

Honest Cannabis Cooperative Co

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East Providence Zoning Board of Review

Use Variance Form (Ref. 19-47)

This form must be completed in full prior to
being considered by the Zoning Board of Review.

File # _____
Date of Filing _____
Received By _____
Date of Hearing _____
Action _____
Recorded _____ Bk _____ Pg _____

1. LOCATION OF PROPERTY 2261 Pawtucket Ave AVENUE/STREET
MAP 406 BLOCK 13 PARCEL 001-00 ZONING DISTRICT Commercial CII

2. OWNER 2261 Pawtucket Avenue LLC
ADDRESS 801 Taunton Ave, EAST PROVIDENCE, RI 02914 USA
DATE OF PURCHASE 01/08/2016
PROPOSED LESSEE/PURCHASER Honest Cannabis Co-Op
ADDRESS 243 Transit St Providence RI 02906
ATTORNEY John Shekarchi
ADDRESS 51 Jefferson Blvd, Suite 400 Warwick, RI 02888
REPRESENTING Honest Cannabis Co-Op

3. DIMENSIONS OF SITE 252 Feet 152 Feet 28314 Sq Ft
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	Retail	Single Story 15 Ft	1,914 Sq Ft	Type II Commercial
(2)				
(3)				

4. LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1)	Retail	15 Ft	1	No	1914	N/A	No new construction
(2)							
(3)							



5. THIS VARIANCE APPLICATION RELATES TO:

☒ Principal Building (s) ☐ Accessory Building ☐ Land

CHECK ONE OR MORE:

☒ Use ☐ Extension of Nonconforming Use
☐ Change Nonconforming Use ☐ Other-Please Specify _____

6. IF CHANGE OF NONCONFORMING USE, WHAT IS EXISTING USE?

7. LIST EACH APPLICABLE SECTION OF THE ZONING ORDINANCE FOR WHICH VARIANCE IS SOUGHT PLUS A BRIEF DESCRIPTION OF THE NATURE OF THE VARIANCES:

SECTION NUMBER	DESCRIPTION VARIANCE
19-98. Schedule of Use Regulations	Zoning ordinance has not been updated for Cannabis uses, though the city voted to allow it
	Asking for a Use Variance to meet the State Application Requirements and deadline

8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

Honest Cannabis Co-op is seeking a Variance for a retail cannabis use on the Proposed site. The property is in a commercial zone on a busy street and no building changes are being proposed East Providence voted to allow retail cannabis but hasn't updated the ordinances yet, so we are seeking a Use variance for the state application.

NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: Richard Palumbo DATE 10/13/2026

DATE _____

Agent/Attorney John Shekarchi Address 51 Jefferson Blvd, Suite 400 Warwick, RI 02888

Honest Cannabis Narrative Statement

Honest Cannabis Co is a worker-owned adult-use cannabis retailer, in the proposed location of 2261 Pawtucket Ave East Providence, Rhode Island. We're a business where the people who do the work have a real stake in the business, and are trusted by customers to serve them honestly.

Our philosophy is simple: exceptional products, honest information, 5-star service. We are not interested in selling the most cannabis to the most people. We strive to help people find what works best for them, whether they are experienced consumers or buying cannabis for the first time.

Honest will serve East Providence and the broader East Bay, including Pawtucket, Barrington, Bristol, Warren and nearby Massachusetts communities. We see an opportunity to create a retail experience that feels more welcoming, knowledgeable and human centered—particularly for customers who have often been overlooked by the cannabis industry.

The cooperative model is at the heart of our vision. At Honest, every employee, from budtenders to the General Manager, has the opportunity to become an owner after completing a candidacy period. The people serving customers, managing inventory, solving problems and running the business all share in its success in real, financial terms. We believe that when people have ownership of what they are building, they care differently—and customers can feel the difference.

Being a worker owned cooperative does not mean being casual about business. Honest will be built around efficient operations, thoughtful product selection, responsible financial management ,and a clear understanding of the needs of the community and its cannabis consumers.

Ultimately, Honest is about building something people can trust and believe in. A strong business, owned by the people who build it, serving the community that supports it.

We think that's worth being honest about.

Honest Cannabis Security Plan:

Security System Design and Implementation

Overview: The Cooperative is committed to maintaining a secure, well-monitored facility that meets or exceeds the security requirements of the CCC. In furtherance of this commitment, the Cooperative has consulted with American Alarm, a licensed professional security provider regarding the design of a comprehensive, layered security system appropriate for a licensed cannabis retail facility. American Alarm is a well-established New England security provider (serving Rhode Island among its coverage areas) with decades of experience in alarm systems, video surveillance, access control, environmental monitoring, and 24/7 monitoring services.

Security Equipment List:

The equipment described below reflects the types of systems and components identified during this planning process, including representative equipment models identified in the security overlay in Appendix A. Final equipment selection, quantities, placement, and configuration may be adjusted prior to installation to align with the final facility layout, operational needs, and regulatory requirements, provided that all installed systems meet or exceed industry and CCC standards and specifications.

Video Surveillance System

The Cooperative will install a digital, IP-based video surveillance system capable of continuous monitoring and recording of required interior and exterior areas. The system is designed to provide high-resolution video coverage, secure local storage, and remote viewing capabilities for authorized personnel. Representative equipment and capabilities include:

1. OpenEye IP Cameras (Indoor and Outdoor)

High-resolution digital security cameras used to monitor sales areas, entrances and exits, vault areas, and exterior perimeters.

- Includes 12-megapixel ultra-high-definition fisheye cameras, 4-megapixel AI-enabled turret cameras, and outdoor multisensor cameras to provide wide-angle coverage and detailed image capture.
- Supports identification-quality video and panoramic coverage to reduce blind spots.

2. Camera Mounting Hardware, Junction Boxes, and Mounting Arms

IP-rated junction boxes, corner mounts, wall mounts, and mounting arms used to securely install cameras, protect wiring, and support tamper-resistant installation in both indoor and outdoor locations.

3. OpenEye Network Video Recorder (NVR) with Expanded Storage

A centralized video recording server with substantial local storage capacity designed to retain recorded footage for required regulatory retention periods.

- Supports multiple camera channels and continuous recording.
- Designed for secure, on-site video storage and review.

4. Video Management Software and Channel Licenses

Video management software that enables authorized users to:

- View live and recorded footage
- Search and export video by date, time, or camera
- Manage camera settings and system permissions
- Access video remotely through secure network connections

5. Security Monitoring Display and Mounting Hardware

A dedicated high-brightness commercial-grade monitor and fixed mounting system used to display live surveillance feeds in secure areas of the facility.

6. Power-over-Ethernet (PoE) Network Switches

Enterprise-grade PoE switches that provide both power and data connectivity to cameras over a single cable, reducing wiring complexity and supporting system reliability.

7. Uninterruptible Power Supplies (UPS)

Line-interactive UPS units that provide battery backup and power conditioning to cameras, recorders, and network equipment during brief power interruptions.

8. Plenum-Rated Network and Video Cabling

Commercial-grade CAT6 plenum-rated cabling used to connect cameras, recorders, and network equipment in compliance with building and fire codes.

Intrusion Detection and Burglar Alarm System

The Cooperative will deploy a professionally monitored intrusion detection system designed to detect unauthorized access and alert appropriate parties. Representative equipment and capabilities include:

1. DMP Network Alarm Control Panel

A network-enabled alarm control panel that serves as the central system hub, monitoring sensors and transmitting alarm signals to the central monitoring station.

2. Touchscreen Alarm Keypads

User interfaces that allow authorized personnel to arm and disarm the system, view system status, and manage access permissions.

3. Door Contact Sensors

Recessed steel door switches installed on secured doors to detect unauthorized opening or forced entry.

4. Glass Break Detectors

Wireless sensors designed to detect the sound and vibration associated with breaking glass.

5. Motion Detectors (Ceiling-Mounted and Area Coverage)

360-degree and area-coverage motion detectors capable of detecting movement within restricted areas after hours.

- Includes pet-immune and temperature-alert motion sensors in select locations to reduce false alarms.

6. Exterior Audible Siren

An outdoor siren designed to deter intruders and provide audible notification of an alarm condition.

7. Battery Backup and Power Protection

Backup batteries, transient suppression modules, and power conditioning components that maintain system operation during power loss or electrical disturbances.

8. Cellular Communication Module

An LTE-based cellular communicator that provides a redundant wireless communication path for alarm signals if internet service is unavailable.

Access Control System

To restrict access to limited-access and secure areas, the Cooperative will implement an electronic access control system integrated with the alarm system. Representative equipment and capabilities include:

1. Electronic Access Control Panels and Interface Modules

Hardware that controls electronic door locks, manages credential validation, and records access events.

2. Smart Card and Key Fob Credential System

Encrypted contactless smart key fobs issued to authorized personnel to control access to restricted areas.

3. Bluetooth and Contactless Card Readers

Smart readers installed at controlled access points that support secure credential authentication and access logging.

4. Access Control Power Supplies

UL-listed access control power supplies with fused outputs to support door hardware and ensure system reliability.

5. Structured Access Control Cabling

Plenum-rated access control and CAT6 cabling used to connect readers, panels, and power supplies throughout the facility.

Duress, Panic, and Vault Protection

Employee safety and protection of cannabis and cash assets are key priorities. Representative equipment and capabilities include:

1. Duress and Panic Buttons

Momentary hold-up and panic buttons installed at strategic locations that allow employees to discreetly signal an emergency.

2. Vault-Specific Alarm System

A UL-listed vault sound alarm designed to protect secured cannabis and cash storage areas and trigger immediate alarm response.

3. Integrated Duress Monitoring

Monitoring services that prioritize emergency response when a duress or panic signal is activated.

Monitoring, Communications, and System Oversight

All security systems will be supported by professional monitoring and secure communications. Representative services and capabilities include:

1. Twenty-Four-Hour Central Station Monitoring

Continuous monitoring of alarm, duress, and system status signals by a professional monitoring center.

2. Redundant Communication Pathways

Internet-based and cellular communication channels to ensure alarm signals are transmitted reliably.

3. Remote System Access and Smartphone Application

Secure remote access tools that allow authorized personnel to:

- View system status
- Receive alerts and notifications
- Manage access credentials
- Arm or disarm systems as permitted

Power and Infrastructure Support

The Cooperative will install all necessary infrastructure to ensure reliable operation of security systems. Representative components include:

1. UL-Listed Power Supplies

Dedicated power supplies designed specifically for security and access control systems.

2. Backup Batteries for Critical Systems

Battery systems that maintain operation during power outages.

3. Cable Management and Mounting Infrastructure

J-hooks, conduit connections, and mounting hardware used to protect wiring and maintain a secure, organized installation.

Lighting Protocols

Overview: The Cooperative will keep outside areas of the premises and its perimeter well-lighted. Cooperative will install exterior lights to keep the outside areas or the facility and its perimeter well lighted in order to deter theft and criminal activity and facilitate surveillance in accordance with 560-RICR-10-10-2 2.13(B)(3)(a).

1 Minimize Disturbance:

The Cooperative will take due care to avoid causing unreasonable disturbances to neighboring properties while maintaining effective security measures. To that end, the Cooperative will:

- Use downward-facing, shielded exterior lighting to prevent light spillover onto adjacent properties.
- Employ motion sensors or dimmers to ensure lighting remains adequate for security while reducing unnecessary illumination during low-traffic periods
- Coordinate with neighbors and local authorities:
- Establish an open line of communication with neighboring property owners to address any concerns promptly.
- Comply with all municipal noise, lighting, and nuisance ordinances and respond swiftly to any complaints.

2 Lighting to Support Security Systems:

- Exterior lighting will support the video surveillance system by illuminating all entrances, exits, and potential points of unauthorized access.
- Motion control sensors will be installed as needed to enhance security while reducing unnecessary light exposure.
- The lighting design will comply with CCC requirements.

3 Compliance with Local Standards:

- All fixtures will comply with local lighting standards regarding fixture type, wattage, illumination levels, and shielding.
- Illumination will be directed toward the Cooperative's premises and away from neighboring properties.

4 Public Visibility:

To prevent public visibility of cannabis and cannabis products, all exterior windows that allow direct line-of-sight into the sales or storage areas will be fitted with blackout shades or frosted glass coverings. These measures ensure compliance with visibility restrictions and

maintain a secure, discreet retail environment.

5 Coverage Areas:

- Lighting will cover:
- Every entrance and exit
- Potential points of unauthorized access
- On-site sidewalks and adjoining walkways
- Building facades
- Parking areas and perimeter of the premises
- All exterior walls

6 Fixture Orientation and Redundancy:

- Fixtures will be oriented downward, minimizing light spillage onto neighboring properties.
- Overlapping light patterns will ensure continued visibility in case of bulb failure or outage.

7 Illumination Levels:

- Entryways and windows will be illuminated to at least 500 lux during nighttime hours.
- This level is approximately 20 times the minimum standard required for typical video surveillance and roughly equivalent to sunset-level brightness.

8 Testing and Maintenance:

- The lighting system will be routinely tested and inspected before nightfall to confirm proper operation.
- Any malfunctioning fixtures or controls will be repaired within 24 hours.

9 Emergency Lighting:

Interior evacuation routes will have emergency lighting adequate for safe egress.

- Emergency lights will activate automatically during power outages or other urgent situations.
- The lighting layout, including fixture placement, will be documented to facilitate rapid repair or replacement.

10 Controls and Accessibility:

- All switches and controls will be:
- Centrally located
- Waterproof and tamper-resistant
- Appropriately placed for efficient operation and maintenance

11 Inspection Schedule:

- The entire lighting system will undergo regular inspections to ensure functionality and compliance.
- Inspection records will be maintained for review and reporting purposes.

Noise and Lighting Control:

The Cooperative will take due care to avoid causing unreasonable disturbances to neighboring properties while maintaining effective security measures. To that end, the Cooperative will:

- Use downward-facing, shielded exterior lighting to prevent light spillover onto adjacent properties.
- Employ motion sensors or dimmers to ensure lighting remains adequate for security while reducing unnecessary illumination during low-traffic periods
- Coordinate with neighbors and local authorities:
- Establish an open line of communication with neighboring property owners to address any concerns promptly.
- Comply with all municipal noise, lighting, and nuisance ordinances and respond swiftly to any complaints.

Cannabis Retail Facility Odor Control Policy

This facility is a retail-only cannabis establishment, not a cultivation, manufacturing, processing, or consumption facility. All cannabis products arrive as finished, pre-packaged goods and are stored in their original sealed packaging within a secure vault that is physically separate from the sales floor. Products will be maintained in lidded storage bins when not being actively handled,

and no cannabis will be cultivated, processed, manufactured, smoked, vaped, or otherwise consumed on site. These operational controls, combined with the facility's standard ventilation system and routine monitoring, are designed to minimize any potential cannabis odor and prevent odor migration beyond the premises.

Site Address	Owner Name	Owner Name 2	Owner Address	Owner City	Own Owner Zip ID
2244 PAWTUCKET AVE	D BIGELOW REALTY LLC		2244 PAWTUCKET AVE	EAST PROVIDENCE RI	02914 406-07-012 00
2250 PAWTUCKET AVE	WJM REALTY LLC		2250 PAWTUCKET AVE	EAST PROVIDENCE RI	02914 406-07-013 00
2258 PAWTUCKET AVE	SHOWCASE BROTHERS ONE REAL ESTATE LLC		2113 GAR HIGHWAY	SWANSEA MA	02777 406-07-017 00
0 PAWTUCKET AVE	SHOWCASE BROTHERS ONE REAL ESTATE LLC		2113 GAR HIGHWAY	SWANSEA MA	02777 406-07-018 00
2270 PAWTUCKET AVE	O'REILLY AUTOMOTIVE STORES INC		223 S PATTERSON	SPRINGFIELD MO	65601 406-07-021 00
2289 PAWTUCKET AVE	PAWTUCKET HOLDINGS LLC		2289 PAWTUCKET AVE	EAST PROVIDENCE RI	02914 406-08-001 00
2 N BLOSSOM ST	JSJB REALTY INC LLC		COO CONSTANCE CROWLEY	CUMBERLAND RI	02864 406-08-002 00
0 N BLOSSOM ST	JNS ASSOCIATES LLC		70 TREBLE COVE RD	NORTH BILLERICA MA	01862 406-09-001 00
3 N BLOSSOM ST	MEDEROS, RICARDO &		3 N BLOSSOM ST	EAST PROVIDENCE RI	02914 406-09-002 00
399 GROSVENOR AVE	BLASI, PATRICIA C-TR		399 GROSVENOR AVE	EAST PROVIDENCE RI	02914 406-09-003 00
385 GROSVENOR AVE	GONSALVES, INACIAN		395 GROSVENOR AVE	East Providence RI	02914 406-09-004 00
8 N ROSE ST	OLIVEIRA, MARIA-TR		MANUEL & MARIA OLIVEIRA IRREV TR	EAST PROVIDENCE RI	02914 406-09-005 00
396 GROSVENOR AVE	MEDEROS, ARTHUR M LIF EST &		8 N ROSE ST	EAST PROVIDENCE RI	02914 406-12-001 00
63 SIDNEY ST	PRATAS, FRANCISCO M LIF EST &		396 GROSVENOR AVE	EAST PROVIDENCE RI	02914 406-12-002 00
59 SIDNEY ST	FONTE, MARIA L LIFE ESTATE		63 SIDNEY ST	EAST PROVIDENCE RI	02914 406-12-003 00
55 SIDNEY ST	CORREIA, EMANUEL & DINO W/LF EST		59 SIDNEY ST	EAST PROVIDENCE RI	02914 406-12-004 00
51 SIDNEY ST	MONIZ, MARIA C LIFE ESTATE		51 SIDNEY ST	EAST PROVIDENCE RI	02914 406-12-005 00
47 SIDNEY ST	CHAUSSON, ANGELA M &		47 SIDNEY ST	EAST PROVIDENCE RI	02806 406-13-001 10
66-70 SIDNEY ST	PALUMBO, RICHARD J-TR		30 MEADOWBROOK DR	BARRINGTON MA	01803 406-13-002 00
2253 PAWTUCKET AVE	106 WATERMAN ASSOCIATES		COO CAPSTONE PROPERTY MGMT	BURLINGTON MA	01803 406-13-003 00
2209 PAWTUCKET AVE	NATIONAL OLYMPIC REALTY LLC		COO FREEMWAY ENTERPRISES LLC	PROVIDENCE RI	02903 406-13-010 00
64 SIDNEY ST	LIMA, JOSEPH D SOUSA ET AL		64 SIDNEY ST	EAST PROVIDENCE RI	02914 406-13-010 00

2261 PAWTUCKET AVE



Google

Zoom

City of East Providence

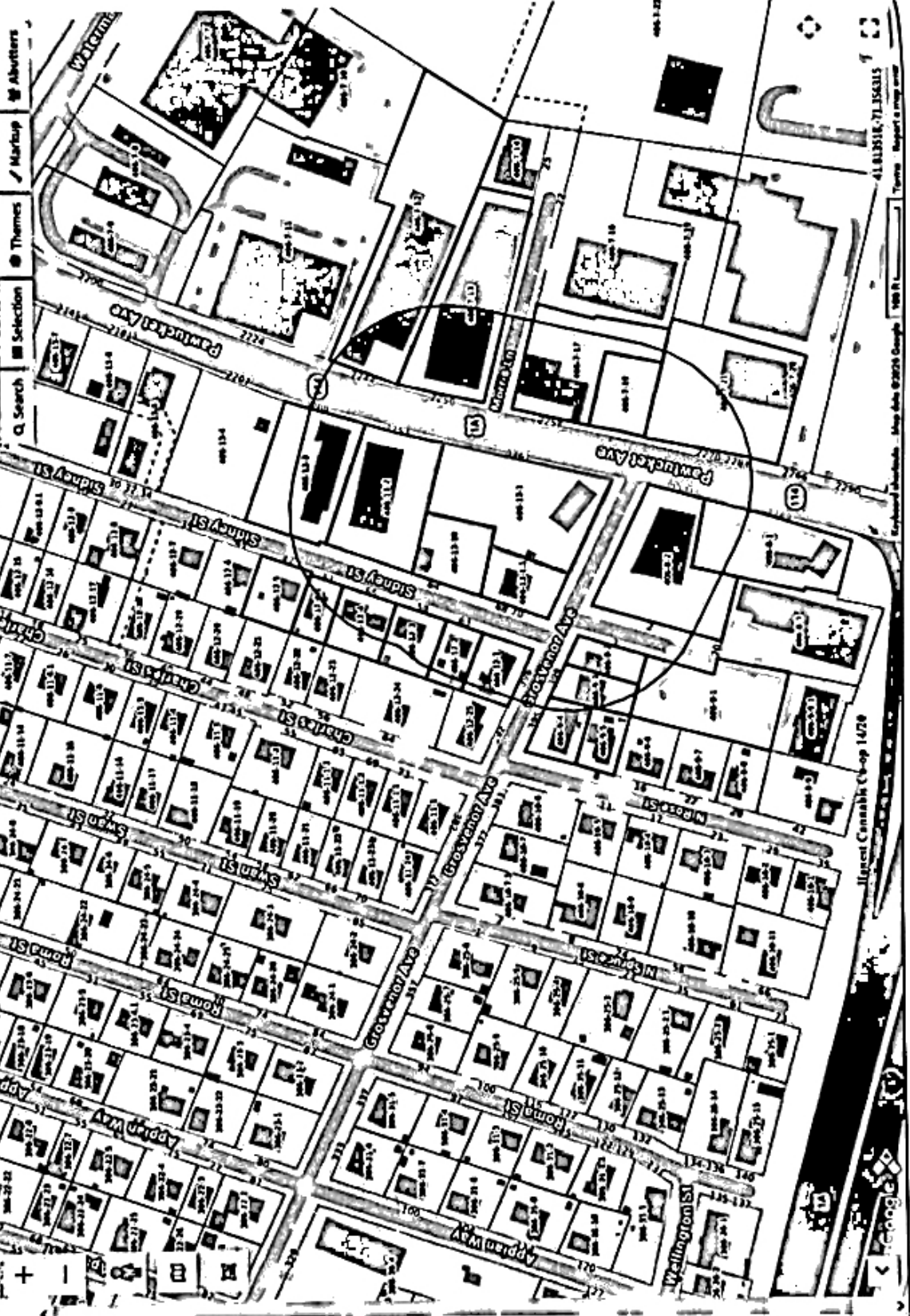
Google Maps Link

Property Record Card

General
 Site Address 2261 PAWTUCKET AVE
 Property ID 406-13-001-00
 Ownership
 Owner LLC
 Address 801 TAUNTON AVE
 EAST PROVIDENCE, RI 02914

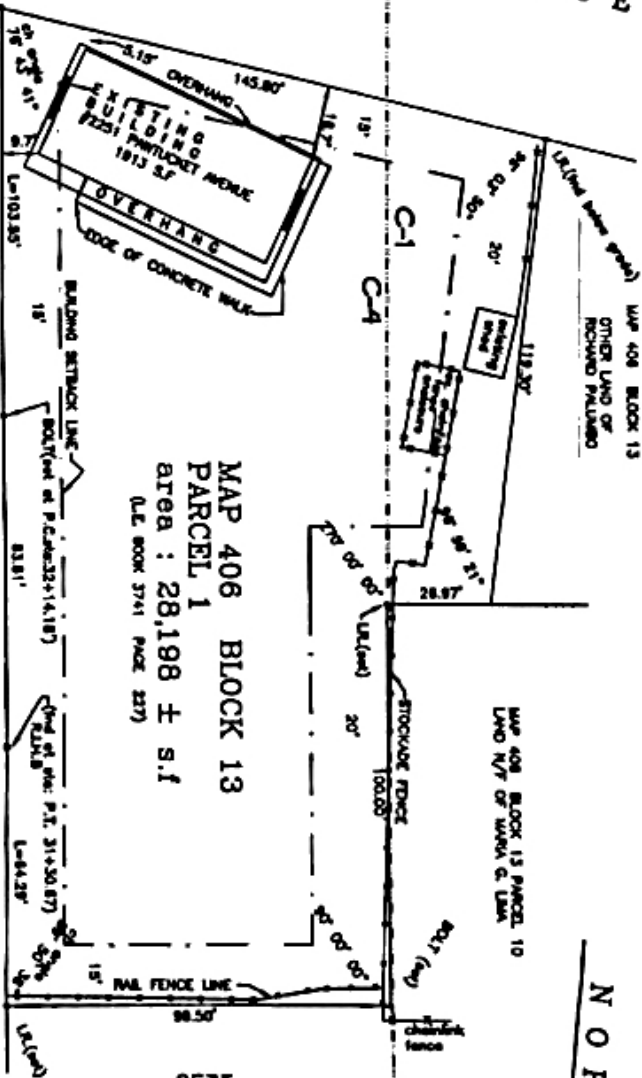
Valuation
 Total \$542,100
 Land Value \$311,500
 Building Value \$181,600
 Yard Item Value \$49,000
 Sales
 Last Sale Price \$400,000
 Last Sale Date 2016-01-08
 Book/Page 3714/227

Land
 Parcel Area 0.85 ACRES
 Land Use



ZONE: C-4
 MIN. LOT AREA: 13,000 S.F.
 BUILDING SETBACKS:
 FRONT: 15'
 SIDE: 10'
 REAR: 10'
 MAX. BUILDING COVERAGE: 50%
 EX. SHED COVERAGE: 5.0%
 TOTAL BUILDING COVERAGE: 7.5%

GROSVENOR AVENUE



PLAT REFERENCE
 LOT SUBDIVISION PLAN FOR CAMDENLAND PARKS PARK
 SUBDIVISION STATE BY GARDNER & ASSOCIATES INC.
 FILE # 8343-SUB.

CERTIFICATION

JOHN J. BARBER, JR.
 1885
 PROFESSIONAL
 AND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
 PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE
 RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND
 SURVEYORS NOVEMBER 23, 2015 AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY:
 CONFORMANCE BOUNDARY SURVEY
 DATA ACQUISITION METHOD:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF
 THE PLAN IS AS FOLLOWS: TO PROVIDE THE OWNER WITH A SURVEY PLAN AND LAND SURVEY
 SHOWING AS TO WHERE THE PROPERTY CORNERS ARE IN RELATION TO THE
 EXISTING FIELD CONDITIONS.

RECEIVED SITE PLAN 11/23/2023 JLB

JOHN J. BARBER, JR.
 1885
 C.B.A. # LS-4302

PAWTUCKET AVENUE

HIGHWAY PLAT #102 & 1945

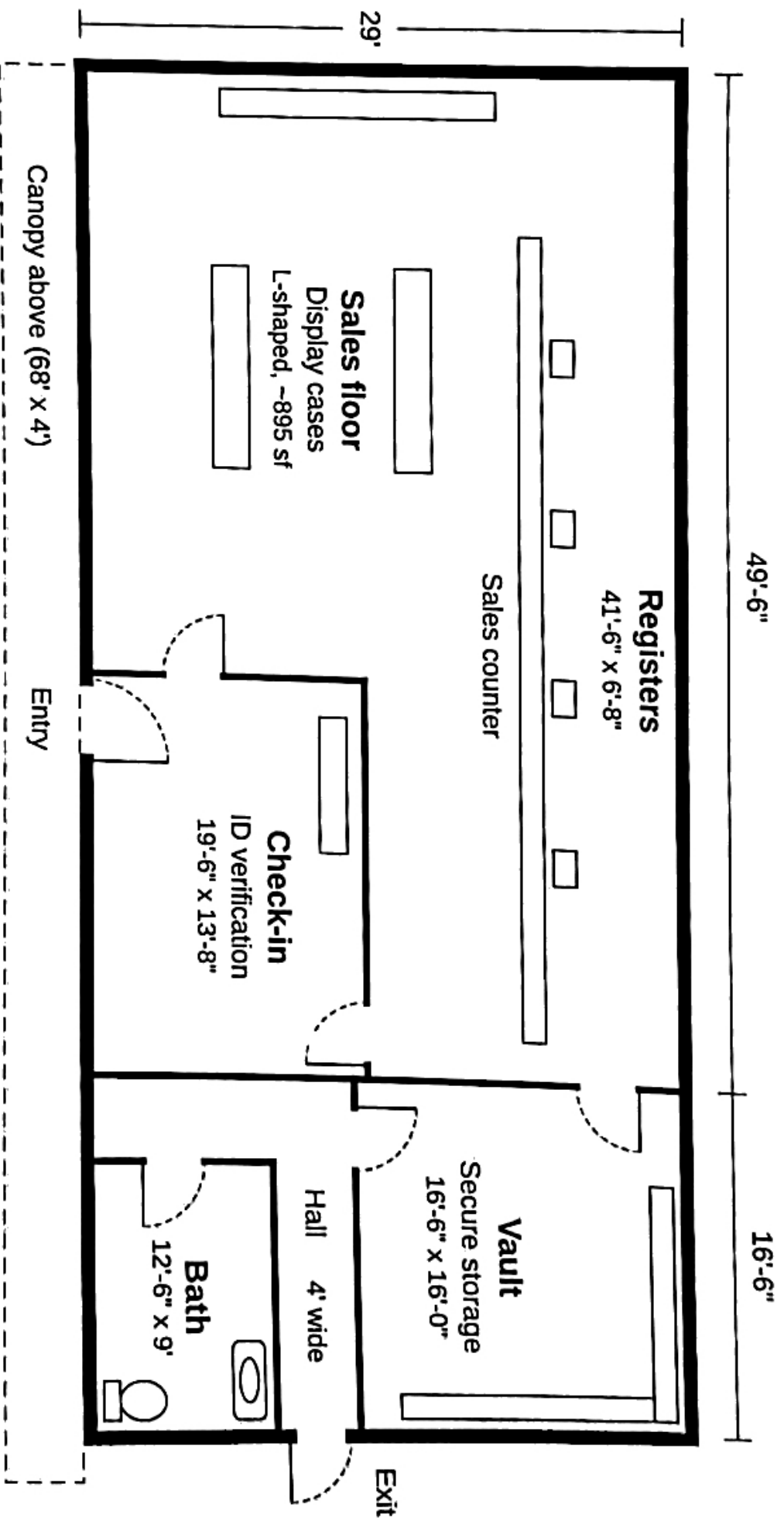
SITE PLAN
 for

2261 Pawtucket Avenue LLC.

2261 PAWTUCKET AVENUE EAST PROVIDENCE RI

DATE 9/19/16 SCALE 1"=30' DWN BY JLB DWD # 160308

11eent Canastota Co-eg 1528



Area schedule

Sales floor ~895 sf	Registers ~276 sf	Check-in ~266 sf	Vault 264 sf
Bath ~113 sf	Hall ~102 sf		Total 1,914 sf

Source: Consultant Group 2019

Measure



Click points on the map to measure distances and area

Length

5.15 m

Heading

162.07°

Advanced measurements ⓘ

Elevation estimate

Min: — | Median: — | Max: —

Preview unavailable in current view.

Finish drawing to see elevation.

Slope estimate

Min: — | Median: — | Max: —

Preview unavailable in current view.

Finish drawing to see slope.

✓ Done

Honest Cannabis Co-op 17/20

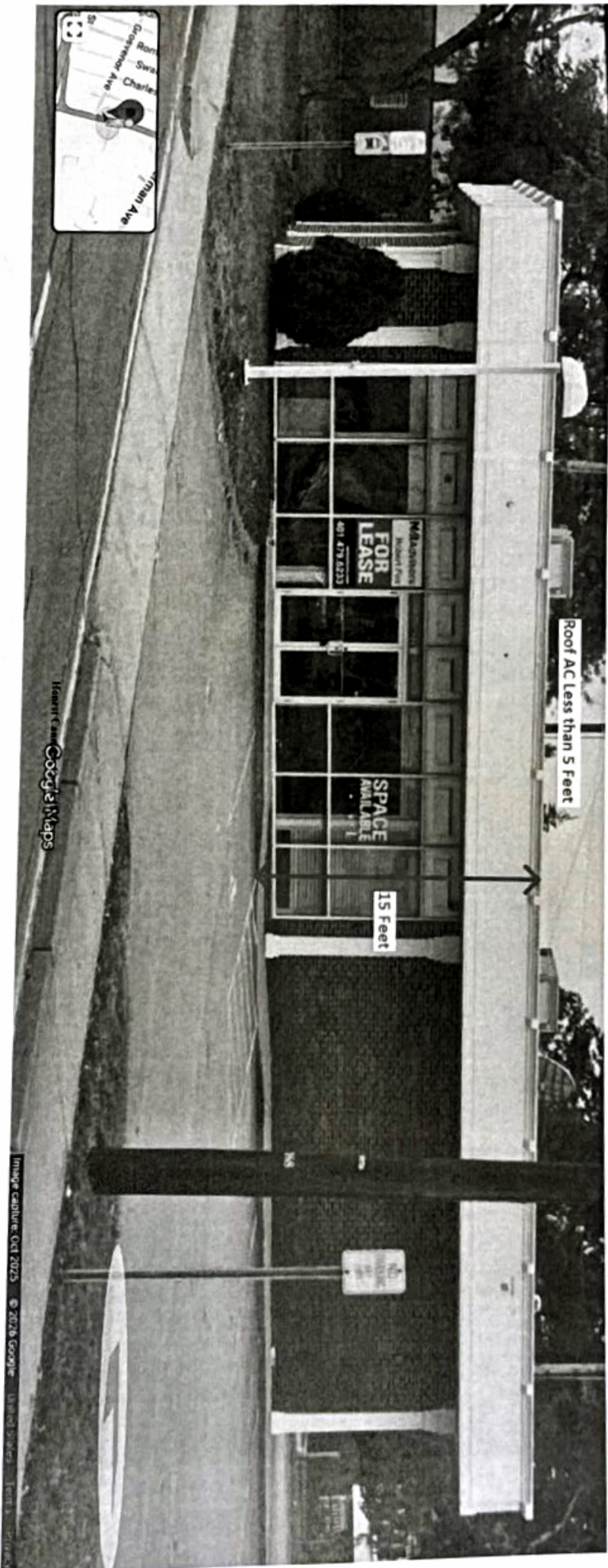
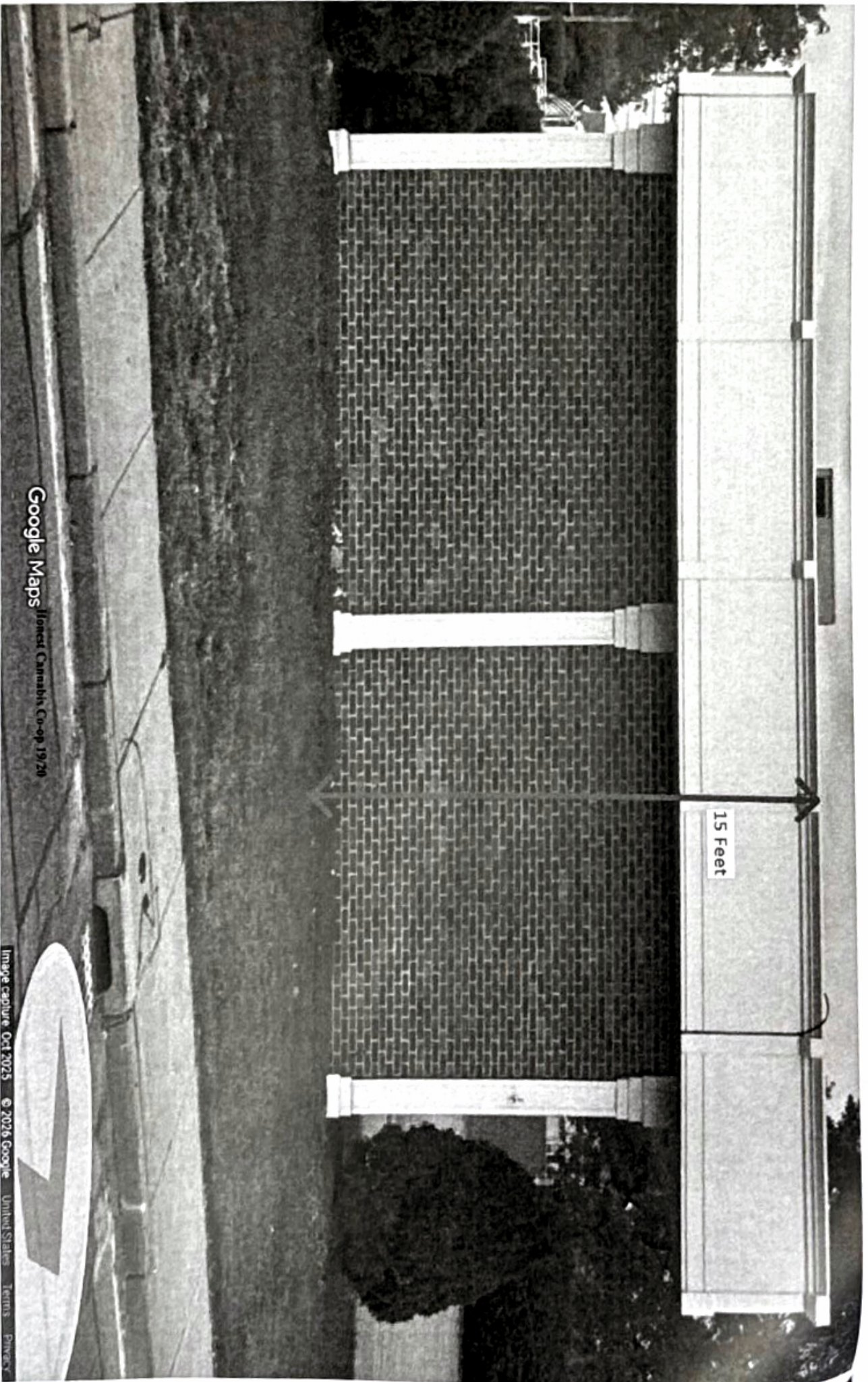


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Honest Camshaft Co-op 19/20

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Sep 2025 See more dates



Best Cinemas Co. Google Maps

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