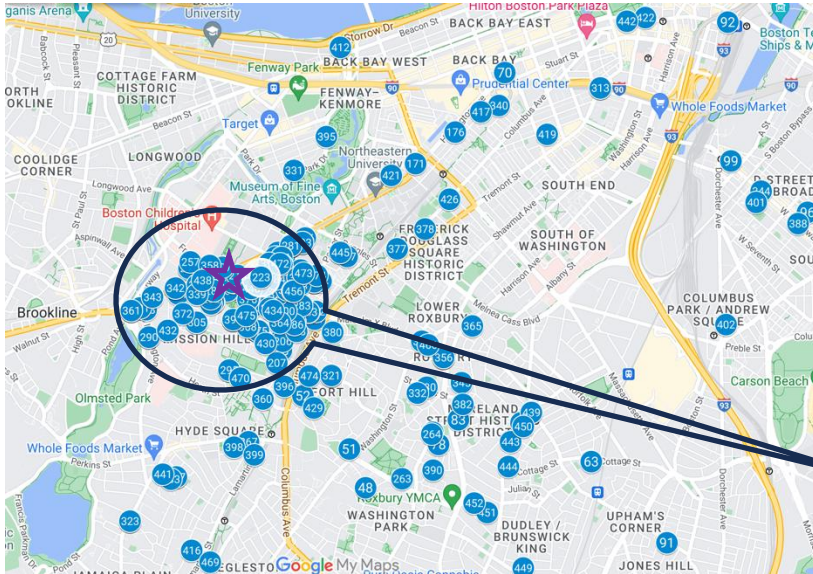
SONI DOT Responds to Mission Hill



Soni DOT is taking steps to revitalize 1576 Tremont.

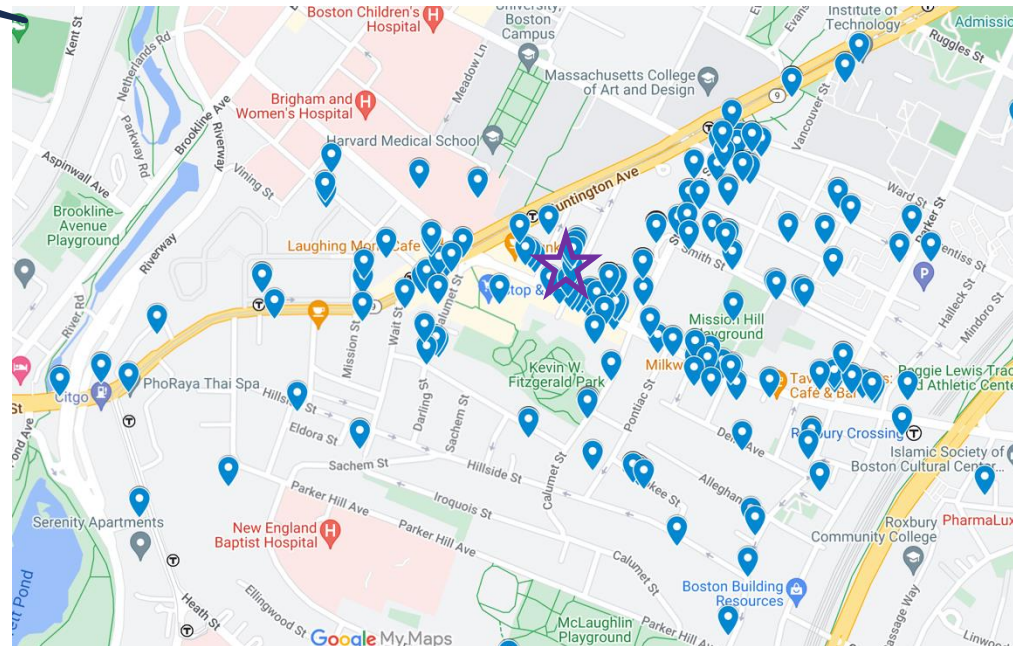
- City water main repaired which was a major cause of rodent issue at property.
- Removed all food in store in anticipation of development.
- Engaged new trash company with twice weekly pickup schedule.

Community Support for SONI DOT Dispensary



Widespread Support: The zoomed-out map highlights the broad geographic diversity of the 543 residents and community members who supported Soni DOT, demonstrating widespread community backing for the dispensary.

Local Endorsement: The close-up map focuses on the immediate neighborhood around 1576 Tremont Street, showcasing concentrated and strong support from residents and emphasizing the dispensary's alignment with community needs.



Proposed Site View - Before & After



Thank You!



Aditya Soni
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