



Massachusetts Cannabis Control Commission

Medical Marijuana Treatment Center

General Information:

License Number: RMD3112
Original Issued Date: 04/25/2022
Issued Date: 04/25/2022
Expiration Date: 04/25/2023

ABOUT THE MEDICAL MARIJUANA TREATMENT CENTER

Business Legal Name: Beacon Compassion Inc.

Phone Number: 512-567-7603
Email Address: wisechad@gmail.com

Business Address 1: 1524 VFW Parkway
Business City: West Roxbury
Business State: MA
Business Zip Code: 02132

Business Address 2:
Mailing Address 2:

Mailing Address 1: 1524 VFW Parkway
Mailing City: West Roxbury
Mailing State: MA
Mailing Zip Code: 02132

CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Not a DBE

PERSONS HAVING DIRECT OR INDIRECT CONTROL

Person with Direct or Indirect Authority 1

Percentage Of Ownership: 50
Role: Owner
First Name: Benton
Gender: Male
What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)
Specify Race or Ethnicity:

Percentage Of Control: 50
Other Role:
Last Name: Bodamer
Suffix:
User Defined Gender:

Person with Direct or Indirect Authority 2

Percentage Of Ownership: 50
Role: Owner
First Name: Chad
Gender: Male
What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)
Specify Race or Ethnicity:

Percentage Of Control: 50
Other Role:
Last Name: Wise
Suffix:
User Defined Gender:

ENTITIES HAVING DIRECT OR INDIRECT CONTROL

Entity with Direct or Indirect Authority 1

Percentage of Control: 100

Percentage of Ownership: 100

Entity Legal Name: BCR Holdings LLC

Entity DBA:

DBA

City:

Entity Description: BCR Holdings LLC is a Massachusetts Limited Liability Company formed for the purposes of holding ownership interests in Licensed Massachusetts Marijuana Establishments.

Foreign Subsidiary Narrative:

Entity Phone: 614-827-5061

Entity Email:
bodamer@gmail.com

Entity Website:

Entity Address 1: 306 E. Broad Street

Entity Address 2:

Entity City: Columbus

Entity State: OH

Entity Zip Code: 43215

Entity Country: USA

Entity Mailing Address 1: 306 E. Broad Street

Entity Mailing Address 2:

Entity Mailing City: Columbus

Entity Mailing State: OH

Entity Mailing Zip Code:

Entity Mailing Country:

43215

USA

Relationship Description: BCR Holdings LLC is the parent company of the applicant Beacon Compassion Inc.

CAPITAL RESOURCES - INDIVIDUALS

No records found

CAPITAL RESOURCES DOCUMENTATION - INDIVIDUALS

No documents uploaded

CAPITAL RESOURCES - ENTITIES

Entity Contributing Capital 1

Entity Legal Name: BCR Holdings LLC

Entity DBA:

Email: bodamer@gmail.com

Phone: 614-827-5061

Address 1: 306 E. Broad Street

Address 2:

City: Columbus

State: OH

Zip Code: 43215

Country: USA

Types of Capital: Monetary/Equity Other Type of Capital: Total Value of Capital Provided: \$400000 Percentage of Initial Capital: 100

Capital Attestation: Yes

CAPITAL RESOURCES DOCUMENTATION - ENTITY

Amounts and Sources of Capital Documentation:

Document Category	Document Name	Type	ID	Upload Date
Existence of Capital Verification	Export-04102021-3 (1).pdf	pdf	61671a017afdc8683b26acfb	10/13/2021
Funds Certification	Funding Certification.pdf	pdf	616883fc269fa7691422ebcd	10/14/2021

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

DISCLOSURE OF INDIVIDUAL INTERESTS

Individual 1

First Name: Benton

Last Name: Bodamer

Suffix:

Marijuana Establishment Name: Beacon Compassion Inc.

Business Type: Other

Marijuana Establishment City: New Bedford

Marijuana Establishment State: MA

Individual 2

First Name: Benton **Last Name:** Bodamer **Suffix:**
Marijuana Establishment Name: Beacon Compassion Inc. **Business Type:** Marijuana Retailer
Marijuana Establishment City: New Bedford **Marijuana Establishment State:** MA

Individual 3

First Name: Benton **Last Name:** Bodamer **Suffix:**
Marijuana Establishment Name: Beacon Compassion Inc. **Business Type:** Other
Marijuana Establishment City: Framingham **Marijuana Establishment State:** MA

Individual 4

First Name: Benton **Last Name:** Bodamer **Suffix:**
Marijuana Establishment Name: Beacon Compassion Inc. **Business Type:** Marijuana Cultivator
Marijuana Establishment City: Attleboro **Marijuana Establishment State:** MA

Individual 5

First Name: Benton **Last Name:** Bodamer **Suffix:**
Marijuana Establishment Name: Beacon Compassion Inc. **Business Type:** Marijuana Product Manufacture
Marijuana Establishment City: Attleboro **Marijuana Establishment State:** MA

Individual 6

First Name: Chad **Last Name:** Wise **Suffix:**
Marijuana Establishment Name: Beacon Compassion Inc. **Business Type:** Marijuana Retailer
Marijuana Establishment City: New Bedford **Marijuana Establishment State:** MA

Individual 7

First Name: Chad **Last Name:** Wise **Suffix:**
Marijuana Establishment Name: Beacon Compassion Inc. **Business Type:** Other
Marijuana Establishment City: New Bedford **Marijuana Establishment State:** MA

Individual 8

First Name: Chad **Last Name:** Wise **Suffix:**
Marijuana Establishment Name: Beacon Compassion Inc. **Business Type:** Other
Marijuana Establishment City: Framingham **Marijuana Establishment State:** MA

Individual 9

First Name: Chad **Last Name:** Wise **Suffix:**
Marijuana Establishment Name: Beacon Compassion Inc. **Business Type:** Marijuana Cultivator
Marijuana Establishment City: Attleboro **Marijuana Establishment State:** MA

Individual 10

First Name: Chad **Last Name:** Wise **Suffix:**
Marijuana Establishment Name: Beacon Compassion Inc. **Business Type:** Marijuana Product Manufacture
Marijuana Establishment City: Attleboro **Marijuana Establishment State:** MA

PROPERTY DETAILS

Cultivation Address 1: 30 Franklin R. McKay Road **Cultivation Address 2:**
Cultivation City: Attleboro **Cultivation Zip Code:** 02703
Approximate square footage of the Cultivation: 40000 **How many abutters does this Cultivation property have?:**
5

Have all property abutters have been notified of the intent to open a Marijuana Cultivation at this address?: Yes

Cultivation Tier: Tier 04: 20,001 to 30,000 sq. ft

Cultivation Environment: Indoor

MARIJUANA PRODUCTION PROPERTY DETAILS

Production Address 1: 30 Franklin R. McKay Road

Production Address 2:

Production City: Attleboro

Production Zip Code: 02703

Approximate square footage of the Production: 40000

How many abutters this production property have?: 5

Have all property abutters have been notified of the intent to open a Marijuana Production at this address?: Yes

MARIJUANA DISPENSING PROPERTY DETAILS

Retail Address 1: 1524 VFW Parkway

Retail Address 2:

Retail City: Boston

Retail Zip code: 02132

Approximate square footage of the Retail: 3000

How many abutters this Retail property have?: 5

Have all property abutters have been notified of the intent to open a Marijuana Retail at this address?: Yes

HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan to Remain Compliant with Local Zoning	Plan to Remain Compliant with Local Zoning (Boston).pdf	pdf	61675b86d7af776846095778	10/13/2021
Plan to Remain Compliant with Local Zoning	11E_WRoxND_5.FH9.pdf	pdf	61675b8aff5a8a691f85aa4d	10/13/2021
Certification of Host Community Agreement	Beacon - Attleboro HCA Certification.pdf	pdf	61688a5453eb05681e9d25c1	10/14/2021
Certification of Host Community Agreement	Beacon - Boston HCA Certification.pdf	pdf	61688a5792505868ec66c5e0	10/14/2021
Plan to Remain Compliant with Local Zoning	Plan to Remain Compliant with Local Zoning (Attleboro).pdf	pdf	61689453ff5a8a691f85b245	10/14/2021
Community Outreach Meeting Documentation	Beacon_Attleboro_Form_COM_Attestation.pdf	pdf	619c569de3155f31cafd3a64	11/22/2021
Community Outreach Meeting Documentation	Beacon_Boston_Form_COM_Attestation.pdf	pdf	61bd0400ab6c7a4448909597	12/17/2021

PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	Beacon Compassion Inc - Positive Impact Plan Ltr_Updated.pdf	pdf	61e5cfea8d09e508d610fa5b	01/17/2022

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Director

Other Role:

First Name: Chad Last Name: Wise

Individual Background Information 2

Role: Director Other Role:

First Name: Benton Last Name: Bodamer

ENTITY BACKGROUND CHECK INFORMATION

Entity Background Check Information 1

Role: Parent Company Other Role:

Entity Legal Name: BCR Holdings LLC Entity DBA:

Entity Description: Parent Company

Phone: 614-827-6081 Email: bodamer@gmail.com

Primary Business Address 1: 306 E. Broad Street Primary Business Address 2:

Primary Business City: Columbus Primary Business State: OH Principal Business Zip Code: 43215 Principal Business Country: USA

Additional Information:

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Secretary of Commonwealth - Certificate of Good Standing	Beacon Compassion Inc. - Certificate of Good Standing - 2021-09-23.PDF	pdf	616727957afdc8683b26ae14	10/13/2021
Articles of Organization	Beacon - Articles of Organization.pdf	pdf	61672797734f4a69091d29e8	10/13/2021
Department of Unemployment Assistance - Certificate of Good Standing	Beacon - DUA Cert. of Good Standing 2021.10.13.pdf	pdf	6167279853eb05681e9d1b3d	10/13/2021
Bylaws	Beacon Compassion Bylaws.pdf	pdf	61687726ff5a8a691f85b118	10/14/2021
Department of Revenue - Certificate of Good standing	Beacon - DOR COGS 2021.10.13.pdf	pdf	61687727d7af776846095dff	10/14/2021

No documents uploaded

Massachusetts Business Identification Number: 001347954

Doing-Business-As Name: HiFive

DBA Registration City: Attleboro

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Business Plan	Business Plan.pdf	pdf	61675fd64c206f685c09dbce	10/13/2021
Plan for Liability Insurance	Liability Insurance.pdf	pdf	61675fd7af787c692aacb875	10/13/2021
Proposed Timeline	Timeline (Attleboro).pdf	pdf	6168942a3d1a3f6867ed5483	10/14/2021
Proposed Timeline	Timeline (BOS).pdf	pdf	6168942b578bf568253be2f3	10/14/2021

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Description of the types and forms of products manufactured	Types of Products Manufactured.pdf	pdf	6167605492505868ec66bec8	10/13/2021
Method used to produce products	Method Used to Produce Products.pdf	pdf	6167605ac73bae68fe1169fe	10/13/2021
Samples of unique identifying marks used for branding	Unique Marks.pdf	pdf	6167605e578bf568253bdacc	10/13/2021
Security plan	Security Plan.pdf	pdf	616760fa53eb05681e9d1e36	10/13/2021
Prevention of diversion	Diversion Prevention.pdf	pdf	616760fd92505868ec66becc	10/13/2021
Storage of marijuana	Storage Policy.pdf	pdf	61676101c73bae68fe116a02	10/13/2021
Transportation of marijuana	Transportation Policy.pdf	pdf	61676104578bf568253bdad6	10/13/2021
Inventory procedures	Inventory Policy.pdf	pdf	616761062831f56830cd9e61	10/13/2021
Quality control and testing	Quality Control.pdf	pdf	61676127ec8df6685105f716	10/13/2021
Dispensing procedures	Dispensing Policy.pdf	pdf	6167612dd7af77684609578a	10/13/2021
Personnel policies including background checks	Personnel Policies.pdf	pdf	61676131ff5a8a691f85aa5b	10/13/2021
Record Keeping procedures	Record Keeping.pdf	pdf	616761351a09116935911df1	10/13/2021
Maintaining of financial records	Maintaining Financial Records.pdf	pdf	6167613baf787c692aacb87d	10/13/2021
Qualifications and training	Employee Qualifications.pdf	pdf	6167670f3d1a3f6867ed4d08	10/13/2021
Energy compliance plan	Energy Compliance.pdf	pdf	616767144c206f685c09dbfc	10/13/2021
Reduced or Free Cost Program for Financial Hardship	Financial Hardship.pdf	pdf	6167671a92505868ec66bef0	10/13/2021
Samples of unique identifying marks used for branding	Patient Supply Plan.pdf	pdf	61676734c73bae68fe116a2d	10/13/2021
Samples of unique identifying marks used for branding	Product Discontinuance and Substitution.pdf	pdf	61676735578bf568253bdb04	10/13/2021
Samples of unique identifying marks used for branding	Separating Recreational from Medical.pdf	pdf	61676736c28c0968f3848e6c	10/13/2021
Samples of unique identifying marks used for branding	Safety Plan.pdf	pdf	616767372831f56830cd9e8a	10/13/2021
Diversity plan	Beacon Compassion Inc - Diversity Plan Ltr_.pdf	pdf	619c573251c4da37cbfbde0f	11/22/2021
Home Delivery Policies	Home Delivery (Updated).pdf	pdf	61e5d505d04772090d59de05	01/17/2022
Policies and Procedures for cultivating.	Cultivation Policies (Updated).pdf	pdf	61e5d506ea0b000858e84cd5	01/17/2022

Do you intend to perform home deliveries?: Yes

ATTESTATIONS

I certify that no additional entities or individuals meeting the requirement set forth in 935 CMR 501.101(1) have been omitted by the applicant from any Medical Marijuana Treatment Center application(s) for licensure submitted to the Cannabis Control Commission.: I Agree

I understand that the regulations stated above require an applicant for licensure to list all Persons or Entities Having Direct or Indirect Control over the Medical Marijuana Treatment Center and a list of all persons or entities contributing initial capital to operate the Medical Marijuana Treatment Center including capital that is in the form of land or buildings.: I Agree

I certify that any entities who are required to be listed by the regulations above do not include any omitted individuals, who by themselves, would be required to be listed individually in any Medical Marijuana Treatment Center application(s) for licensure submitted to the Cannabis Control Commission.: I Agree

Notification:

I certify that any changes in ownership or control, location, or name will be made pursuant to a separate process, as required under 935 CMR 500.104(1), and none of those changes have occurred in this application.:

I certify that to the best knowledge of any of the individuals listed within this application, there are no background events that have arisen since the issuance of the establishment's final license that would raise suitability issues in accordance with 935 CMR 500.801.:

I certify that all information contained within this renewal application is complete and true.:

I certify that all information contained within this application is true and accurate. I understand and acknowledge that applicants and licensees are required to update information that has changed.: I Agree

CULTIVATION HOURS OF OPERATION

Monday From: Open 24 Hours	Monday To: Open 24 Hours
Tuesday From: Open 24 Hours	Tuesday To: Open 24 Hours
Wednesday From: Open 24 Hours	Wednesday To: Open 24 Hours
Thursday From: Open 24 Hours	Thursday To: Open 24 Hours
Friday From: Open 24 Hours	Friday To: Open 24 Hours
Saturday From: Open 24 Hours	Saturday To: Open 24 Hours
Sunday From: Open 24 Hours	Sunday To: Open 24 Hours

PRODUCTION HOURS OF OPERATION

Monday From: Open 24 Hours	Monday To: Open 24 Hours
Tuesday From: Open 24 Hours	Tuesday To: Open 24 Hours
Wednesday From: Open 24 Hours	Wednesday To: Open 24 Hours
Thursday From: Open 24 Hours	Thursday To: Open 24 Hours
Friday From: Open 24 Hours	Friday To: Open 24 Hours
Saturday From: Open 24 Hours	Saturday To: Open 24 Hours
Sunday From: Open 24 Hours	Sunday To: Open 24 Hours

DISPENSING HOURS OF OPERATION

Monday From: 9:00 AM	Monday To: 8:00 PM
Tuesday From: 9:00 AM	Tuesday To: 8:00 PM
Wednesday From: 9:00 AM	Wednesday To: 8:00 PM
Thursday From: 9:00 AM	Thursday To: 8:00 PM
Friday From: 9:00 AM	Friday To: 8:00 PM
Saturday From: 9:00 AM	Saturday To: 8:00 PM
Sunday From: 9:00 AM	Sunday To: 8:00 PM



Plan to Remain Compliant with Local Zoning

The City of Boston amended its zoning code on April 13, 2018, to allow the dispensing of medical use marijuana and adult use marijuana in various neighborhoods and neighborhood subdistricts in the City of Boston.

Beacon Compassion Inc. (d/b/a HiFive) (the “Company”), is proposing to develop and operate a Medical Marijuana Treatment Center (“**MTC**”) at 1524 VFW Parkway in West Roxbury. This site is located in the West Roxbury Neighborhood zoning district and the Community Commercial (CC) zoning subdistrict. Pursuant to Article 56, Section 15 of the Zoning Code for the City of Boston, the proposed MTC is a permitted use in the NS zoning subdistrict, subject to the granting of a license from the Boston Cannabis Board (the “**Cannabis Board**”), a conditional use permit from the City of Boston Zoning Board of Appeals (the “**Zoning Board**”) and the execution of a Host Community Agreement with the City. Please see the attached zoning bylaws and zoning map for reference.

The Company has discussed its MTC facility with City officials, including the district city councilor, Mayor’s office of emerging industries, the Zoning Board, Mayor’s office neighborhood services, building department and police department. The Company received approval from the Cannabis Board on September 16, 2020, and received its Conditional use Permit from the Board on December 1, 2020. Copies of both the Cannabis Board and Zoning Board’s decision are attached hereto.

The Company plans to continue to work with officials from the to ensure the operations will have a positive impact on the community and will work diligently to obtain all necessary approvals and permitting.

The Company hereby submits that it will continue to comply with all local and state requirements and company President, Chad Wise, will be responsible for ongoing compliance with local and state rules and regulations.

REGULATIONS APPLICABLE IN NEIGHBORHOOD BUSINESS SUBDISTRICTS

Section 56-14. - Establishment of Neighborhood Business Subdistricts.

This Section 56-14 establishes Neighborhood Business Subdistricts within the West Roxbury Neighborhood District. There are two types of Neighborhood Business Subdistricts: Neighborhood Shopping ("NS") Subdistricts, providing convenience goods and services to the larger neighborhood; and Community Commercial ("CC") Subdistricts, providing a diversified commercial environment serving larger markets. Both types of Neighborhood Business Subdistricts encourage the development of neighborhood businesses that provide essential goods and services as well as jobs and entrepreneurial opportunities for the West Roxbury community.

The following Neighborhood Business Subdistricts are established:

1. Main Street Neighborhood Shopping (NS) Subdistrict
2. Centre Street Neighborhood Shopping (NS) Subdistrict
3. Centre Street/Weld Street Neighborhood Shopping (NS) Subdistrict
4. Chestnut Village Neighborhood Shopping (NS) Subdistrict
5. Spring Street Neighborhood Shopping (NS) Subdistrict
6. Washington Street Neighborhood Shopping (NS) Subdistrict
7. Gardner Street Community Commercial (CC) Subdistrict
8. Route 1 Community Commercial (CC) Subdistrict

Section 56-15. - Use Regulations Applicable in Neighborhood Business Subdistricts.

Within the Neighborhood Business Subdistricts, no land or structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table B of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table B is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table B for the proposed location of such use is forbidden in such location.

(Text Amd. No. 416, § 51c., 7-2-2015.)

Section 56-16. - Dimensional Regulations Applicable in Neighborhood Business Subdistricts.

The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Neighborhood Business Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table F of this Article.

Retail Uses

See Table Footnote: (9)

	Neighborhood Business Subdistricts		Local Industrial Subdistricts
	Neighborhood Shopping	Community Commercial	
Adult bookstore	F	F	F
Bakery	A	A	A
Cannabis establishment ²³ (<u>Text Amd. No. 432, § 3, 4-13-2018</u>)	C	C	C
*General retail business ⁽¹⁰⁾	A	A	C
Liquor store	A	A	C
Local retail business	A	A	A
Outdoor sale of garden supplies	A	A	A
†Pawnshop	C	C	C

(*As amended on December 19, 1994.)

(†As inserted on February 16, 2001)



City of Boston
Mayor Martin J. Walsh
Boston Cannabis Board

Commissioners:
Kathleen M. Joyce, Chairman
Lisa Holmes
Darlene Lombos
John Smith
Alejandra St. Guillen
Executive Secretary:
Lesley Delaney Hawkins

VOTING HEARING AGENDA BOSTON CANNABIS BOARD

The Boston Cannabis Board (the “BCB”) held its voting hearing on Wednesday, September 16, 2020 at 1:00pm.

AGENDA

1. HVV Massachusetts, Inc., the holder of a non-operational Medical Cannabis Dispensary License, has applied for a Recreational Cannabis Retail Dispensary License to be co-located at 220 McClellan Highway in East Boston. The applicant is a non-equity applicant.
Applicant contact: Sira Grant & Jeffrey Drago
GRANTED with the condition that Licensee update the BCB annually regarding its diversity and inclusion plan.
2. EVG Farms Group LLC has applied for a Recreational Cannabis Retail Dispensary License to be exercised at 883 Hyde Park Avenue in Hyde Park. The applicant is an equity applicant.
Applicant contact: Daniel Toscano
GRANTED with the condition the Licensee provide the BCB an executed copy of its lease agreement and continue working with the neighbors regarding quality of life issues.
3. New England Cannabis Corporation has applied for a Recreational Cannabis Retail Dispensary License to be exercised at 204 North Beacon Street in Allston/Brighton. The applicant is a non-equity applicant.
Applicant contact: Kenneth Stevens & Ron Lipoff
GRANTED with the condition the Licensee have dedicated security personnel during peak hours.
4. Massachusetts Citizens for Social Equity LLC has applied for a Recreational Cannabis Retail Dispensary License to be exercised at 3997 Washington Street in Roslindale. The applicant is an equity applicant.
Applicant contact: Michael Ross
GRANTED.
5. Beacon Compassion Inc. has applied for a Medical Cannabis Dispensary License to be exercised at 1524 VFW Parkway in West Roxbury. The applicant is a non-equity applicant.
Applicant contact: Stephen Angelo & Peter D’Agostino
GRANTED with the condition that Licensee update the BCB annually regarding its diversity and inclusion plan.
6. New Dia LLC has applied for a Recreational Cannabis Retail Dispensary License to be exercised at 48-62 Brookline Avenue in the Fenway. The applicant is an equity applicant.
Applicant contact: Dennis Quilty & Ross Bradshaw
DEFERRED until the October voting hearing.

7. Suns Mass, Inc. has applied for a co-located Recreational Cannabis Retail Dispensary, Medical Dispensary, and Manufacturing License to be exercised at 931 Hyde Park Avenue in Hyde Park. The applicant is a non-equity applicant.
Applicant contact: Michael Ross
REJECTED without prejudice four to one (Chairwoman Joyce voted to defer).
8. LowKey LLC has applied for a Recreational Cannabis Retail Dispensary License to be exercised at 571 Washington Street in Dorchester. The applicant is an equity applicant.
Applicant contact: Jeff Similien
GRANTED
9. Dragon Vapors, LLC has applied for a Recreational Cannabis Retail Dispensary License to be exercised at 354-358 Chestnut Hill Avenue in Allston/Brighton. The applicant is a non-equity applicant.
Applicant contact: Christopher Ray
REJECTED without prejudice.

OLD AND NEW BUSINESS

1. Deferred application: Patriot Care Corp., the holder of an operational Medical Cannabis Dispensary License, has applied for a Recreational Cannabis Retail License to be co-located at 21 Milk Street in Downtown Boston. The applicant is a non-equity applicant.
Applicant contact: Larry DiCara
GRANTED with the following conditions (applicable to recreational not medical):
 1. Licensee will operate adult-use by appointment-only until six (6) months from opening for adult-use. Should lines form after the lifting of the appointment only restriction the appointment only restriction will be reinstated at the discretion of the BCB.
 2. Licensee will not sell pre-rolled cannabis products.
 3. Licensee will require a minimum purchase amount of \$35.00.
 4. Licensee will insert an educational card with each purchase.
 5. Licensee will maintain a triple-check system for IDs.
 6. Licensee will operate daily during the hours of 9:00 a.m. to 7:00 pm.
 7. Licensee will notify the BID as to the name and contact information for the dispensary manager and will update this information should the management staff change.
2. Motion to request the Executive Secretary draft an amendment for consideration and discussion to the BCB's Rules and Regulations regarding transferability of licenses and changes of beneficial interest.
GRANTED.



City of Boston
Mayor Martin J. Walsh
Board of Appeal

**NOTICE OF DECISION
CASE NO. BOA940718
PERMIT #ALT903235
APPEAL SUSTAINED
WITH PROVISOS**

In reference to appeal of

Beacon Compassion Inc.

Concerning premises

1524 VFW Parkway, Ward 20

to vary the application of the Zoning Act, Ch. 665, Acts of 1956, as amended, in this specific case, I beg to advise that the petition has been granted.

Decision has been filed in the office of the Commissioner of the Inspectional Services Department, 1010 Massachusetts Avenue, fifth floor, Boston, MA 02118, and is open for public inspection. Date of entry of this decision in the Inspectional Services Department was February 17, 2021.

Please be advised, due to the ongoing COVID-19 public health emergency, this decision of the Board has been reviewed and signed electronically by the signing Board Members. The addition of the certification of the Executive Secretary to the signature page attests that each Board Member who has signed this decision electronically has had an opportunity to review the written decision and has given his or her express written permission to the Executive Secretary to sign this decision electronically.

FOR THE BOARD OF APPEAL

*/s/*Kevin P. O'Connor, Jr.

Kevin P. O'Connor, Jr.
Principal Administrative Assistant



City of Boston
Mayor Martin J. Walsh
Board of Appeal

DECISION OF THE BOARD ON THE APPEAL OF

December 1, 2020

DATE

Beacon Compassion Inc.

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

1524 VFW Parkway, Ward - 20

For the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

Article(s): Article 56 Section 15 Use Regulations USE: Cannabis Establishment. (Conditional)

Purpose: The Applicant propose a chsnge of Occupancy to include a Cannabis Establishment. The Applicant also proposes to modify the existing layout and conditions of a portion of the interior of the Building. Please see the sumitted plans for addition detail

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BOA 940718 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax lists, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

THE BOSTON HERALD on Tuesday, November 10, 2020

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority was sent notice of the appeal by the Building Department and the legal required period of time was allotted to enable the BRA to render a recommendation to the Board, as prescribed in the Code.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, December 1, 2020 in accordance with notice and advertisement aforementioned, the Board finds as follows:

The Appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code, all as per Application for Permit# ALT903235 and November 08, 2018 plans submitted to the Board at its hearing and now on file in the Building Department.



DECISION OF THE BOARD ON THE APPEAL OF

1524 VFW Parkway (Ward 20)
BOA-940718
Date of Hearing: December 1, 2020
Permit # ALT903235
Page # 2

In this appeal, the Petitioner seeks a Conditional Use Permit pursuant to the Boston Zoning Code Article 56, § 56-15 and Article 6, § 6-3 to operate a Cannabis Establishment at the building located at 1524 VFW Parkway, West Roxbury, within the West Roxbury Neighborhood Zoning District and the Community Commercial Subdistrict (“the Premises”).

BACKGROUND

The Petitioner received a zoning code refusal from Plans Examiner Thomas O’Donnell, on behalf of the Commissioner, on or about April 10, 2019. It appealed said refusal on or about April 10, 2019 and was given a public hearing date of December 1, 2020.

At the public hearing the Petitioner presented facts and materials, as to how it satisfied the criteria for a conditional use permit, as set forth in the Boston Zoning Code and public testimony was taken. A representative of the Mayor’s Office of Neighborhood Services spoke in support and referenced letters of support from the Boston Trailer Park Association, the West Roxbury Neighborhood Council, and the Charles River Spring Valley Association. In addition, a representative of City Councilor Matt O’Malley’s Office spoke in support. No one spoke in opposition

DOCUMENTS FILED WITH THE CITY AND/OR THE BOARD

The Petitioner filed the following documents:

- Appeal and Filing Fee;
- Plans prepared by Anderson Porter Design dated November 21, 2018;
- A Host Community Agreement executed by the Petitioner and the City of Boston; and
- Correspondence of the Boston Cannabis Board dated December 1, 2020, demonstrating its vote of support on September 16, 2020.



DECISION OF THE BOARD ON THE APPEAL OF

1524 VFW Parkway (Ward 20)
BOA-940718
Date of Hearing: December 1, 2020
Permit # ALT903235
Page # 3

FINDINGS

Based on the evidence before it, and pursuant to Article 6, § 6-3, the Board makes the following findings:

a) The specific site is an appropriate location for such use;

The Cannabis Establishment is a contemplated use in the Community Commercial Subdistrict of the West Roxbury Neighborhood Zoning District. The location of the Cannabis Establishment is an appropriate location. The Cannabis Establishment has on-site parking and is centrally located and easily accessible via public or private means of transportation.

b) The use will not adversely affect the neighborhood;

The Cannabis Establishment will not adversely affect the neighborhood, or alter the essential character of the neighborhood, or produce an undesirable change in the character of the neighborhood. Pursuant to state and local regulations, the Cannabis Establishment is specifically designed to minimize and mitigate any impact on the neighborhood. It will be equipped with state-of-the-art security features including video surveillance and private security. The Petitioner stated that it will enhance the safety and security of the neighborhood by providing improved lighting, and investing substantial capital to improve and build-out the space.

c) There will be no serious hazard to vehicles or pedestrians from the use;

The Cannabis Establishment will not disturb the existing right of way, pedestrian access, and will not cause a serious hazard to vehicle or pedestrian traffic.

d) No nuisance will be created by the use; and

The Cannabis Establishment will not produce any unusual noise or odors, fumes or waste nor will it cause any serious hazard to pedestrians or create a nuisance. The Petitioner stated that it is, and will continue to be, subject to rigorous requirements set for by the CCC to ensure the proper operation of the Cannabis Establishment.



DECISION OF THE BOARD ON THE APPEAL OF

1524 VFW Parkway (Ward 20)
BOA-940718
Date of Hearing: December 1, 2020
Permit # ALT903235
Page # 4

e) Adequate and appropriate facilities will be provided for the proper operation of the use.

The Cannabis Establishment will be fitted with high-end equipment, providing adequate and appropriate facilities to enhance its operation. The Petitioner further stated that it has designed the Cannabis Establishment in a manner that will be in keeping with the neighborhood, while preserving its ability to provide vital services. The Cannabis Establishment will benefit the City and promote the health and welfare of its residents by providing quality service to its customers and/or patients, and will operate in a professional manner.

Based on the foregoing Findings, the Board finds that the requested relief may be granted in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The Cannabis Establishment will provide necessary access to customers and/or patients. It will serve as a benefit to the City by fulfilling the state mandate that Cannabis Establishments need to be allowed to open and operate, while ensuring the safety of the public.

CONCLUSION

Based on the evidence, the Board finds that all conditions required for the granting of a Conditional Use Permit under Article 6 § 6-3 of the Zoning Code have been met.

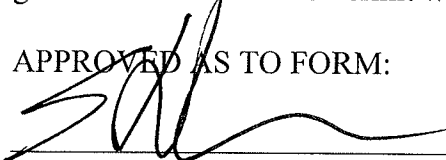


DECISION OF THE BOARD ON THE APPEAL OF

1524 VFW Parkway (Ward 20)
BOA-940718
Date of Hearing: December 1, 2020
Permit # ALT903235
Page # 5

Therefore, acting under its discretionary power, the Board (the members and/or substitute members sitting on this appeal) voted to grant the requested Conditional Use Permit as described above, which annuls the refusal of the Building Commissioner and orders him to grant a Conditional Use Permit with the provisos provided below.

APPROVED AS TO FORM:


Assistant Corporation Counsel

PROVISO:

1. Relief to this applicant only;
2. BPDA Design review for signage and design of lift; and
3. Petitioner will stripe for two handicapped spaces.

Signed, February 5, 2021

/s/ Christine Araujo

Christine Araujo – Chair (Voted In Favor)

/s/ Mark Fortune

Mark Fortune – Secretary (Voted In Favor)

/s/ Mark Erlich

Mark Erlich (Voted In Favor)

/s/ Joseph Ruggiero

Joseph Ruggiero (Voted In Opposition)

/s/ Kosta Ligris

Kosta Ligris (Voted In Opposition)

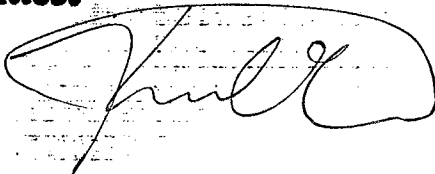
/s/ Edward Deveau

Edward Deveau (Alternate) (Voted In Favor)

/s/ Jeanne Pinado

Jeanne Pinado (Alternate) (Voted In Favor)

**A True Copy,
Attest**



KEVIN O'CONNOR
Esq. Assistant Corporation Counsel

Adjoins Map 11C

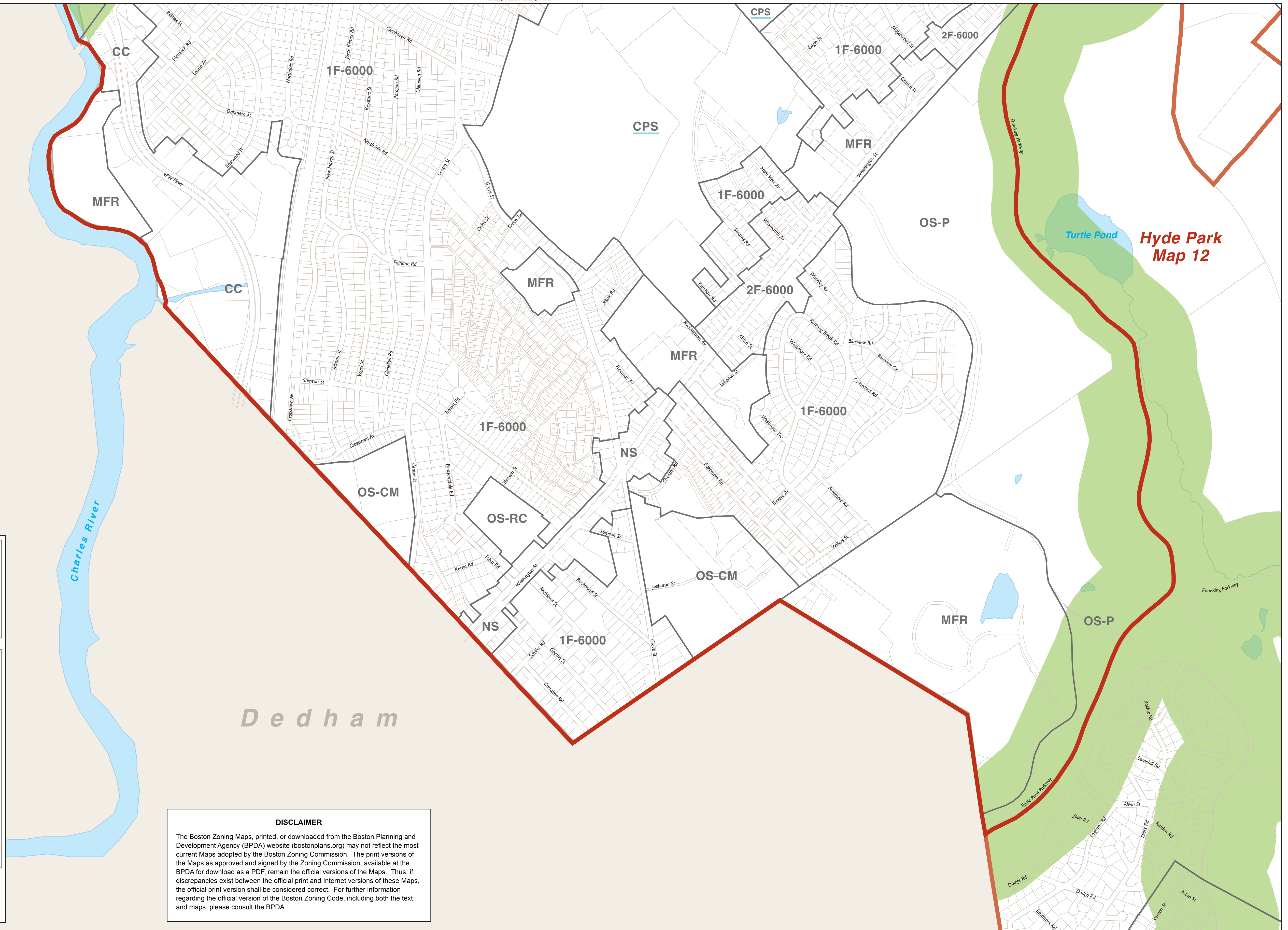
Zoning Districts City of Boston
Map 11E
West Roxbury Neighborhood District
 (Replacing "Map 11, West Roxbury")

Adopted by the
 Zoning Commission of the City of Boston
 in meeting on August 18, 1994

Richard B. Fowler
 Chairman
 Effective: August 23, 1994
 Date of public notice June 29, 1994
 (See St. 1956, c. 665, s.5)

As amended

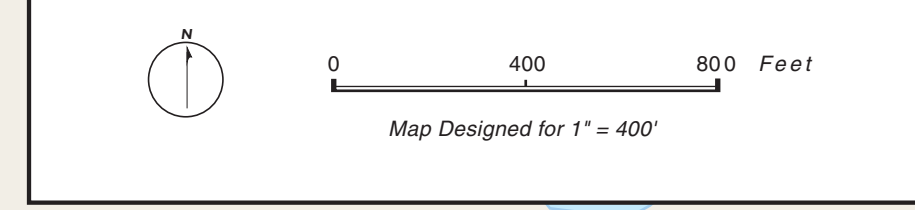
Effective: September 19, 2003
 Public Notice: August 25, 2003



- West Roxbury Neighborhood District Boundary
- District Boundary
- Subarea Boundary
- Greenbelt Protection Overlay District (See Section 56-26)
- PDA Permitted

- Residential Subdistricts**
- 1F One-Family Residential Subdistrict
 - 2F Two-Family Residential Subdistrict
 - MFR Multifamily Residential Subdistrict
- Conservation Protection Subdistrict**
- CPS Conservation Protection Subdistrict
- Open Space Districts**
- OS Open Space District
 - OS-CM Cemetery Open Space Subdistrict
 - OS-P Parkland Open Space Subdistrict
 - OS-RC Recreation Open Space Subdistrict
 - OS-UW Urban Wild Open Space Subdistrict
- Neighborhood Business Subdistricts**
- NS Neighborhood Shopping Subdistrict
 - CC Community Commercial Subdistrict
 - CF Community Facilities Subdistrict
 - LI Local Industrial Subdistrict
 - NI Neighborhood Institutional Subdistrict

For maximum allowed Height, FAR, and other provisions, see Article 56.



DISCLAIMER

The Boston Zoning Maps, printed, or downloaded from the Boston Planning and Development Agency (BPDA) website (bostonplans.org) may not reflect the most current Maps adopted by the Boston Zoning Commission. The print versions of the Maps as approved and signed by the Zoning Commission, available at the BPDA for download as a PDF, remain the official versions of the Maps. Thus, if discrepancies exist between the official print and Internet versions of these Maps, the official print version shall be considered correct. For further information regarding the official version of the Boston Zoning Code, including both the text and maps, please consult the BPDA.

Host Community Agreement Certification Form

The applicant and contracting authority for the host community must complete each section of this form before uploading it to the application. Failure to complete a section will result in the application being deemed incomplete. Instructions to the applicant and/or municipality appear in italics. Please note that submission of information that is “misleading, incorrect, false, or fraudulent” is grounds for denial of an application for a license pursuant to 935 CMR 500.400(1).

Applicant

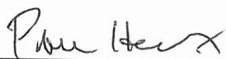
I, Catherine Cametti, (*insert name*) certify as an authorized representative of Beacon Compassion (*insert name of applicant*) that the applicant has executed a host community agreement with City of Attleboro (*insert name of host community*) pursuant to G.L.c. 94G § 3(d) on 05/17/18 (*insert date*).



Signature of Authorized Representative of Applicant

Host Community

I, Paul Heroux, (*insert name*) certify that I am the contracting authority or have been duly authorized by the contracting authority for City of Attleboro (*insert name of host community*) to certify that the applicant and City of Attleboro (*insert name of host community*) has executed a host community agreement pursuant to G.L.c. 94G § 3(d) on 05/17/18 (*insert date*).



Signature of Contracting Authority or
Authorized Representative of Host Community

Host Community Agreement Certification Form

Instructions

Certification of a host community agreement is a requirement of the application to become a Marijuana Establishment (ME) and Medical Marijuana Treatment Center (MTC). Applicants must complete items 1-3. The contracting authority for the municipality must complete items 4-8. Failure to complete a section will result in the application not being deemed complete. This form should be completed and uploaded into your application. Please note that submission of information that is “misleading, incorrect, false, or fraudulent” is grounds for denial of an application for a license pursuant to 935 CMR 500.400(2) and 501.400(2).

Certification

The parties listed below do certify that the applicant and municipality have executed a host community agreement on the specified date below pursuant to G.L. c. 94G § 3(d):

1. Name of applicant:

Beacon Compassion, Inc.

2. Name of applicant’s authorized representative:

Catherine Cametti, President

3. Signature of applicant’s authorized representative:



4. Name of municipality:

City of Boston, Massachusetts

5. Name of municipality’s contracting authority or authorized representative:

Robert Arcangeli



6. Signature of municipality's contracting authority or authorized representative:

Robert A. Q.

7. Email address of contracting authority or authorized representative of the municipality (*this email address may be used to send municipal notices pursuant to 935 CMR 500.102(1) and 501.102(1).*):

Lesley Hawkins (lesley.hawkins@boston.gov)

8. Host community agreement execution date:

Oct 27, 2020





Plan to Remain Compliant with Local Zoning

The City of Attleboro has adopted a zoning ordinance that permits marijuana businesses, including, but not limited to research, testing, growing, cultivating, manufacturing, processing, packaging, distributing, and retail and wholesale sales of marijuana and marijuana-based related products in the Industrial “I” and Industrial Business Park “IBP” zoning districts.

Beacon Compassion Inc. (d/b/a HiFive) (the “**Company**”), is proposing to develop and operate a Marijuana Establishment, and more specifically a Medical Marijuana Treatment Center 30 Franklin R. McKay Road, Attleboro, MA 02703. This site is located in the Industrial “I” zone, and pursuant to Section 17.3.4 of the City of Attleboro Zoning Ordinance, the use of the site for a marijuana cultivation and product manufacturing facility is a permissible use subject to the granting of a special permit by the Attleboro Planning Board.

The Company has discussed its marijuana cultivation and product manufacturing facility with City officials, including the building department, police department and fire department, health department, department of public works and anticipates receipt of its special permit in October of 2021. The Company has also entered into a host community agreement with the city.

The Company plans to continue to work with officials from the City to ensure the operations will have a positive impact on the community and will work diligently to obtain all necessary approvals and permitting.

The Company hereby submits that it will continue to comply with all local and state requirements and company President, Chad Wise, will be responsible for ongoing compliance with local and state rules and regulations.

Community Outreach Meeting Attestation Form

Instructions

Community Outreach Meeting(s) are a requirement of the application to become a Marijuana Establishment (ME) and Medical Marijuana Treatment Center (MTC). 935 CMR 500.101(1), 500.101(2), 501.101(1), and 501.101(2). The applicant must complete each section of this form and attach all required documents as a single PDF document before uploading it into the application. If your application is for a license that will be located at more than one (1) location, and in different municipalities, applicants must complete two (2) attestation forms – one for each municipality. Failure to complete a section will result in the application not being deemed complete. Please note that submission of information that is “misleading, incorrect, false, or fraudulent” is grounds for denial of an application for a license pursuant to 935 CMR 500.400(2) and 501.400(2).

Attestation

I, the below indicated authorized representative of that the applicant, attest that the applicant has complied with the Community Outreach Meeting requirements of 935 CMR 500.101 and/or 935 CMR 501.101 as outlined below:

1. The Community Outreach Meeting was held on the following date(s):
2. At least one (1) meeting was held within the municipality where the ME is proposed to be located.
3. At least one (1) meeting was held after normal business hours (this requirement can be satisfied along with requirement #2 if the meeting was held within the municipality and after normal business hours).



4. A copy of the community outreach notice containing the time, place, and subject matter of the meeting, including the proposed address of the ME or MTC was published in a newspaper of general circulation in the municipality at least 14 calendar days prior to the meeting. A copy of this publication notice is labeled and attached as “Attachment A.”

a. Date of publication:

b. Name of publication:

5. A copy of the community outreach notice containing the time, place, and subject matter of the meeting, including the proposed address of the ME or MTC was filed with clerk of the municipality. A copy of this filed notice is labeled and attached as “Attachment B.”

a. Date notice filed:

6. A copy of the community outreach notice containing the time, place, and subject matter of the meeting, including the proposed address of the ME or MTC was mailed at least seven (7) calendar days prior to the community outreach meeting to abutters of the proposed address, and residents within 300 feet of the property line of the applicant’s proposed location as they appear on the most recent applicable tax list, notwithstanding that the land of the abutter or resident is located in another municipality. A copy of this mailed notice is labeled and attached as “Attachment C.” Please redact the name of any abutter or resident in this notice.

a. Date notice(s) mailed:

7. The applicant presented information at the Community Outreach Meeting, which at a minimum included the following:

- a. The type(s) of ME or MTC to be located at the proposed address;
- b. Information adequate to demonstrate that the location will be maintained securely;
- c. Steps to be taken by the ME or MTC to prevent diversion to minors;
- d. A plan by the ME or MTC to positively impact the community; and
- e. Information adequate to demonstrate that the location will not constitute a nuisance as defined by law.

8. Community members were permitted to ask questions and receive answers from representatives of the ME or MTC.



Name of applicant:

Beacon Compassion, Inc.

Name of applicant's authorized representative:

Chad Wise

Signature of applicant's authorized representative:

Chad Wise



Attachment A
Newspaper Publication

To place an ad, log on to thesunchronicle.com/admarket and click place an ad 508-222-7018 Fax: 508-236-0463

CLASSIFIED



LEGLALS

Lord St

NOTICE OF MORTGAGEES SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Restrepo & Investments Properties, Trucks LLC, to RCN Capital, LLC, dated August 10, 2018, and recorded with the Bristol County (Northern District) Registry of Deeds in Book 24611 at Page 239, of which mortgage the undersigned is the present holder by assignment from RCN Capital, LLC, to Normandy Capital Trust, dated August 16, 2019, recorded in Book 24695, Page 231; and by a confirmatory assignment from RCN Capital, LLC, to Wilmington Savings Fund Society, FSB as Trustee for Normandy Capital Trust, dated January 28, 2021, recorded in Book 26723, Page 148, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 A.M. on the 24th day of June 24, 2021, at 1 Lord Street, Attleboro, MA 02703, all and singular the premises described in said mortgage,

To wit:

That certain lot of land with all the buildings and improvements thereon, situated on the northerly corner of Lord and Pond Street, in the City of Attleboro, County of Bristol, Commonwealth of Massachusetts, and described as follows:

Beginning at a stone bound in the northerly corner of Lord and Pond Street which is the most southerly corner of the land hereby conveyed; thence running northwesterly along the northeasterly line of Lord Street, seventy-six and 52/100ths (76.52) feet to a fence; thence turning and running in a northeasterly direction following the line of said fence eighty and 25/100ths (80.25) feet to an angle in said fence; thence turning an interior angle of 148° 59' and continuing northeasterly, but more easterly, along said fence forty-nine and 5/10ths (49.5) feet to the westerly line of said Pond Street for a corner; thence turning and running southerly along the westerly line of said Pond Street, forty-nine and 20/100ths (49.20) feet to an angle in said Pond Street to a fence post; thence turning an interior angle of 129° 10' and running southwesterly along the northwesterly line of Pond Street one hundred five and 4/10ths (105.4) feet to the place or point of beginning and making an interior angle of 76° 36' with the first course herein described.

For title reference see deed recorded in Book 23018, Page 268 and herewith.

1 Lord Street, Attleboro, MA 02703 AP - 1, AL 66A & 67A

Premises to be sold and conveyed subject to and with the benefit of all rights, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of sale: A deposit of five thousand dollars (\$5,000) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Demerle Hoeger LLP, 10 City Square, 4th Floor, Boston, MA 02129 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale. Wilmington Savings Fund Society, FSB as Trustee for Normandy Capital Trust, Present holder of said mortgage,

By its Attorneys, Demerle Hoeger LLP 10 City Square, 4th Floor Boston, MA 02129 (617) 337-4444 06/03,06/10,06/17/2021

LEGLALS

Beacon

NOTICE OF COMMUNITY OUTREACH MEETING

Please join Beacon Compassion Inc., Doing Business As (DBA) HiFive (such dba name is pending approval from the Cannabis Control Commission (CCC)), for a Community Outreach Meeting as we share our plans for a Medical Marijuana Treatment Center and Marijuana Establishment. This location will be for the purposes of Marijuana Cultivation and Product Manufacturing which will be located at 30 Franklin R McKay Road in Attleboro.

In this meeting, we will discuss security, diversion prevention, community involvement and planning, and general operating information for the proposed facility. We will also discuss our plan to provide reduced cost or free Marijuana to patients with documented Verified Financial Hardship. There will be an opportunity for the public to ask questions.

WHO: BEACON COMPASSION INC., DBA FIFIVE (pending approval)

WHAT: COMMUNITY OUTREACH MEETING TO DISCUSS A MEDICAL MARIJUANA TREATMENT CENTER AND ADULT-USE MARIJUANA CULTIVATION AND PRODUCT MANUFACTURING FACILITY IN ATTLEBORO.

WHEN: JULY 1ST, 2021 @ 6:30PM

WHERE: ATTLEBORO ELKS LODGE 887 SOUTH MAINSTREET ATTLEBORO MA, 02703-6222 06/17/2021

LEGLALS

Fennell



Commonwealth of Massachusetts The Trial Court Probate and Family Court Bristol Probate and Family Court Office of Register Suite 240 40 Broadway Taunton MA, 02780

NOTICE AND ORDER: Petition for Appointment of Guardian of a Minor Docket No. BR20P2117GD

In the interest of Jason E Fennell of North Attleboro, MA

Minor

NOTICE TO ALL INTERESTED PARTIES

1.Hearing Date/Time: A hearing on a Petition for Appointment of Guardian of a Minor filed on 10/28/2021 by Linda L. Fennell of West Roxbury, MA will be held 07/02/2021 09:00A.M. Review Hearing Located Go to zoom.com or call 646-828-7666, ID#1605472630

2.Response to Petition: You may respond by filing a written response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to: File the original with the Court; and Mail a copy to all interested parties at least five(5) business days before the hearing.

3.Counsel for the Minor: The minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.

4.Counsel for Parents: If you are a parent of the minor child who is the subject of this proceeding you have the right to be represented by an attorney. If you want an attorney and cannot afford to pay for one and if you give proof that you are indigent, and attorney will be assigned to you. Your request for an attorney should be mad immediately by filling out the Application of Appointment of Counsel form. Submit the application form in person or by mail at the court location where your case is going to be hear.

5.Presence of the Minor at Hearing: A minor over age 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests.

THIS IS A LEGAL NOTICE: An important court proceeding that may affect your rights has been scheduled. If you do not understand this notice or other court papers, please contact an attorney for legal advice. Date: March 25, 2021 Thomas C Hoye Jr., Register of Probate 06/17/2021

LEGLALS

Yuen-Fan Tong



Commonwealth of Massachusetts The Trial Court Probate and Family Court Bristol Probate and Family Court Office of Register Suite 240 40 Broadway Taunton, MA 02780 (508)977-6040

CITATION ON PETITION FOR FORMAL ADJUDICATION Docket No. BR21P1360EA

Estate of: Jenny Yuen-Fan Tong Date of Death: 04/14/2021

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Joanna Lussier of Franklin MA

requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Joanna Lussier of Franklin MA

be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 07/09/2021..

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE(MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Katherine A Field, First Justice of this Court. Date: June 03, 2021 Thomas C Hoye, Jr., Register of Probate 06/17/2021

AUTO PARTS/ACCESSORIES

20 x 9 factory chrome SRT Wheels, TPM & Lugnuts \$850 OBO. Retail value \$4500 Call 508-530-2205.

AUTO WANTED

WANTED Junk or Unwanted Cars or Trucks. Will pick up & pay \$\$\$ FOGERTY'S TOWING & AUTO SALVAGE. NORTON. Call 508-285-7440.

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Competitive wages based on exp. Permanent F/T Position. Benefits incl.: medical/dental, simple IRA (available), paid vacation, holiday & personal days. Call 508-644-2950, x2 Fax resume: 508-644-5021 (attn: Robin); email; robin@beaupreelectric.com

MJC PLASTERING, INC. Plaster & blue board installation. Rehab & new const. Ins. Mike 508-838-6272

Noble Plumbing- No job too small! Over 40 yrs exp. Call Keith @ 774-210-2241. Lic# 9583

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RICK'S HARDWOOD FLOORS Laid, sanded, refinished. 40+ Yrs. Experience Guaranteed Workmanship Call Rick Ferencik ~ 508-369-8856 ~

TONY'S TREE SERVICE, LLC Bucket Truck, Storm Damage Pruning Ins.508-317-8084

GENERAL SERVICES

BOOKKEEPER / COLLECTION SPECIALIST P/T, flexible hours. Exp. in all aspects of QuickBooks collections. Call Tom at 508-838-8239

GENERAL HELP WANTED

Cook F/T For Wrentham Development Center Call 508-384-3114 ext. 2277 ask for Jeff or Sandie.

Garage/ Yard Sales/ Flea Markets

ATTLEBORO- 169 Ingraham St (off Dexter st.) Sat 6/19 8-2pm.

Craft and Vendor Fair 6/19 9-3, La Salette, 947 Park St. 30 plus vendors, kids activities, Ice Cream & Food truck

N. ATTLEBORO Oldtown Yard Sale Sat. June 19, 8-2 p.m. Weather permitting. 675 Old Post Road

N. Attleboro- Number 1-43 Woodchip Sq. Rustic Pines Mobile Home Park. Sat 6/19 8am-1pm. Community Sale.

N. Attleboro- Sat 6/19, 8-3 raintdate Sun. 6/20. Furniture, kitchenware, Collectibles. No Early Birds. MOVING SALE. 40 Charles st.

GENERAL HELP WANTED

PART-TIME AND ON CALL CUSTODIAN POSITIONS IN FRANKLIN

Seeking reliable, detail oriented custodians to clean school and town buildings in the Town of Franklin. Part-time positions work set evening hours for up to 19 hours per week. Substitute Custodians are called as shifts open up in the schools. Great opportunity to get training for future full-time jobs. \$16.91 per hour. Visit www.tinyurl.com/franklinjobs for more info.

FUEL/FIREWOOD/ WOOD STOVES

T&M FUEL NO ONE WILL BEAT OUR PRICE! ~ 508-761-7651 ~

Garage/ Yard Sales/ Flea Markets

ATTLEBORO- Country Ranch 3 bdrm, no pets, stove & refridge. References. All Utili Pd. \$1900 mo. Dep req. 508-254-6375. 508-989-8841

FOXBORO / N. ATTLEBORO Location, Size & Value 1-2 Br., 1-1 1/2 Bath Apartments-Duplex-Twnhses For Appointment Call ••• 508.695.6950 •••

N. ATTLEBORO - 2 BR Modern, spacious, app, A/C, prkg. No pets. 1st/last. \$1500/mo. Avl. July 1st 508-280-2500.



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What Matters.

Attachment B

Notice Filed with the Municipality

NOTICE OF COMMUNITY OUTREACH MEETING

Please join Beacon Compassion Inc., Doing Business As (DBA) "HiFive" (such dba name is pending approval from the Cannabis Control Commission (CCC)), for a Community Outreach Meeting as we share our plans for a Medical Marijuana Treatment Center and Marijuana Establishment. This location will be for the purposes of Marijuana Cultivation and Product Manufacturing which will be located at 30 Franklin R McKay Road in Attleboro.

In this meeting, we will discuss security, diversion prevention, community involvement and planning, and general operating information for the proposed facility. We will also discuss our plan to provide reduced cost or free Marijuana to patients with documented Verified Financial Hardship. There will be an opportunity for the public to ask questions.

WHO: BEACON COMPASSION INC., DBA HIFIVE (pending approval)

WHAT: COMMUNITY OUTREACH MEETING TO DISCUSS A MEDICAL MARIJUANA TREATMENT CENTER AND ADULT-USE MARIJUANA CULTIVATION AND PRODUCT MANUFACTURING FACILITY IN ATTLEBORO.

WHEN: JULY 1ST, 2021 @ 6:30PM

WHERE: ATTLEBORO ELKS LODGE
887 SOUTH MAINSTREET
ATTLEBORO MA, 02703-6222

Subject: RE: Beacon Compassion Inc. - Notice of Community Outreach Meeting
Date: Wednesday, June 16, 2021 at 1:40:36 PM Eastern Daylight Time
From: Alison Wood
To: Elizabeth Shugart
Attachments: image006.jpg, image001.jpg, image002.png, image003.png, image004.png, image005.png

Received!

Have a wonderful day!

Alison Wood

Legal Secretary | Office of the Mayor
City of Attleboro | City Hall - Government Center |
77 Park Street | Attleboro, MA 02703
p: 508.223.2222 x3222 | f: 508.222.2513 | legalsecretary@cityofattleboro.us



From: Elizabeth Shugart (Elizabeth@tenaxstrategies.com) <Elizabeth@tenaxstrategies.com>
Sent: Wednesday, June 16, 2021 12:23 PM
To: legalsecretary@cityofattleboro.us
Cc: Victoria Ireton <victoria@tenaxstrategies.com>
Subject: Beacon Compassion Inc. - Notice of Community Outreach Meeting

Alison,


Great chatting with you just now!

As mentioned, attached is the notice for the Community Outreach Meeting for Beacon Compassion, Inc. that is proposing a Medical Marijuana Treatment Center and adult-use Marijuana Cultivation and Product Manufacturing facility at 30 Franklin R McKay Road in Attleboro. If you could please post these notices to the City's preferred board (website or within City Hall) for community meetings, then that would be greatly appreciated.

Also, if you could please confirm receipt of this notice as we discussed, then that would be greatly appreciated as well. Thank you in advance for your time and assistance with this request!

Best,
Elizabeth

Elizabeth Shugart
Account Executive

 617.909.7002

 elizabeth@tenaxstrategies.com



This email and any files transmitted with it may contain legally privileged and confidential information. If you are not the intended recipient or the intended recipient's authorized agent or if you have received this email in error, you are hereby notified that this email may not be further disseminated, reviewed, copied, or distributed. Please immediately notify the sender if you have received this email by mistake and delete this email from your system. If you are not the intended recipient, you are hereby notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Thank you!

This email and any files transmitted with it may contain legally privileged and confidential information. If you are not the intended recipient or the intended recipient's authorized agent or if you have received this email in error, you are hereby notified that this email may not be further disseminated, reviewed, copied, or distributed. Please immediately notify the sender if you have received this email by mistake and delete this email from your system. If you are not the intended recipient, you are hereby notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Thank you!

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Attachment C

Examples of Abutters Notices

NOTICE OF COMMUNITY OUTREACH MEETING

Please join Beacon Compassion Inc., Doing Business As (DBA) "HiFive" (such dba name is pending approval from the Cannabis Control Commission (CCC)), for a Community Outreach Meeting as we share our plans for a proposed Medical Marijuana Treatment Center. This location will be for the purposes of Marijuana Cultivation and Product Manufacturing which will be located at 30 Franklin Road in Attleboro.

In this meeting, we will discuss security, diversion prevention, community involvement and planning, and general operating information for the proposed facility. There will be an opportunity for the public to ask questions.

WHO: Beacon Compassion Inc., Doing Business As (DBA) "HiFive" (such dba name is pending approval from the Cannabis Control Commission (CCC))

WHAT: COMMUNITY OUTREACH MEETING TO DISCUSS A PROPOSED MEDICAL MARIJUANA TREATMENT CENTER IN ATTLEBORO.

WHEN: JULY 1ST, 2021 @ 6:30PM

WHERE: ATTLEBORO ELKS LODGE
887 SOUTH MAINSTREET
ATTLEBORO MA, 02703-6222

Subject: PostNet MA101 Receipt

Date: Monday, June 21, 2021 at 4:17:25 PM Eastern Daylight Time

From: PostNet MA101

To: Elizabeth Shugart

Priority: High

PostNet MA101
6 Liberty Square
Boston, MA 02109
857-350-3064

Invoice# 40115
Clerk Clerk
Date 06/21/2021 04:17 PM
Account 010074278452
 Tenax Strategies

Description SKU#	Price	Qty	Ext. Price
Print- B&W- 8.5 X 11 Single 220811	0.13	15	1.95 t
Envelope 67EPS	0.50	15	7.50 t
Stuffing per piece 21STUFFING	0.07	15	1.05 t
Postage and Application 07POSTAGEAPPLICATION	0.80	15	12.00

Sub-Total: \$22.50

Sale Tax: \$0.66

Total: \$23.16

C Card Charge: \$23.16

*****1011

I agree to pay the above amount according to the card user agreement.
 (merchant agreement if credit voucher)

Please be aware that shipping carriers have suspended delivery guarantees and refunds on ALL services due to COVID-19 related travel restrictions.

To track shipments:

<http://www.postnet.com/boston-ma101/track>

UPS: 800-742-5877 or www.ups.com

FedEx: 800-463-3339 or www.fedex.com

DHL: 800-225-5345 or www.dhl-usa.com

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This email and any files transmitted with it may contain legally privileged and confidential information. If you are not the intended recipient or the intended recipient's authorized agent or if you have received this email in error, you are hereby notified that this email may not be further disseminated, reviewed, copied, or distributed. Please immediately notify the sender if you have received this email by mistake and delete this email from your system. If you are not the intended recipient, you are hereby notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Thank you!

Community Outreach Meeting Attestation Form

Instructions

Community Outreach Meeting(s) are a requirement of the application to become a Marijuana Establishment (ME) and Medical Marijuana Treatment Center (MTC). 935 CMR 500.101(1), 500.101(2), 501.101(1), and 501.101(2). The applicant must complete each section of this form and attach all required documents as a single PDF document before uploading it into the application. If your application is for a license that will be located at more than one (1) location, and in different municipalities, applicants must complete two (2) attestation forms – one for each municipality. Failure to complete a section will result in the application not being deemed complete. Please note that submission of information that is “misleading, incorrect, false, or fraudulent” is grounds for denial of an application for a license pursuant to 935 CMR 500.400(2) and 501.400(2).

Attestation

I, the below indicated authorized representative of that the applicant, attest that the applicant has complied with the Community Outreach Meeting requirements of 935 CMR 500.101 and/or 935 CMR 501.101 as outlined below:

1. The Community Outreach Meeting was held on the following date(s):
2. At least one (1) meeting was held within the municipality where the ME is proposed to be located.
3. At least one (1) meeting was held after normal business hours (this requirement can be satisfied along with requirement #2 if the meeting was held within the municipality and after normal business hours).



4. A copy of the community outreach notice containing the time, place, and subject matter of the meeting, including the proposed address of the ME or MTC was published in a newspaper of general circulation in the municipality at least 14 calendar days prior to the meeting. A copy of this publication notice is labeled and attached as “Attachment A.”

a. Date of publication:

b. Name of publication:

5. A copy of the community outreach notice containing the time, place, and subject matter of the meeting, including the proposed address of the ME or MTC was filed with clerk of the municipality. A copy of this filed notice is labeled and attached as “Attachment B.”

a. Date notice filed:

6. A copy of the community outreach notice containing the time, place, and subject matter of the meeting, including the proposed address of the ME or MTC was mailed at least seven (7) calendar days prior to the community outreach meeting to abutters of the proposed address, and residents within 300 feet of the property line of the applicant’s proposed location as they appear on the most recent applicable tax list, notwithstanding that the land of the abutter or resident is located in another municipality. A copy of this mailed notice is labeled and attached as “Attachment C.” Please redact the name of any abutter or resident in this notice.

a. Date notice(s) mailed:

7. The applicant presented information at the Community Outreach Meeting, which at a minimum included the following:

- a. The type(s) of ME or MTC to be located at the proposed address;
- b. Information adequate to demonstrate that the location will be maintained securely;
- c. Steps to be taken by the ME or MTC to prevent diversion to minors;
- d. A plan by the ME or MTC to positively impact the community; and
- e. Information adequate to demonstrate that the location will not constitute a nuisance as defined by law.

8. Community members were permitted to ask questions and receive answers from representatives of the ME or MTC.



Name of applicant:

Beacon Compassion, Inc.

Name of applicant's authorized representative:

Chad Wise

Signature of applicant's authorized representative:



Attachment A
Newspaper Publication

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

PUBLIC HEARING NOTICE

In accordance with the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40 and the Boston Wetlands Ordinance, Boston City Code, Ordinances, Chapter 7-1.4, the Boston Conservation Commission will hold a public hearing on **Wednesday, October 6, 2021 at 6:00 PM** to review the following project to determine what conditions, if any, the Commission will impose in order to protect the interests of the public and private water supply, ground water, prevention of pollution, flood control, prevention of storm damage, protection of fisheries and land containing shellfish, and protection of wildlife habitat. **This meeting will be held virtually.** You can participate in the meeting by going to <https://zoom.us/j/6864582044> or calling 1-929-205-6099 and enter Meeting ID 686 458 2044 #.

Notice of Intent for DEP File No. 006-18XX and BOS File No. 2021-XXX from Tetra Tech on behalf of Cruz Development Corporation for the proposed construction of a 4-unit residential dwelling located at 471-473 Harvard St, Mattapan, MA (Waterfront Area, 100ft Buffer to Inland Bank)

For the Commission, Nicholas Moreno, Executive Director

Sept 29

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

THE MASSACHUSETTS PORT AUTHORITY ABANDONED VEHICLES AUCTION

The Massachusetts Port Authority (the Authority), in accordance with Chapter 543 of the Massachusetts Acts of 1963, will sell at online public auction certain motor vehicles, abandoned on Authority property. Online bidding starts October 6, 2021 at 9:00 am ET. Items close out starting at 9:00 am ET, October 12, 2021. Each vehicle will be sold AS IS and WHERE IS with no express or implied warranties of any kind. Vehicles may be inspected from 8:00 am to 4:00 pm on Friday, October 8, and Monday, October 11 at JJ Kane Auctioneers, 11 Fortune Boulevard, Shrewsbury, MA 01545. The Authority reserves the right to withdraw any or all of the listed vehicles from sale at any time prior to a successful bid and reserves the right to reject any and all bids. All prospective bidders are required to register on-line in advance. Go to www.jjkane.com ("How to Bid Online"). Vehicles and additional details of the auction are available at <https://www.jjkane.com/promotions/massachusetts-port-authority-abandoned-vehicle-auctions/>. Members or employees of the Authority, their immediate family members, or their agents, are prohibited from bidding.

Sept 24 29 Oct 6

Landlords
Advertise your rental unit in Boston's daily classified marketplace.
To inquire about our affordable rates and to place your ad, call 617-423-4545.



LEGAL NOTICES

LEGAL NOTICES

NOTICE OF PUBLIC MEETING

Notice is hereby given that a Community Meeting for a Proposed Cannabis Establishment is scheduled for:

Application Name: Beacon Compassion Inc., d/b/a "HiFive"
Application Address: 1524 VFW Parkway, West Roxbury MA 02132
License Type: See Below



Join virtually at the WebEx Event link below - this is NOT an in person meeting:

Proposal: This is an application by Beacon Compassion Inc., d/b/a "HiFive" to expand the operations of its previously permitted Medical to incorporate adult-use marijuana retail sales to be operated at the address of 1524 VFW Parkway - the scheduled date for the meeting will be on October 13th, 2021 at 7:00 PM via the WebEx Meeting Forum. The application also includes:

- Update Community Outreach for Medical
- Update abutters on the new suite at the same location
- HiFive will discuss security, diversion prevention, community involvement and planning, and general operating information for the proposed establishment

Date: Wednesday, October 13th, 2021
Time: 7:00PM
Event Link: <https://bit.ly/3CEa2NT>
Event password: cannabis
Dial-in Number: +1-408-418-9388
Access Code: 2346 139 9443

*All meeting materials and presentations will be uploaded to the Webex event page at least 7 days before the meeting: <https://bit.ly/3CEa2NT>
There will be an opportunity for the public to raise comments, questions, and concerns.

If you any questions or comments about this proposal, please contact:
Jack Duggan
Deputy Director
Mayor's Office of Neighborhood Services
(617) 635-3267 | Jack.Duggan@boston.gov

Please note, the City does not represent the owner(s)/developer(s)/attorney(s)/applicant(s). The purpose of this notice is to notify area abutters to this project proposal. This flyer has been dropped off by the proponents per the city's request.

Sept 29

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

PUBLIC HEARING NOTICE

In accordance with the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40 and the Boston Wetlands Ordinance, Boston City Code, Ordinances, Chapter 7-1.4, the Boston Conservation Commission will hold a public hearing on **Wednesday, October 6, 2021 at 6:00 PM** to review the following project to determine what conditions, if any, the Commission will impose in order to protect the interests of the public and private water supply, ground water, prevention of pollution, flood control, prevention of storm damage, protection of fisheries and land containing shellfish, and protection of wildlife habitat. **This meeting will be held virtually.** You can participate in the meeting by going to <https://zoom.us/j/6864582044> or calling 1-929-205-6099 and enter Meeting ID 686 458 2044 #.

Request for a Determination of Applicability from the Crane Ledge Woods Coalition for a determination whether the site located at 990 American Legion Hwy, Boston, MA is subject to the jurisdiction of the Wetlands Protection Act

For the Commission, Nicholas Moreno, Executive Director

Sept 29

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

PUBLIC HEARING NOTICE

In accordance with the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40 and the Boston Wetlands Ordinance, Boston City Code, Ordinances, Chapter 7-1.4, the Boston Conservation Commission will hold a public hearing on **Wednesday, October 6, 2021 at 6:00 PM** to review the following project to determine what conditions, if any, the Commission will impose in order to protect the interests of the public and private water supply, ground water, prevention of pollution, flood control, prevention of storm damage, protection of fisheries and land containing shellfish, and protection of wildlife habitat. **This meeting will be held virtually.** You can participate in the meeting by going to <https://zoom.us/j/6864582044> or calling 1-929-205-6099 and enter Meeting ID 686 458 2044 #.

Request for a Determination of Applicability from the Massachusetts Department of Conservation and Recreation for the removal, restoration, and replacement of the Kearsarge Memorial located at 1889 William Day Boulevard, South Boston, MA

For the Commission, Nicholas Moreno, Executive Director

Sep 29

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

PROBATE CITATIONS

PROBATE CITATIONS

PROBATE CITATIONS

PROBATE CITATIONS

CITATION ON GENERAL PROBATE PETITION
Docket No SU21P1819PO
Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
(617)788-8300
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

In re: BGT Trust

To all interested persons.
A Petition has been filed by:
Shirley Bayle of Boston, MA

requesting APPROVE THE TRUSTEE'S RESIGNATION & APPOINT A SUCCESSOR TRUSTEE TO SERVE WITHOUT SURETIES ON THE BOND

You have the right to obtain a copy of the Petition from the this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00a.m. on 11-1-2021

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.

Date: September 20, 2021

Felix D Arroyo,
Register of Probate

Sept 29

Commonwealth of Massachusetts
The Trial Court -
Probate and Family Court

Docket No.SU20P0933EA
Suffolk Probate and Family Court
24 New Chardon Street, Boston, MA 02114
(617)768-5800

CITATION ON PETITION FOR SALE OF REAL ESTATE BY A PERSONAL REPRESENTATIVE
Estate of: Raymond M. Strunk
Date of Death: 02/06/2020

To all interested persons:

A Petition for Sale of Real Estate has been filed by:

Steven J. Simmerman of Dayton OH

requesting that the Court authorize the Personal Representative to sell the decedent's real estate at a private sale

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this court before: 10:00 a.m. on the return day of 10/28/2021.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

Sept 29

Holy Howie! Read Howie Carr. Only in the Herald.

For home delivery of the Boston Herald, please call
(800) 882-1211.



JUMBLE SOLUTION

RIGID GECKO ENTICE CAVITY
The breakfast buffet was opening, and the omelet chefs were ready to — GET CRACKING

CROSSWORD SOLUTION

T	A	C	B	L	O	T	D	R	E	S	S			
A	L	A	S	M	E	N	S	M	O	X	I	E		
P	E	S	O	W	A	T	E	R	V	A	P	O	R	
E	X	T	R	A	O	N	O	D	R	U	G			
S	A	L	E	M	O	R	E	G	O	N	E	X	E	
			E	L	I	D	E	F	E	S	S			
O	S	S	O	I	A	M	S	A	T	S	E	A		
W	H	I	S	P	E	R	C	A	M	P	A	I	G	N
N	E	N	E	H	S	L	U	R	R	O	O	T		
			T	R	I	P	D	E	I	G	N			
O	O	H	L	I	Q	U	I	D	P	A	P	E	R	
A	P	E	D	S	U	M	A	Z	E	R	A			
T	R	A	I	L	H	E	A	D	S	E	D	I	T	
H	A	I	R	S	S	M	U	T	R	A	K	E		
S	H	R	E	D	T	I	D	Y	L	A	D			

SUDOKU SOLUTION

5	1	7	3	2	8	6	4	9
8	9	2	7	6	4	5	1	3
4	3	6	5	9	1	8	2	7
7	2	5	8	4	6	3	9	1
3	6	1	2	5	9	4	7	8
9	8	4	1	7	3	2	5	6
2	5	8	6	1	7	9	3	4
6	7	9	4	3	5	1	8	2
1	4	3	9	8	2	7	6	5

For convenient home delivery of the Boston Herald, call (800) 882-1211.

Attachment B

Notice Filed with the Municipality

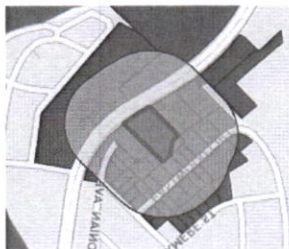
NOTICE OF PUBLIC MEETING

Notice is hereby given that a Community Meeting for a Proposed Cannabis Establishment is scheduled for:

Application Name: Beacon Compassion Inc., d/b/a "HiFive"

Application Address: 1524 VFW Parkway, West Roxbury MA 02132

License Type: See Below



RECEIVED
CITY CLERK'S OFFICE
2021 SEP 29 | A 9:33
BOSTON, MA

Join virtually at the WebEx Event link below - this is NOT an in person meeting:

Proposal: This is an application by Beacon Compassion Inc., d/b/a "HiFive" to expand the operations of its previously permitted Medical to incorporate adult-use marijuana retail sales to be operated at the address of 1524 VFW Parkway - the scheduled date for the meeting will be on October 13th, 2021 at 7:00 PM via the Webex Meeting Forum. The application also includes:

- **Update Community Outreach for Medical**
- **Update abutters on the new suite at the same location**
- **HiFive will discuss security, diversion prevention, community involvement and planning, and general operating information for the proposed establishment**

Date: Wednesday, October 13th, 2021

Time: 7:00PM

Event Link: <https://bit.ly/3CEa2NT>

Event password: cannabis

Dial-in Number: +1-408-418-9388

Access Code: 2346 139 9443

*All meeting materials and presentations will be uploaded to the Webex event page at least 7 days before the meeting: <https://bit.ly/3CEa2NT>

There will be an opportunity for the public to raise comments, questions, and concerns.

If you any questions or comments about this proposal, please contact:

Jack Duggan

Deputy Director

Mayor's Office of Neighborhood Services

Please note, the City does not represent the owner(s)/developer(s)/attorney(s)/applicant(s). The purpose of this notice is to notify area abutters to this project proposal.

This flyer has been dropped off by the proponents per the city's request.

NOTICE OF PUBLIC MEETING

(617) 635-3267 | Jack.Duggan@boston.gov




Please note, the City does not represent the owner(s)/developer(s)/attorney(s)/applicant(s). The purpose of this notice is to notify area abutters to this project proposal.

This flyer has been dropped off by the proponents per the city's request.

Subject: FW: 1524 VFW Parkway Cannabis Community Meeting - Public Notice
Date: Thursday, October 14, 2021 at 8:31:13 AM Eastern Daylight Time
From: Victoria Ireton
To: Elizabeth Shugart
Attachments: image001.jpg, image002.png, image003.png, image004.png

Victoria Ireton
Senior Account Executive



 [617-943-8130](tel:617-943-8130)
 www.tenaxstrategies.com
 12 Post Office Square, 6th Floor, Boston, MA 02109

From: Jack Duggan <jack.duggan@boston.gov>
Date: Wednesday, September 29, 2021 at 10:58 AM
To: Kellie Donovan <kellie.donovan@boston.gov>
Cc: "Paul Flaherty - (City Clerk)" <paul.j.flaherty@boston.gov>, Public Notice <publicnotice@boston.gov>, Aisha Miller <aisha.miller@boston.gov>, Edward McGuire <edward.mcguire@boston.gov>, Kimberly Crucoli <kimberly.crucoli@boston.gov>, Cannabis Board <cannabisboard@boston.gov>, "pbarrett@melbarllc.com" <pbarrett@melbarllc.com>, Peter D'Agostino <peter@tenaxstrategies.com>, Victoria Ireton <victoria@tenaxstrategies.com>, Shanique Joseph <shanique.joseph@boston.gov>, Kathleen Joyce <kathleen.joyce@boston.gov>
Subject: Re: 1524 VFW Parkway Cannabis Community Meeting - Public Notice

Thank you, Kellie!

Best,
Jack

On Wed, Sep 29, 2021 at 9:58 AM Kellie Donovan <kellie.donovan@boston.gov> wrote:

Hi Jack,

The following notice is posted:

<https://www.boston.gov/public-notices/15768096>

Thank you

Kellie

On Wed, Sep 29, 2021 at 9:26 AM Jack Duggan <jack.duggan@boston.gov> wrote:

Hi Paul,

Just edited it. You should be able to copy and paste from this flyer.

Thanks,
Jack

On Tue, Sep 28, 2021 at 9:26 PM Paul Flaherty - (City Clerk) <paul.j.flaherty@boston.gov> wrote:

Hello,
I need a Word Document I can copy and paste from.

Paul

On Tue, Sep 28, 2021 at 3:38 PM Jack Duggan <jack.duggan@boston.gov> wrote:

Good afternoon,

I hope all is well. Attached is the PDF version and the Microsoft Word version of the flyer for 1524 VFW Parkway Cannabis Community Meeting taking place on **Wednesday, October 13th at 7:00pm.**

The Public Notice needs to be posted via Boston.gov at least 14 days before the meeting which would be tomorrow, 9/29 by 7:00pm.

Let me know if you have any questions.

Thanks,
Jack

--



Jack Duggan
Deputy Director
Office of Neighborhood Services
[617-635-3267](tel:617-635-3267)
Sign up for neighborhood news [here.](#)

The City of Boston is subject to [MGL: Chpt.66, Sec.10 Public Records Law](#). Email sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that the email are subject to release upon request, and to state record retention requirements

--

Paul J. Flaherty
Administrative Assistant
Office of the City Clerk
Boston City Hall, Room 601
Boston, Massachusetts 02201
617-635-2684
617-635-4658 Fax
paul.j.flaherty@boston.com

--



Jack Duggan
Deputy Director
Office of Neighborhood Services
[617-635-3267](tel:617-635-3267)
Sign up for neighborhood news [here](#).

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--

Kellie Donovan
Administrative Assistant
City Clerks Department
617-635-2691
kellie.donovan@boston.gov

--



Jack Duggan
Deputy Director
Office of Neighborhood Services
[617-635-3267](tel:617-635-3267)
Sign up for neighborhood news [here](#).

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This email and any files transmitted with it may contain legally privileged and confidential information. If you are not the intended recipient or the intended recipient's authorized agent or if you have received this email in error, you are hereby notified that this email may not be further disseminated, reviewed, copied, or distributed. Please immediately notify the sender if you have received this email by mistake and delete this email from your system. If you are not the intended recipient, you are hereby notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Thank you!

FW: Beacon Compassion - 1524 VFW Parkway

Peter D'Agostino <peter@tenaxstrategies.com>

Thu 10/14/2021 3:08 PM

To: Glissman, Daniel <dglissman@princelobel.com>;

See below.

Best,
Pete

Peter D'Agostino
Partner
Cell: 617-416-5344

From: Jack Duggan <jack.duggan@boston.gov>
Date: Thursday, October 14, 2021 at 3:07 PM
To: Peter D'Agostino <peter@tenaxstrategies.com>
Subject: Fwd: Beacon Compassion - 1524 VFW Parkway

FYI Pete

----- Forwarded message -----

From: **Jasmin Winn** <jasmin.winn@boston.gov>
Date: Thu, Oct 14, 2021 at 3:05 PM
Subject: Re: Beacon Compassion - 1524 VFW Parkway
To: Jack Duggan <jack.duggan@boston.gov>
Cc: Aisha Miller <aisha.miller@boston.gov>, Cannabis Board <cannabisboard@boston.gov>, Edward McGuire <edward.mcguire@boston.gov>, Kathleen Joyce <kathleen.joyce@boston.gov>, Kimberly Crucoli <kimberly.crucoli@boston.gov>, Shanique Joseph <shanique.joseph@boston.gov>

Hi

Yes we approved Beacon Compassion to hold their community meeting virtually.

Thanks
Jasmin

On Thu, Oct 14, 2021 at 2:52 PM Jack Duggan <jack.duggan@boston.gov> wrote:

Hi Jasmin,

I hope all is well. I received this below from Pete D'Agostino. He wanted confirmation from the City that the Community Outreach Meeting was approved to be held virtually. He mentioned he needs this for the Cannabis Control Commission.

Thanks,
Jack

----- Forwarded message -----

From: **Peter D'Agostino** <peter@tenaxstrategies.com>
Date: Thu, Oct 14, 2021 at 2:48 PM
Subject: Re: Beacon Compassion - [1524 VFW Parkway](#)
To: Jack Duggan <jack.duggan@boston.gov>

Hi Jack,

Thank you for the email below. I just want to confirm that this Community Outreach Meeting was approved by the City to be held virtually. If you could please confirm?

Thank you,
Pete

Peter D'Agostino
Partner
Cell: 617-416-5344

From: Jack Duggan <jack.duggan@boston.gov>
Date: Thursday, October 14, 2021 at 1:59 PM
To: Peter D'Agostino <peter@tenaxstrategies.com>
Subject: Fwd: Beacon Compassion - [1524 VFW Parkway](#)

Hi Pete,

Is this the email you are looking for? Let me know.

Thanks,
Jack

----- Forwarded message -----

From: **Jasmin Winn** <jasmin.winn@boston.gov>
Date: Mon, Aug 30, 2021 at 3:26 PM
Subject: Beacon Compassion - [1524 VFW Parkway](#)
To: Jack Duggan <jack.duggan@boston.gov>
Cc: Kimberly Crucioli <kimberly.crucioli@boston.gov>, Cannabis Board <cannabisboard@boston.gov>, Peter D'Agostino <peter@tenaxstrategies.com>

Hi Jack

My name is Jasmin Winn and I am the Project Manager for the Boston Cannabis Board. I am reaching out because the above referenced applicant is ready to schedule a community meeting. As you are aware this location is currently a site for a medical cannabis establishment. This community meeting is a little different because they have a few proposals that they need to present (see below). The BCB is fine with all (3) three of these matters being handled at (1) one community meeting.

- Need to update the Community Outreach for Medical for the CCC because it has been more than 6 months.
- Adult Use Community Outreach meeting for both the City's requirements and the CCC requirements.
- Update the neighbors on the new suite at the same location.

Peter D'Agostino is cc'd on this email. If you can help coordinate the community meeting with him that would be great.

If you want to hop on a quick call I am more than happy to discuss further.

Thank you--

Jasmin Winn

Project Manager | [Boston Cannabis Board](#) | 617•635•2330 | [1 City Hall Square, Room 809, Boston, MA 02201](#)



SIGN UP FOR PERIODIC UPDATES FROM THE BOSTON CANNABIS BOARD [HERE](#).

--



Jack Duggan

Deputy Director

Office of Neighborhood Services

[617-635-3267](tel:617-635-3267)

Sign up for neighborhood news [here](#).

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--



Jack Duggan

Deputy Director

Office of Neighborhood Services

[617-635-3267](tel:617-635-3267)

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--
Jasmin Winn

Project Manager | [Boston Cannabis Board](#) | 617•635•2330 | 1 City Hall Square, Room 809, Boston, MA 02201



SIGN UP FOR PERIODIC UPDATES FROM THE BOSTON CANNABIS BOARD [HERE](#).

--



Jack Duggan

Deputy Director

Office of Neighborhood Services

[617-635-3267](#)

Sign up for neighborhood news [here](#).

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This email and any files transmitted with it may contain legally privileged and confidential information. If you are not the intended recipient or the intended recipient's authorized agent or if you have received this email in error, you are hereby notified that this email may not be further disseminated, reviewed, copied, or distributed. Please immediately notify the sender if you have received this email by mistake and delete this email from your system. If you are not the intended recipient, you are hereby notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Thank you!

Attachment C

Examples of Abutters Notices

NOTICE OF PUBLIC MEETING

Notice is hereby given that a Community Meeting for a Proposed Cannabis Establishment is scheduled for:

Application Name: Beacon Compassion Inc., d/b/a "HiFive"
Application Address: 1524 VFW Parkway, West Roxbury MA 02132
License Type: See Below



Join virtually at the WebEx Event link below - this is NOT an in person meeting:

Proposal: This is an application by Beacon Compassion Inc., d/b/a "HiFive" to expand the operations of its previously permitted Medical to incorporate adult-use marijuana retail sales to be operated at the address of 1524 VFW Parkway - the scheduled date for the meeting will be on October 13th, 2021 at 7:00 PM via the Webex Meeting Forum. The application also includes:

- **Update Community Outreach for Medical**
- **Update abutters on the new suite at the same location**
- **HiFive will discuss security, diversion prevention, community involvement and planning, and general operating information for the proposed establishment**

Date: Wednesday, October 13th, 2021

Time: 7:00PM

Event Link: <https://bit.ly/3CEa2NT>

Event password: cannabis

Dial-in Number: +1-408-418-9388

Access Code: 2346 139 9443

*All meeting materials and presentations will be uploaded to the Webex event page at least 7 days before the meeting: <https://bit.ly/3CEa2NT>

There will be an opportunity for the public to raise comments, questions, and concerns.

If you any questions or comments about this proposal, please contact:

Jack Duggan

Deputy Director

Mayor's Office of Neighborhood Services

(617) 635-3267 | Jack.Duggan@boston.gov

Please note, the City does not represent the owner(s)/developer(s)/attorney(s)/applicant(s). The purpose of this notice is to notify area abutters to this project proposal. This flyer has been dropped off by the proponents per the city's request.

POSTNET

Postnet MA101
6 Liberty Square
Boston, MA 02109
857-350-3064

Invoice#: 41404 Clerk: Clerk
09/30/2021 11:05

Tenax Strategies
Acct #: 010074278452

Description	Price	Qty	Ext Price
Print- Color- 8.5 X 11 Single			
23X811 Envelope	.51	45	22.95 t
67EPS Label 30 lb 1 X 2 5/8 Address	.50	45	22.50 t
88L30P10258 Stuffing per piece	1.99	4	7.96 t
21STUFFING USPS Shipping 02	.07	45	3.15 t
USPS Shipping 02	1.35	45	60.75
USPS Shipping 02	7.25	45	326.25
Sub-Total:			\$443.56
Sales Tax:			\$3.54
Total:			\$447.10

CCard Charge: \$447.10
Approval Number: 153181
Reference ID Number: 3361837574

Your package was shipped by the Postnet Center (Unless otherwise stated, all parcels will have a Postnet will not be liable for: (1) Payment of a Customer agrees to pay fees assessed by the carrier

I HAVE READ AND UNDERSTAND THIS ACKNOWLEDGMENT A

.
.
.
X _____
.
.

*****1050

I agree to pay the above total amount according to the card issuer agreement, (merchant agreement if credit voucher)

Please be aware that shipping carriers have susp

To track shipments:
<http://www.postnet.com/boston-ma101/track>
LPS: 800-742-5877 or www.usps.com
FedEx: 800-463-3339 or www.fedex.com
DHL: 800-225-5345 or www.dhl-usa.com

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

7016 3040 0000 0225 1162

910 STREET ST
SEP 30 2021
BOSTON MA 02108

PS Form 3800, April 2015 Rev. 7030-02-000-0007 See Reverse for Instructions

Attachment D

Link to Recorded Virtual Meeting

<https://www.youtube.com/watch?v=ZRi94IJKuLI>

Attachment E

Virtual Meeting Presentation Handouts

Hifive

BEACON COMPASSION
INC., D/B/A "HIFIVE"

VIRTUAL COMMUNITY
OUTREACH MEETING

OCTOBER 13TH, 2021



Introduction

Beacon Compassion Inc., d/b/a/ "HiFive" is proposing to open a Medical Marijuana Treatment Center and Adult-Use Marijuana Retailer at 1524 VFW Parkway, MA 02035.

The project has already received a license from the Boston Cannabis Board and approval from the Boston Zoning Board of Appeals. HiFive is currently with with Boston Planning and Development Authority (BPDA) and Inspectional Services Division (ISD) for building permitting.

The proposed Adult-Use Marijuana Retailer must still complete the Host Community Agreement with the City of Boston.

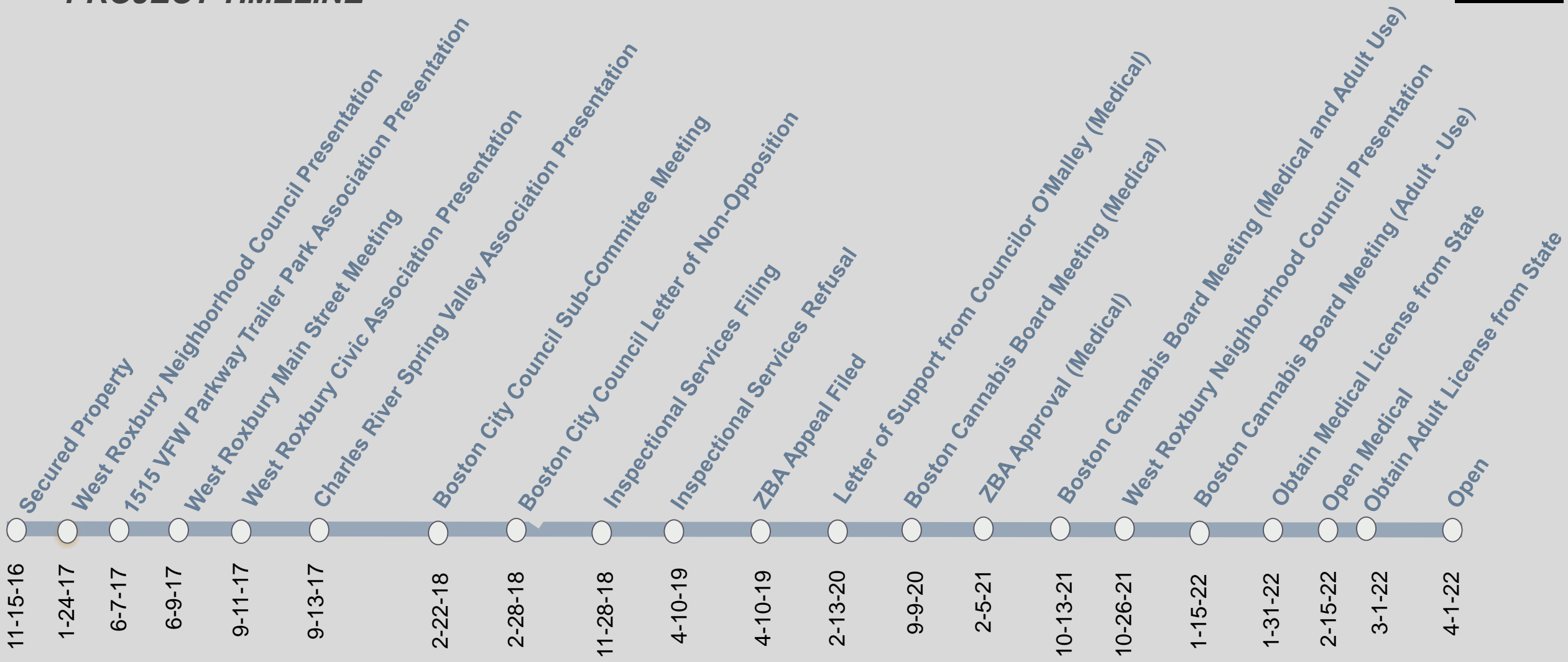
HiFive will go through the state licensing process with the Cannabis Control Commission (CCC) for both medical and adult use marijuana.

As a retail store, HiFive will not constitute a nuisance to the community. There will not be any outside equipment beyond a normal retail store, so there will not be any more noise than any of the other retailers in the area. Additionally, because it is only retail, there will not be any additional odor coming from the facility that could be detected from an adjacent property.

TIMELINE



PROJECT TIMELINE



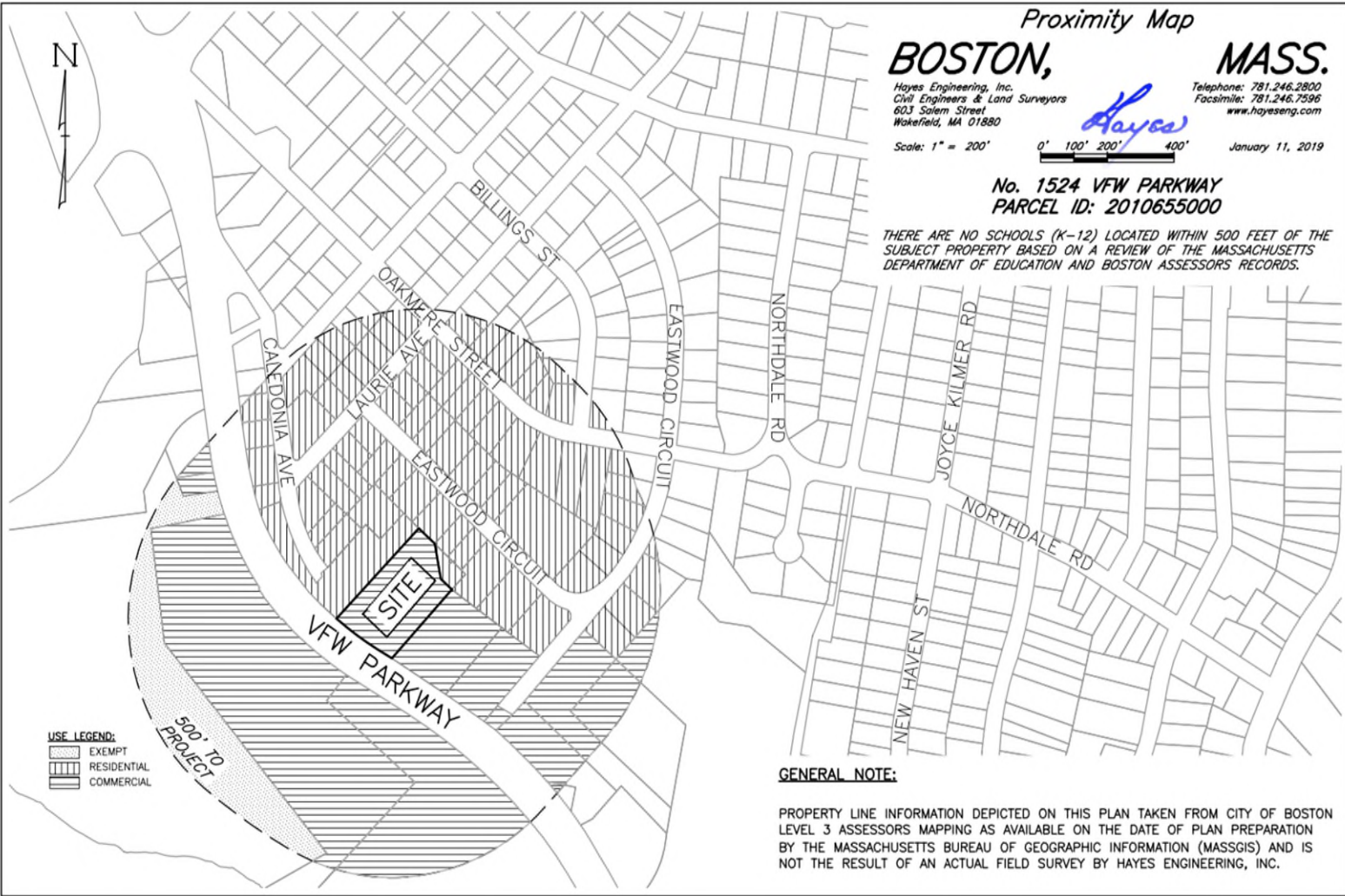
HiFive

**CURRENT LOCATION—
1524 VFW PARKWAY**



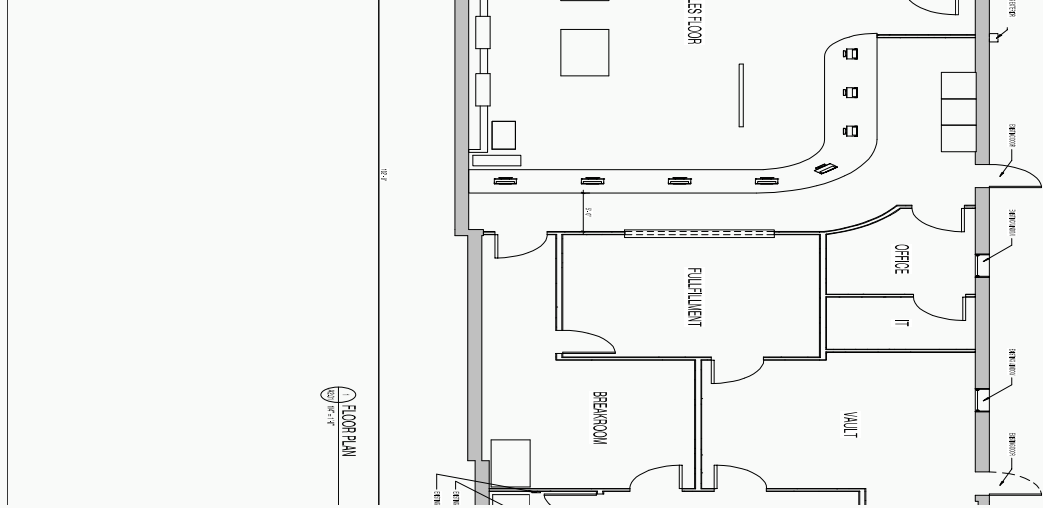


CURRENT LOCATION— 1524 VFW PARKWAY





CURRENT FLOOR PLANS





Plans for Patients with Financial Hardship

Beacon Compassion will provide medical marijuana at reduced cost, when an individual is a recipient of MassHealth, or Supplemental Security Income, or the individual's income does not exceed 300% of the federal poverty level, adjusted for family size

Beacon Compassion will provide price lists for Marijuana, MIPs, and any other available products, and alternate, discounted (i.e., below market price) price lists for patients with documented Verified Financial Hardship.

Beacon Compassion shall post notice at its MTC and Marijuana Establishment advising customers of the financial hardship program and advising customers to ask a sales representative for additional information.

All dispensary agents will be trained to provide the discounts in accordance with 935 CMR 501.000 and relevant MA statutes.

Beacon Compassion will conduct an annual review to Identify the number of patients with documented Verified Financial Hardship who purchased or received marijuana or marijuana products from MTC and Establishment and identify the total, cumulative savings to all patients with documented Verified Financial Hardship due to the availability of discounted, or free, marijuana or marijuana products.



Security

- **Security is an import matter for HiFive. Security goes well beyond the placement of cameras and other physical security measures. Security includes engagement with the community, the Police and Fire departments and most importantly, engagement with our team members.**
- **HiFive has incorporated security into many of the company policies, in one way or another. HiFive is committed to our physical security, our security policies, including team member engagement and the Company's engagement with the community and local law enforcement.**
- **HiFive has incorporated the following policies into the operation of our facility, in order to address security and the prevention of diversion.**
 - **Security**
 - **Prevention of diversion of marijuana to minors or the illicit market**
 - **Restricting Access to Age 21 and Older**
 - **Retail dispensing procedures**
 - **Personnel policies**
 - **Marijuana storage**
 - **Transportation and onsite deliveries both to and from the Marijuana Establishment**



Security

Plan for On-Site Security Personnel:

On-Site Security Team shall be sufficient to address all security needs at the proposed location, including, but not limited to:

- Screen all individuals prior to entering the facility to ensure they have a valid ID and valid patient registration card
- All outside vendors, contractors and visitors must obtain visitor ID badge prior to entering and must be escorted at all times
- Ensure the safety of all employees and customers
- Deter theft
- Prevent unauthorized access to restricted areas
- Prevent loitering outside the proposed location
- Ensuring no use of marijuana outside the proposed location
- Keeping all locks and security equipment properly maintained and in good working order



Security

Plan for Building and Product Security:

- **Policies and Procedures for Building Security will be in strict accordance with 935 CMR 501.110 (5)(a-g)**
 - A security system to prevent and detect diversion, theft or loss or unauthorized intrusion to the facility
 - Security system maintained in a secure location to prevent theft, loss, destruction or alterations to the data
 - A back up alarm system
 - Limited access to the surveillance area
 - List of authorized employees and service personnel with access to the surveillance area
 - Proper maintenance and testing of the security system (not to exceed 30 days)
 - Proper maintenance of the exterior landscape to prevent someone from concealing themselves from sight



Diversion Prevention

- **Separation** Policies and procedures will be implemented to reflect a separation of duties where there are overlapping processes for diversion risk and ensure that the chain of custody and individual accountability are maintained and verifiable at all times.
- **Marketing** Per CMR 500.105 (4)(a)(5), we will engage in reasonable marketing, advertising and branding practices that are not otherwise prohibited, that do not jeopardize the public health, welfare or safety of the general public or promote the diversion of marijuana or marijuana use in individuals younger than 21 years old.
- **Access Control** Per CMR 500.110 (1)(f), we will store all product in a secure, locked safe or vault in such a manner as to prevent diversion, theft or loss. If diversion is detected, we will secure all product and conduct an assessment to determine whether additional safeguards are necessary.
- **Reporting** Per CMR 500.105 (13)(b), HiFive will document and report any unusual discrepancy in inventory to the Commission and law enforcement authorities not more than 24 hours after discovery.
- **Training** Per CMR 500.105 (2)(b)(7)(b), HiFive will require employees to complete annual trainings on all aspects of their jobs including diversion prevention, prevention of sales to minors, and best practices to detect and respond to incidents of possible diversion.



COMMUNITY FEEDBACK / PUBLIC SUPPORT

Presentations Given:

- West Roxbury Neighborhood Council, 1/24/17
- 1515 VFW Parkway Trailer Park Association, 6/7/17
- West Roxbury Civic Association, 9/11/17
- Charles River Spring Valley Association, 9/13/17

Meetings:

- West Roxbury Main Street, 6/9/17
- Introductory Meeting with West Roxbury Civic Association, 8/29/17
- Representative Coppinger and Senator Rush, 9/19/17
- Jerome Smith and Eddie Maguire from Mayor's Office of Neighborhood Services, 10/18/17
- Boston City Council Sub – committee, 2/22/18
- Boston City Council, 2/28/18

Letters From Local Elected Officials (Medical Only):

- Boston City Council, non-opposition dated 2/28/18
- Boston City Councilor, support, Matt O'Malley, 2/13/20 (Medical Only)

Letters From Local Community Organizations (Medical Only):

- West Roxbury Neighborhood Council
- West Roxbury Civic Association
- Charles River Spring Valley Association
- 1515 VFW Parkway Trailer Park Association



Community Impact

Partnership

Our goal is to be a good partner to the community, working with local government, law enforcement and the area businesses to enhance the neighborhood. We intend to create a positive economic impact beneficial to the City of Boston and the neighborhood.

Security

Through our own security measures, we will prevent on-site diversion and working with the Boston Police Department and area businesses, utilize our existing security measures to provide enhanced benefits to the neighborhood where possible.

Dialogue

We are committed to a continued dialogue with the City of Boston and the neighborhood to foster a mutually beneficial, healthy, and safe partnership. Further as an Adult-Use Marijuana Retail Establishment, we will provide information and education about our products.

HiFive

QUESTIONS?

Attachment F

Number of Participants Attending the Meeting

Six members of the public attended the meeting.



December 17, 2021

Via Electronic Submission

Cannabis Control Commission
Union Station
2 Washington Square
Worcester, MA 01604

Re: Beacon Compassion, Inc. – Positive Impact Plan

To Whom It May Concern

My name is Kelli Impola and I am the head of compliance for Beacon Compassion, Inc. The mission of Beacon Compassion Inc. (d/b/a HiFive) (the “Company”) is to create an atmosphere that promotes total wellness in a warm, friendly, patient and customer focused environment. Qualified registered patients and adults over 21 will be able to safely and conveniently access both medical-grade cannabis products (as permitted by law) as well as educational materials. Employees will treat each patient/customer with respect while guiding them through the process and the Company is committed to balancing the needs of the patient/customer with public safety and the community.

The Company is eager to have a positive impact on areas that have been identified by the Cannabis Control Commission as areas that were disproportionately impacted by the war on drugs, and residents who have, or have parents or spouses who have, past drug convictions. The Company is proposing to locate Marijuana Establishments and Medical Marijuana Treatment Center’s in Framingham, New Bedford, Boston and Attleboro. Accordingly, it intends to focus its positive impact plan on Massachusetts residents who have, or have parents or spouses who have, past drug convictions and the following areas (collectively the “Target Areas”):

1. Worcester, MA (close in proximity to its Framingham facility);
2. Mansfield, MA (close in proximity to its Attleboro facility);
3. Taunton, MA (close in proximity to its Attleboro facility);
4. New Bedford, MA; and
5. The following census tracts in the city of Boston: 803; 10103; 10104; 10300; 10404; 10405; 60700; 61000; 61101; 70200; 71201; 80300; 61101; 80401; 80500; 80601; 80801; 81500; 81700; 81800; 81900; 82000; 82100; 90100; 90200; 90300; 90400; 90600; 91200; 91400; 91700; 91800; 91900; 92000; 92300; 92400; 100100; 100200; 100601; 101001; 101101; 101102; 110201; 120500; 980101; 980300; 981100; 981700A; and 981800.



The Company's goals for its positive impact plan are:

1. Provide at least two (2) social equity program participants or economic empowerment applicants with guidance and advice relating to the development and operation of Marijuana Establishments. Including providing information on the development of business plans for the applicants desired license types, training opportunities at its facilities, METRC training, post provisional and final license inspection protocols, and information on industry best practices.
2. Hire at least twenty-five percent (25%) of its employees from Target Areas near each location and Massachusetts residents who have, or have parents or spouses who have, past drug convictions.
3. Provide educational seminars at least two (2) times per year. These educational seminars will include information on licensing workshops (i.e. guidance on filing applications with the Commission), preparing standard operating policies and procedures and a Massachusetts market overview. These educational seminars will be held via Zoom and open to up to 100 total participants (99 participants and 1 host).

The Company will implement the following programs to accomplish its goals:

1. Provide notice of its intention to recruit and provide guidance to social equity program participants or economic empowerment applicants to the Commission's social equity program email address and post notice on its website, Facebook, and LinkedIn pages. These notices will direct applicants to submit their request in writing to me and I will coordinate outreach interviews with the prospective applicants.
2. Post monthly notices for at least three (3) months during the hiring process in the municipal offices of the Target Areas, in newspapers of general circulation in the Target Areas (as applicable), such as the New Bedford Standard Times, Worcester Telegram and Gazette, the Taunton Daily Gazette and the Boston Herald. These notices will encourage those 21 years or older that live in areas of disproportionate impact or have past drug convictions to apply.
3. Post weekly notices at least two (2) weeks in advance of the abovementioned educational seminars in newspapers of general circulation in the Target Areas (as applicable, such as the New Bedford Standard Times, Worcester Telegram and Gazette, the Taunton Daily Gazette and the Boston Herald.



The Company will annually review its compliance with this Positive Impact Plan and submit the following review metrics to the Commission as part of its renewal applications:

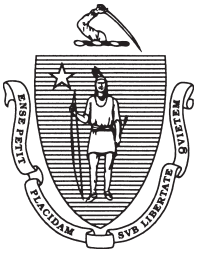
1. Identify the number of social equity program participants or economic empowerment applicants that it has provided guidance or mentorship to.
2. Provide detailed information on the trainings provided to social equity program participants or economic empowerment applicants, as well as testimony from the participants regarding the same, if available.
3. Identify the number of educational events or information sessions it holds and information on the attendees of these events.

The Company affirmatively states that it: (1) acknowledges and is aware, and will adhere to, the requirements set forth in 935 CMR 500.105(4), which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every Marijuana Establishment and MTC; (2) any actions taken, or programs instituted, will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws; and (3) the Company will be required to document progress or success of this plan, in its entirety, annually upon renewal of its provisional license.

Thank you,

A handwritten signature in black ink that reads "Kelli Impola".

Kelli Impola
Head of Compliance
Beacon Compassion, Inc.



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

Date: September 23, 2021

To Whom It May Concern :

I hereby certify that according to the records of this office,

BEACON COMPASSION INC.

is a domestic corporation organized on **September 26, 2018**, under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 21090549770

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: tad

D

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Boston, Massachusetts 02108-1512

Articles of Entity Conversion of a Domestic Non-Profit with a Pending Provisional or Final Certification to Dispense Medical Use Marijuana to a Domestic Business Corporation (General Laws Chapter 156D, Section 9.53; 950 CMR 113.30)

Beacon Compassion Center, Inc. is a registrant with the Department of Public Health in accordance with 105 CMR 725.100(C) as of June 26, 2017.

Elizabeth Chen, PhD Interim Director Bureau of Health Care Safety and Quality Massachusetts Department of Public Health

- (1) Exact name of the non-profit: Beacon Compassion Center Inc.
(2) A corporate name that satisfies the requirements of G.L. Chapter 156D, Section 4.01: Beacon Compassion Center Inc.
(3) The plan of entity conversion was duly approved in accordance with the law.
(4) The following information is required to be included in the articles of organization pursuant to G.L. Chapter 156D, Section 2.02(a) or permitted to be included in the articles pursuant to G.L. Chapter 156D, Section 2.02(b):

ARTICLE I

The exact name of the corporation upon conversion is:

Beacon Compassion Inc.

ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. Chapter 156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:*

To transact business as a medical marijuana establishment in accordance with Chapter 55 of the Acts of 2017, and to engage in the cultivation, processing, and sale of medical marijuana and medical marijuana infused products, and to engage in any other lawful business.

4 PC.

ARTICLE III

State the total number of shares and par value, * if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

WITHOUT PAR VALUE		WITH PAR VALUE		
TYPE	NUMBER OF SHARES	TYPE	NUMBER OF SHARES	PAR VALUE
Common	200,000			

ARTICLE IV

Prior to the issuance of shares of any class or series, the articles of organization must set forth the preferences, limitations and relative rights of that class or series. The articles may also limit the type or specify the minimum amount of consideration for which shares of any class or series may be issued. Please set forth the preferences, limitations and relative rights of each class or series and, if desired, the required type and minimum amount of consideration to be received.

None.

ARTICLE V

The restrictions, if any, imposed by the articles or organization upon the transfer of shares of any class or series of stock are:

None.

ARTICLE VI

Other lawful provisions, and if there are no such provisions, this article may be left blank.

None.

Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.

ARTICLE VII

The effective date of organization of the corporation is the date and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a later effective date is desired, specify such date, which may not be later than the 90th day after the articles are received for filing:

ARTICLE VIII

The information contained in this article is not a permanent part of the articles of organization.

- a. The street address of the initial registered office of the corporation in the commonwealth:
900 Washington Street, Suite A, Norwood MA 02062
- b. The name of its initial registered agent at its registered office:
Catherine Cametti
- c. The names and addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

President: Catherine Cametti

Treasurer: Catherine Cametti

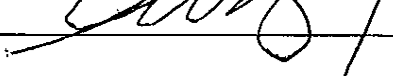
Secretary: Catherine Cametti

Director(s): Catherine Cametti

- d. The fiscal year end of the corporation:
December 31
- e. A brief description of the type of business in which the corporation intends to engage:
Medical Marijuana Establishment
- f. The street address of the principal office of the corporation:
900 Washington Street Suite A, Norwood, MA 02062
- g. The street address where the records of the corporation required to be kept in the commonwealth are located is:

900 Washington Street Suite A, Norwood, MA 02062, which is
(number, street, city or town, state, zip code)

- its principal office;
- an office of its transfer agent;
- an office of its secretary/assistant secretary;
- its registered office.

Signed by:  *(signature of authorized individual)*

- Chairman of the board of directors,
- President,
- Other officer,
- Court-appointed fiduciary,

on this 20th day of September, 2018

V 502231

COMMONWEALTH OF MASSACHUSETTS

William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Boston, Massachusetts 02108-1512

1317794

Articles of Entity Conversion of a
Domestic Non-Profit with a Pending Provisional or
Final Certification to Dispense Medical Use Marijuana
to a Domestic Business Corporation
(General Laws Chapter 156D, Section 9.53; 950 CMR 113.30)

I hereby certify that upon examination of these articles of conversion, duly submitted to me, it appears that the provisions of the General Laws relative thereto have been complied with, and I hereby approve said articles; and the filing fee in the amount of \$415 having been paid, said articles are deemed to have been filed with me this 26th day of September 18, at _____ a.m./p.m. time

Effective date: _____
(must be within 90 days of date submitted)

William Francis Galvin

WILLIAM FRANCIS GALVIN
Secretary of the Commonwealth

[Signature]
Examiner
[Signature]
Name approval

Filing fee: Minimum \$250

SECRETARY OF THE
COMMONWEALTH
2018 SEP 26 PM 3:58
CORPORATION'S DIVISION

TO BE FILLED IN BY CORPORATION
Contact Information:

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Andrea F. Nuciforo, Jr.

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Upon filing, a copy of this filing will be available at www.sec.state.ma.us/cor. If the document is rejected, a copy of the rejection sheet and rejected document will be available in the rejected queue.



The Commonwealth of Massachusetts
William Francis Galvin

No Fee

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Statement of Change of Supplemental Information

(General Laws, Chapter 156D, Section 2.02 AND Section 8.45; 950 CMR 113.17)

1. Exact name of the corporation: BEACON COMPASSION INC.

2. Current registered office address:

Name: C T CORPORATION SYSTEM

No. and Street: 155 FEDERAL STREET

SUITE 700

City or Town: BOSTON State: MA Zip: 02210 Country: USA

3. The following supplemental information has changed:

Names and street addresses of the directors, president, treasurer, secretary

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	CHAD W WISE	110 SAN ANTONIO STREET, #2507 AUSTIN, TX 78701 USA
TREASURER	BENTON B BODAMER	2108 E BROAD STREET BEXLEY, OH 43209 USA
SECRETARY	BENTON B BODAMER	2108 E BROAD STREET BEXLEY, OH 43209 USA
VICE PRESIDENT	BENTON B BODAMER	2108 E BROAD STREET BEXLEY, OH 43209 USA
DIRECTOR	BENTON B BODAMER	2108 E BROAD STREET BEXLEY, OH 43209 USA
DIRECTOR	CHAD W WISE	110 SAN ANTONIO STREET, #2507 AUSTIN, TX 78701 USA

 Fiscal year end:
 December

 Type of business in which the corporation intends to engage:

BUS. ACTIVITIES PERMITTED UNDER MASS. GEN. LAW 94G

 Principal office address:

No. and Street: 900 WASHINGTON STREET

STE A

City or Town: NORWOOD State: MA Zip: 02062 Country: USA

 g. Street address where the records of the corporation required to be kept in the Commonwealth are located (post office boxes are not acceptable):

No. and Street: 900 WASHINGTON STREET
STE A
City or Town: NORWOOD State: MA Zip: 02062 Country: USA

which is

its principal office
 an office of its secretary/assistant secretary
 an office of its transfer agent
 its registered office

**Signed by CHAD W WISE , its PRESIDENT
on this 21 Day of June, 2021**

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

June 21, 2021 09:09 AM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF UNEMPLOYMENT ASSISTANCE

Charles D. Baker
GOVERNOR

Karyn E. Polito
LT. GOVERNOR



374181192

Rosalin Acosta
SECRETARY

Richard A. Jeffers
DIRECTOR

Beacon Compassion, Inc
900 WASHINGTON STREET
STE A
NORWOOD, MA 02062

EAN: 22157612
October 13, 2021

Certificate Id:52172

The Department of Unemployment Assistance certifies that as of 10/13/2021 ,Beacon Compassion, Inc is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

This certificate expires in 30 days from the date of issuance.

Richard A. Jeffers, Director

Department of Unemployment Assistance

BYLAWS
BEACON COMPASSION, INC.

Article I: Offices

Section 1. Principal Office. The principal office of the Corporation shall be c/o Beacon Compassion Inc., 1524 VFW Parkway, West Roxbury, MA 02132, or such other location as the Board shall determine within the Commonwealth from time to time.

Section 2. Other Offices. The Board of Directors may establish branch or subordinate offices at any time and at any place.

Article II: Purpose

To make cannabis products available to qualified patients and their personal caregivers, and also to adult use consumers under 935 CMR 500.000 et seq, in a safe, healthy, and clean environment that complies with the laws of The Commonwealth of Massachusetts, the directives of the Massachusetts Department of Public Health, and the Massachusetts Cannabis Control Commission. Additionally, the purpose includes providing palliative and other services to qualified patients and consumers, as well as educational materials regarding the potential benefits and dangers associated with the use of cannabis and cannabis products. As permitted by law, the Corporation may engage in any and all activities in furtherance of, related to, or incidental to these purposes.

Article III: Shareholders

Section 1. Annual Meeting. A meeting will be held annually for the purpose of electing members of the Board of Directors (the "Directors") of the Corporation and for transacting such other business as may come before the meeting. The annual meeting will be held on a date and time designated by the Board of Directors.

Section 2. Special Meetings. Special meetings of the Shareholders may be called at any time by the Board of Directors, by the President, or by Shareholders entitled to cast in total not less than 50 percent of the votes at that meeting. If a special meeting becomes called by anyone other than the Board of Directors, the person calling the meeting will make a written request to the Corporation specifying the time and date of the meeting and the general nature of the business proposed to be transacted.

Section 3. Place of Meeting. Shareholders' meetings will be held at any place within or outside the Commonwealth of Massachusetts at a place to be determined at the Board of Directors discretion. If no designation of the location gets made for any annual or special meeting of the Shareholders, the meetings shall be held at the corporation's principal place of business.

Section 4. Notice. Written notice of any Shareholder meeting will be given not less than 10 days before the date of the meeting to each Shareholder entitled to vote at that meeting. The notice shall state the place, date, and hour of the meeting. If, for a special meeting, the notice shall state the purpose of the meeting. A mailed notice is effective when deposited in the United States mail with postage prepaid and the proper address of the Shareholder as appearing on the records of the corporation.

Section 5. Quorum and Required Vote. A majority of the outstanding voting shares, whether represented in person or by proxy, shall constitute a quorum entitled to take action at a meeting of Shareholders. Without a quorum, a majority of the represented Shareholders may adjourn the meeting to another time without further notice.

Section 6. Consent of Shareholders in Lieu of Meeting. Any action to be taken at any annual or special meeting of Shareholders may be taken without a meeting, without prior notice, and without a vote, if a signed consent in writing, setting forth the action so taken, gets presented by the holders of outstanding shares having not less than the minimum number of shares that would be necessary to authorize or pass such an action were a meeting otherwise called and all votes cast.

Article IV: Directors

Section 1. Powers. The Board of Directors will manage the business and affairs of the Corporation by or under the Board.

Section 2. Number and Tenure. The Board will consist of one or more Directors, all of whom shall be natural persons who shall be elected for a term of three years. Each Director shall hold office until a successor becomes elected and qualified. Directors do not need to be Shareholders. Any Director may resign at any time upon notice given in writing to the Corporation. The authorized number of Directors will be one (1) until changed by a duly adopted amendment to the Bylaws adopted by the vote or written consent of a majority of the outstanding Shareholders.

Section 3. Vacancies. A vacancy in the Board of Directors will exist if a Director resigns, dies, or becomes removed by the Shareholders; or when a court of appropriate jurisdiction declares the Director of unsound mind or enters a felony conviction against a Director; or when the authorized number of Directors increases.

Section 4. Regular Meetings. By resolution, the Board may give the time and place, either within or outside the Commonwealth of Massachusetts, for the holding of regular Board meetings without any notice other than that of the resolution.

Section 5. Special Meetings. Special meetings of the Board of Directors may be called for any purpose at any time by the Chairman of the Board, the President, or a majority of Directors.

Section 6. Quorum. A majority of the authorized number of Directors will be considered a quorum to transact business.

Section 7. Notice of Meetings. Any regular meeting of the Board may be held without notice of the date, time, and place of the meeting. Any special meeting of the Board may be preceded by at least a two (2) day notice of the date, time, and place of the meeting. The Board may give this notice personally, by mail, facsimile, electronic mail, or by any other method allowed by law. Notice is effective at the earliest of: (a) receipt; (b) delivery to the proper address or telephone number as shown in the Corporation's records; or (c) five (5) days after its deposit in the United States mail, with postage prepaid and the correct address noted.

Section 8. Waiver of Notice. Notice of a meeting need not be given to any Director or who signs a written waiver delivered to the Corporation for inclusion in the minutes or for filing with the corporate records.

Section 9. Action by Directors Without A Meeting. Any action required or permitted to be taken at a meeting of the Board may be taken without a meeting if all members of the Board consent to it in writing.

Section 10. Presence through Communications Equipment. Unless otherwise provided by law or by the articles of organization, Directors may participate in any meeting of the board of Directors by means of a conference telephone or similar electronic or communications equipment by means of which all persons participating in the meeting can hear each other at the same time, and participation by such means shall constitute presence in person at a meeting.

Article V: Officers

Section 1. Officers. The Officers of the Corporation will consist of the President, one or more Vice Presidents, the Treasurer, and the Secretary. Officers shall be elected for three years and shall hold office until their successors become elected and qualified. An appointee may hold one or more offices. Chad W. Wise shall initially serve as President, and Benton B. Bodamer shall initially serve as a Vice President, Treasurer, and Secretary.

Section 2. Removal and Resignation. Any Officer or agent appointed by the Board may be removed by the Board at any time with or without cause. Any Officer may resign at any time by giving written notice to the Corporation.

Section 3. Vacancies. The Board may fill a vacancy due to resignation, removal, disqualification, death, or otherwise.

Section 4. President. The President shall preside at all meetings of Shareholders and Directors, have the general management and supervision of the affairs of the Corporation, and shall perform all other duties as determined by the Board.

Section 5. Vice President. Any Vice president shall perform such duties as determined by the Board.

Section 6. Treasurer. The Treasurer shall have the custody of all moneys and securities of the corporation and shall keep accurate financial records for the Corporation.

Section 7. Secretary. The Secretary shall issue notices for all meetings except for notices for special meetings of the Shareholders and special meeting of the Directors; shall prepare the

minutes of the meetings of the Shareholders and meetings of the Board; and shall keep a record of Shareholders at the principal office.

Article VI: Liability

Section 1. No Personal Liability. The directors and the officers of the Corporation shall not be personally liable for any debt, liability or obligation of the Corporation for or arising out of a breach of fiduciary duty as an officer or director notwithstanding any provision of law imposing such liability; provided, however, that the foregoing shall not eliminate or limit the liability of an officer or director to the extent that such liability is imposed by applicable law for acts or omissions not in good faith or which involve intentional misconduct, recklessness, or a knowing violation of the law.

Section 2. Corporate Obligations. All persons, corporations or other entities extending credit to, contracting with, or having any claim against, the Corporation, may look only to the funds and property of the Corporation for the payment of any such contract or claim, or for the payment of any debt, damages, judgment or decree, or of any money that may otherwise become due or payable to them from the Corporation.

Section 3. Indemnification. The Corporation shall, to the extent legally permissible, indemnify any person serving or who has served at any time as a director, executive director, president, vice president, treasurer, assistant treasurer, clerk, assistant clerk or other officer of the Corporation, or at its request as a director or officer of any organization, or at its request in any capacity with respect to any employee benefit plan, and may indemnify an employee or other agent who has so served, against all liabilities and expenses, including, without limitation, amounts paid in satisfaction of judgments, in compromise or as fines and penalties, and counsel fees, reasonably incurred by him in connection with the defense or disposition of any action, suit or other proceeding, whether civil or criminal, in which he may be involved or with which he may be threatened, while in office or thereafter, by reason of his being or having been such a director or officer, except with respect to any matter as to which he shall have been adjudicated in any proceeding not to have acted in good faith; provided, however, that as to any matter disposed of by a compromise payment by such person, pursuant to a consent decree or otherwise, no indemnification either for said payment or for any other expenses shall be provided unless such compromise and indemnification shall be approved by a majority vote of the Board.

Article VII: Amendments

These Bylaws may be adopted, altered, amended or repealed, in whole or in part, by a two-thirds (2/3) vote of a majority of the directors then in office.

Article VIII: Powers

Section 1. Statement of Powers. By and through the Board, the Corporation shall have the power to do any and all lawful acts which may be necessary or convenient to affect the purpose for which the Corporation is organized, and to assist other organizations or persons whose activities further accomplish, foster or attain such purposes. The Corporation shall have the power to lease, sell, mortgage, transfer, in such manner and on such terms as they may deem advisable, all property, real or personal; to acquire, by purchase or otherwise, and retain for whatever period they shall think proper, all kinds of real and personal property and every kind of investment, including cash, securities and other property; to execute agreements and contract in furtherance of the business of the Corporation; to settle, compromise or pay any claims, including taxes, in accordance with law; to secure, hold and maintain municipal and state licenses and permits; to collect rents and other proceeds from real estate not specifically devised and to pay all carrying charges thereon and make such repairs thereto as they deem proper without the necessity of obtaining leave of any court.

Section 2. Investments. The Corporation shall have the right to retain all or any part of any securities or property acquired by it in whatever manner, and to invest and reinvest any funds held by it, according to the judgment of the Directors, without being restricted to the class of investments, provided, however, that no action shall be taken by or on behalf of the Corporation if such action is a prohibited transaction under Massachusetts law.

Section 3. Loans. No moneys shall be borrowed on behalf of the Corporation and no evidences of such indebtedness shall be issued in its name unless authorized by a resolution of the Board of Directors. Such authority may be general or confined to specific instances.

Section 4. Deposits. All funds of the Corporation, not otherwise employed, shall be deposited from time to time to the credit of the Corporation in such banks, investment firms or other depositories as the Board of Directors shall select.

Section 5. Audits. Within three (3) months after the close of the Corporation's fiscal year, the Corporation will prepare reviewed financial statements in accordance with generally accepted accounting principles (GAAP) and make these statements available to all Shareholders and, if required by law, to the Massachusetts Department of Public Health and the Massachusetts Cannabis Control Commission.

Section 6. Insurance. The Corporation may purchase and maintain insurance (including but not limited to insurance for legal expenses and costs incurred in connection with defending any claim, proceeding or lawsuit) on behalf of any person who is or was a director, officer, employee, fiduciary or agent of the Corporation or who, while serving in this role, is or was serving at the request of the Corporation as a director, officer, partner, trustee, employee, fiduciary or agent of any other foreign or domestic Corporation, partnership, joint venture, trust, employee benefit plan, or other enterprise, against any liability asserted against him or incurred by him in any such capacity, or arising out of his status as such. In addition, the Corporation shall maintain liability insurance coverage in compliance Massachusetts law or regulation.

Article IX: Anti-Trust Policy

The Corporation shall comply fully with all federal and state antitrust laws which prohibit companies from working together to restrict competition. The Corporation and its directors and officers are informed about antitrust laws and recognize possible antitrust issues or questions. While competitors in the Massachusetts marijuana industry may collaborate, such competitors may not unlawfully restrict competition within the industry. The Corporation shall not engage in any anti-competitive activities. Furthermore, to ensure against inadvertent violations of applicable antitrust laws and except to ensure that prices are affordable for the Corporation's patients and consumers, and to prevent diversion, directors, officers and employees shall not discuss with competitors:

1. Pricing strategies for marijuana or related products and services;
2. Establishment of market monopolies for products or services;
3. Refusal to deal with a company because of pricing or distribution practices for marijuana or related products or services;
4. Strategies or plans to give business or remove business from a specific company.

Furthermore, directors, officers, and employees shall not engage in any actions or understandings arising in the context of the Corporation's activities which appear to be anti-competitive in purpose or inconsistent with this policy.

Article X: Severability

The invalidity or unenforceability of any provisions of these Bylaws shall not affect the validity or enforceability of any other provision of these Bylaws, which shall remain in full force and effect.

Article XI: Dissolution

Dissolution of the Corporation will comply with Massachusetts law. The Directors may authorize a petition for the dissolution of the Corporation. A two-thirds vote will be required for such dissolution. Articles of Dissolution will be filed with the Massachusetts Secretary of State. All outstanding annual reports will be filed with the Secretary of State. A letter to the Massachusetts Department of Revenue on the Corporation's letterhead will be sent stating that the Corporation is dissolving. All outstanding business will be completed. All outstanding debts will be paid, and all assets transferred or liquidated in accordance with law. Any remaining funds in the Corporation will be distributed as per the direction of the directors at the meeting authorizing the dissolution.

In the event that the dissolution also requires one or more MTC/ME locations to close, cease conducting business or dissolve, the board of directors shall vote to take the following actions: (i) written notice to the Massachusetts Department of Public Health and the Massachusetts Cannabis Control Commission; (ii) written notice to patients and caregivers via mail, or in-person if the opportunity arises to notify the patient or caregiver arises prior to the closing of the doors of the Corporation's place of business; (iii) any remaining cannabis product will be destroyed at the close of business, and disposed of in a manner consistent with 935 CMR 500.000 et seq. or any other provision of Massachusetts law or regulation and with the policies and procedures of the ME/MTC.

As set forth above, these Bylaws have been adopted by a vote of the Board as per Article VII and affirmed by the President of the Corporation on this 14 day of October, 2021.



By: Chad W Wise

Its: President



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



BEACON COMPASSION INC 0
900 WASHINGTON ST STE A
NORWOOD MA 02062-3498

000021

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, BEACON COMPASSION INC 0 is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 9:00 a.m. to 4:00 p.m..

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau



Business Plan

Mission Statement:

The mission of Beacon Compassion Inc. (d/b/a HiFive) (the “**Company**”) is to create an atmosphere that promotes total wellness in a warm, friendly, patient and customer focused environment. Qualified registered patients and adults over 21 will be able to safely and conveniently access both medical-grade cannabis products as well as educational materials (as permitted by law). The staff will treat each patient/customer with respect while guiding them through the process. The Company is committed to balancing the needs of the patient/customer with public safety and the community. The Company will partner with the community through donations to local charities, community events and nonprofits. The Company will observe and when possible, exceed all state and local regulations.

Vision Statement:

The Company will strive to achieve our vision of becoming a provider of choice for medicinal grade cannabis products by:

- Empowering each patient/customer to make the appropriate choices.
- Offering access to education materials covering a wide range of topics.
- Providing low-cost affordable medicine to patients who demonstrate a hardship.
- Operating in a completely transparent manner and being accessible and accountable to the community.
- Carefully following and enforcing all local and state regulations to ensure public safety.

About Beacon Compassion Inc.:

Health and education will be the Company’s primary focus. We will dispense safe, high-quality cannabis products that are professionally processed, packaged and presented to patients/customers in a comfortable, secure environment. Our staff will be well trained and attentive, aiming to serve patients/customers respectfully and with compassion. We will offer educational services in addition to medicinal quality cannabis products. The goal of offering educational services is to provide tools to increase the overall health of patients/customers.

The Company hopes to provide alternative medicine to approved patients and cannabis products to adults over 21 years old. In addition to providing high-quality, pharmaceutical grade cannabis, we intend to help our patients/customers improve their quality of life.

Legal compliance, fiscal responsibility and community involvement will remain pillars of our operation. The Company’s management team consists of individuals that have demonstrated



prior success in operating businesses that contribute to the community. With decades of expertise in business management, the Company's team has the skills and commitment necessary to ensure a well-run, well-managed marijuana establishment. Our well-rounded team is respected and has been frequently recognized for their contributions in their industries. With this team of professionals, we are confident that we have the expertise necessary to run a successful registered marijuana dispensary.

Beacon Compassion goals are to:

- Build a world class, secure, transparent facility and associated education services that patients and customers will recognize as a leader in the industry.
- Hire and train the best local talent in the surrounding area, who reflect our passion for helping patients.
- Achieve recognition for our community outreach programs and our direct involvement in local civic activities.
- Bring high quality educational opportunities and services to the local community
- Work to change the perception of marijuana from an illegal drug to one of medicinal value.
- Ensure that all members of our organization treat each patient/customer with dignity and respect.

Strategic Implementation

Given the nature of the cannabis industry, Beacon will be taking a phased approach to its implementation. Upon completion of all phases of our project, Beacon will be operating three retail/medical dispensaries, a full production/processing center including a commercial kitchen and up to 50,000 sq ft of cannabis cultivation space.

Market Assessment

The demand for and acceptance of cannabis products from both patients and adults over 21 is at the highest level in our nation's history. Beacon has spent the last several years engaging communities and has positioned its retail centers in high traffic retail zones. There are approximately 600,000 residents that live within a 5-mile radius of our retail centers and approximately 200,000 cars pass our retail locations on any given day. Target demographics at our retail centers will be patients and adults over 30 years of age.



Plan for Obtaining Liability Insurance

Beacon Compassion Inc. (d/b/a HiFive) (the “Company”) will work with an insurance broker licensed in the Commonwealth of Massachusetts to obtain insurance that meets or exceeds the requirements set forth in 935 CMR 501.105 (10).

Pursuant to 935 CMR 501.105(10) the Company shall obtain and maintain general liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, and product liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, or such amount as otherwise approved by the Commission. The deductible for each policy shall be no higher than \$5,000 per occurrence.

Pursuant to 935 CMR 501.105(10)(b) if the Company is unable to obtain minimum liability insurance coverage as required by 935 CMR 501.105(10)(a) the Company will place in escrow (the “**Liability Insurance Escrow Account**”) a sum of no less than Two Hundred and Fifty Thousand and 00/100 (\$250,000.00) or such other amount approved by the Commission, to be expended for coverage of liabilities. If the Company is unable to obtain minimum liability insurance coverage as required by 935 CMR 501.105(10)(a) the Company will properly document such inability through written records that will be retained in accordance with the Company’s *Record Retention Policy* (incorporated herein by reference). If the Liability Insurance Escrow Account is used to cover such liabilities, it will be replenished within ten (10) business days of such expenditure.

The Company will submit reports documenting compliance with 935 CMR 501.105(10) in a manner and form determined by the Commission pursuant to 935 CMR 501.000: *Medical Use of Marijuana*.

This policy may also be referred to by the Company as the “**Liability Insurance Policy**”.



Quality Control and Testing for Contaminants

Testing of Marijuana

Beacon Compassion Inc. (d/b/a HiFive) (the “Company”) shall not sell or otherwise market for adult use any marijuana product, including marijuana, that has not first been tested by an Independent Testing Laboratory, except as allowed under 935 CMR 501.000: *Medical Use of Marijuana*.

In accordance with 935 CMR 501.120(6) and 935 CMR 501.130(4) the Company shall provide documentation of compliance or lack thereof, as the case may be, with the testing requirements of 935 CMR 501.160, and standards established by the Commission for the conditions, including time and temperature controls, necessary to protect marijuana products against physical, chemical, and microbial contamination as well as against deterioration of finished products during storage and transportation (as applicable) for all marijuana and marijuana products sold, or otherwise transferred, to other Marijuana Establishments or Medical Marijuana Treatment Centers (“MTC”).

The Company shall engage an Independent Testing Laboratory to test its marijuana products in compliance with the protocol(s) established in accordance with M.G.L. 94G § 15 and in a form and manner determined by the Commission including, but not limited to, *Protocol for Sampling and Analysis of Finished Medical Marijuana Products and Marijuana-infused Products*. Testing of the Company’s environmental media (e.g., soils, solid growing media, and water) shall be performed in compliance with the *Protocol for Sampling and Analysis of Environmental Media for Massachusetts Registered Medical Marijuana Dispensaries* published by the Commission.

The Company shall test for the cannabinoid profile and for contaminants as specified and required by the Commission, including but not limited to mold, mildew, heavy metals, plant-growth regulators, and the presence of pesticides not approved for use on marijuana by the Massachusetts Department of Agricultural Resources.

Laboratory Results Policy

The Company will have a written policy for responding to laboratory results that indicate contaminant levels are above acceptable limits established in the protocols identified in 935 CMR 501.160(1), and said policy shall be made available to Registered Qualifying Patients and Personal Caregivers. Said written policy shall provide that:

- (a) The Company shall notify the Commission within seventy-two (72) hours of receipt in writing, of any laboratory testing results indicating that the marijuana or marijuana products contaminant levels are above acceptable limits established in the protocols identified in 935 CMR 501.160(1) that contamination cannot be remediated, and must be disposed of;



- (b) The notification from the Company shall describe a proposed plan of action for both the destruction of the contaminated production batch within seventy-two (72) hours, and the assessment of the source of contamination and shall contain any information regarding contamination as specified by the Commission, or immediately upon request by the Commission; and
- (c) The Company shall ensure that notification comes from both the MTC and the Independent Testing Laboratory, separately and directly.

The Company shall maintain the results of all testing for no less than one year. Any marijuana or marijuana products with testing dates in excess of one year shall be deemed expired and may not be dispensed, sold, transferred or otherwise conveyed until retested.

All transportation of marijuana to and from Independent Testing Laboratories providing marijuana testing services shall comply with the Company's *Transportation Policy* and 935 CMR 501.105(13).

All excess marijuana (including, without limitation, any unused, excess or contaminated marijuana returned by a Registered Qualifying Patient or Personal Caregiver) shall be disposed of in compliance with the Company's *Waste Disposal Policy* and 935 CMR 501.105(12), either by the Independent Testing Laboratory returning excess marijuana to the source MTC or Marijuana Establishment (as applicable) for disposal or by the Independent Testing Laboratory disposing of it directly.

The seeds are not subject to these testing requirements. Clones are subject to these testing requirements, but are exempt from testing for metals.

Marijuana and Marijuana Products submitted for retesting prior to remediation must be submitted to an Independent Testing Laboratory other than the laboratory which provided the initial failed result. Marijuana submitted for retesting after documented remediation may be submitted to the same Independent Testing Laboratory that produced the initial failed testing result prior to remediation

Handling of Marijuana

The Company shall handle and process marijuana and marijuana products in a safe and sanitary manner. The Company shall implement the following policies:

- (a) The Company shall process the leaves and flowers of the female marijuana plant only, which shall be:
 1. Well cured and generally free of seeds and stems;
 2. Free of dirt, sand, debris, and other foreign matter;



3. Free of contamination by mold, rot, other fungus, pests and bacterial diseases and satisfying the sanitation requirements in 105 CMR 500.000: *Good Manufacturing Practices for Food*, and if applicable, 105 CMR 590.000: *State Sanitary Code Chapter X: Minimum Sanitation Standards for Food Establishments*;
4. Prepared and handled on food-grade stainless steel tables with no contact with the Company's marijuana establishment agents' bare hands; and
5. Packaged in a secure area.

(b) The Company shall comply with the following sanitary requirements:

1. Any marijuana establishment agent whose job includes contact with marijuana or non-edible marijuana products, including cultivation, production, or packaging shall comply with the requirements for food handlers specified in 105 CMR 300.000: *Reportable Diseases, Surveillance, and Isolation and Quarantine Requirements*;
2. Any marijuana establishment agent working in direct contact with preparation of marijuana or non-edible marijuana products shall conform to sanitary practices while on duty, including:
 - i. Maintaining adequate personal cleanliness; and
 - ii. Washing hands thoroughly in an adequate hand-washing area before starting work, and at any other time when hands may have become soiled or contaminated.
3. The Company shall supply adequate and convenient hand-washing facilities furnished with running water at a suitable temperature. Hand-washing facilities shall be located in the MTC in production areas, and where good sanitary practices require employees to wash and sanitize their hands, and shall provide effective hand-cleaning and sanitizing preparations and sanitary towel service or suitable drying devices;
4. The Company shall supply sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations;
5. Litter and waste shall be properly removed, disposed of so as to minimize the development of odor and minimize the potential for the waste attracting and harboring pests. The operating systems for waste disposal shall be maintained in an adequate manner pursuant to 935 CMR 501.105(12);
6. Floors, walls, and ceilings shall be constructed in such a manner that they may be adequately kept clean and in good repair;
7. The Company shall ensure that there will be adequate safety lighting in all processing and storage areas, as well as areas where equipment or utensils are cleaned;



8. Buildings, fixtures, and other physical facilities shall be maintained in a sanitary condition;
 9. All contact surfaces, including utensils and equipment, shall be maintained in a clean and sanitary condition. Such surfaces shall be cleaned and sanitized as frequently as necessary to protect against contamination, using a sanitizing agent registered by the US Environmental Protection Agency (EPA), in accordance with labeled instructions. Equipment and utensils shall be so designed and of such material and workmanship as to be adequately cleanable;
 10. All toxic items shall be identified, held, and stored in a manner that protects against contamination of marijuana products. Toxic items shall not be stored in an area containing products used in the cultivation of marijuana. The Commission may require an MTC to demonstrate the intended and actual use of any toxic items found on the premises;
 11. The Company's water supply shall be sufficient for necessary operations. Any private water source shall be capable of providing a safe, potable, and adequate supply of water to meet the MTC's needs;
 12. Plumbing shall be of adequate size and design, and adequately installed and maintained to carry sufficient quantities of water to required locations throughout the MTC. Plumbing shall properly convey sewage and liquid disposable waste from the MTC. There shall be no cross-connections between the potable and waste water lines;
 13. The Company shall provide its employees with adequate, readily accessible toilet facilities that are maintained in a sanitary condition and in good repair;
 14. Products that can support the rapid growth of undesirable microorganisms shall be held in a manner that prevents the growth of these microorganisms; and
 15. Storage and transportation of finished products shall be under conditions that will protect them against physical, chemical, and microbial contamination as well as against deterioration of finished products or their containers.
 16. All vehicles and transportation equipment used in the transportation of marijuana products or edibles requiring temperature control for safety must be designed, maintained, and equipped as necessary to provide adequate temperature control to prevent the marijuana products or edibles from becoming unsafe during transportation, consistent with applicable requirements pursuant to 21 CFR 1.908(c).
- (c) The Company shall comply with sanitary requirements. All edible products shall be prepared, handled, and stored in compliance with the sanitation requirements in 105 CMR



590.000: *State Sanitary Code Chapter X: Minimum Sanitation Standards for Food Establishments.*

- (d) All marijuana in the process of cultivation, production, preparation, transport or analysis shall be housed and stored in such a manner as to prevent diversion, theft, or loss. Additionally:
- i. Such items shall be accessible only to the minimum number of specifically authorized MTC Agents essential for efficient operation;
 - ii. Such items shall be returned to a secure location immediately after completion of the process or at the end of the scheduled business day; and
 - iii. If a manufacturing process cannot be completed at the end of a working day, the processing area or tanks, vessels, bins, or bulk containers containing marijuana shall be securely locked inside an area or building that affords adequate security.

This policy may also be referred to by the Company as the “**Quality Control and Testing Policy**”.



Personnel Policies Including Background Checks

Beacon Compassion Inc. (d/b/a HiFive) (the “Company”) shall implement the following Personnel Policies and Background Check policies for its Medical Marijuana Treatment Center (“MTC”):

- (1) The Company shall require that all personnel strictly adhere to, and comply with, all aspects of the *Security Policy*, which policy shall be incorporated herein by reference, specifically employee security policies, including personal safety and crime prevention techniques;
- (2) The Company shall develop a staffing plan and staffing records in compliance with 935 CMR 501.105(9)(d);
- (3) The Company shall develop emergency procedures, including a disaster plan with procedures to be followed in case of fire or other emergencies;
- (4) It shall be a policy of the Company that the workplace shall be alcohol, smoke and drug-free;
- (5) The Company shall require that all personnel strictly adhere to, and comply with, all aspects of the *Record Retention* and *Financial Record Maintenance and Retention* policies, which policies shall be incorporated herein by reference, specifically regarding the maintenance of confidential information and other records required to be maintained confidentially;
- (6) The Company shall immediately dismiss any MTC agent who has:
 - a. Diverted marijuana, which shall be reported to law enforcement authorities and to the Commission;
 - b. Engaged in unsafe practices with regard to operation of the MTC, which shall be reported to the Commission; or
 - c. Been convicted or entered a guilty plea, plea of nolo contendere, or admission to sufficient facts of a felony drug offense involving distribution to a minor in the Commonwealth, or a like violation of the laws of Other Jurisdictions (as that term is defined in 935 CMR 501.002).
- (7) The Company shall make a list of all board members and Executives (as that term is defined in 935 CMR 501.002) of the MTC, and members of the licensee (if any), available upon request by any individual. The Company may make this list available on its website.



- (8) The Company shall develop policies and procedures for the handling of cash on MTC premises including but not limited to storage, collection frequency, and transport to financial institution(s), as set forth in its *Security Policy* and *Transportation Policy*.
- (9) The Company shall apply for registration for all of its board members, directors, employees, Executives (as that term is defined in 935 CMR 501.002), managers, and volunteers. All such individuals shall:
 - a. be 21 years of age or older;
 - b. not have been convicted of an offense in the Commonwealth involving the distribution of controlled substances to minors, or a like violation of the laws of Other Jurisdictions (as that term is defined in 935 CMR 501.002); and
 - c. be determined suitable for registration consistent with the provisions of 935 CMR 501.800 and 935 CMR 501.801 or 935 CMR 501.802.
- (10) An application for registration of a marijuana establishment agent shall include:
 - a. the full name, date of birth, and address of the individual;
 - b. all aliases used previously or currently in use by the individual, including maiden name, if any;
 - c. a copy of the applicant's driver's license, government-issued identification card, liquor purchase identification card issued pursuant to M.G.L. c. 138, § 34B, or other verifiable identity document acceptable to the Commission;
 - d. an attestation that the individual will not engage in the diversion of marijuana products;
 - e. written acknowledgment by the applicant of any limitations on his or her authorization to cultivate, harvest, prepare, package, possess, transport, and dispense marijuana in the Commonwealth;
 - f. background information, including, as applicable:
 1. a description and the relevant dates of any criminal action under the laws of the Commonwealth, or Other Jurisdiction (as that term is defined in 935 CMR 501.002), whether for a felony or misdemeanor and which resulted in conviction, or guilty plea, or plea of nolo contendere, or admission of sufficient facts;
 2. a description and the relevant dates of any civil or administrative action under the laws of the Commonwealth, or Other Jurisdiction (as that term is defined in



- 935 CMR 501.002) relating to any professional or occupational or fraudulent practices;
3. a description and relevant dates of any past or pending denial, suspension, or revocation of a license or registration, or the denial of a renewal of a license or registration, for any type of business or profession, by any federal, state, or local government, or any foreign jurisdiction;
 4. a description and relevant dates of any past discipline by, or a pending disciplinary action or unresolved complaint by, the Commonwealth, or Other Jurisdiction (as that term is defined in 935 CMR 501.002) with regard to any professional license or registration held by the applicant;
- (b) a nonrefundable application fee paid by the MTC with which the marijuana establishment agent will be associated; and
- (c) any other information required by the Commission.
- (11) An Executives (as that term is defined in 935 CMR 501.002) of the Company registered with the Department of Criminal Justice Information Systems (“DCJIS”) pursuant to 803 CMR 2.04: *iCORI Registration*, shall submit to the Commission a Criminal Offender Record Information (“CORI”) report and any other background check information required by the Commission for each individual for whom the Company seeks a marijuana establishment agent registration, obtained within 30 calendar days prior to submission.
- a. The CORI report obtained by the Company shall provide information authorized under Required Access Level 2 pursuant to 803 CMR 2.05(3)(a)2.
 - b. The Company’s collection, storage, dissemination and usage of any CORI report or background check information obtained for marijuana establishment agent registrations shall comply with 803 CMR 2.00: Criminal Offender Record Information (CORI).
- (12) The Company shall notify the Commission no more than one (1) business day after a MTC Agent ceases to be associated with the Company. The subject agent’s registration shall be immediately void when the agent is no longer associated with the Company.
- (13) The Company shall require that all MTC Agents renew their registration cards annually from the date of issue, subject to a determination by the Commission that the agent continues to be suitable for registration.
- (14) After obtaining a registration card for a MTC Agent, the Company shall notifying the Commission, in a form and manner determined by the Commission, as soon as possible, but in any event, within five (5) business days of any changes to the information that the



establishment was previously required to submit to the Commission or after discovery that a registration card has been lost or stolen.

- (15) The Company's MTC Agents shall carry their registration card at all times while in possession of marijuana products, including at all times while at the MTC or while transporting marijuana products.
- (16) Should any of the Company's MTC Agents be affiliated with multiple Marijuana Establishments and/or MTCs, the Company shall ensure that such agents are registered as a marijuana establishment agent by each Marijuana Establishment and/or MTC, as applicable, and shall be issued a registration card for each Marijuana Establishment and/or MTC.
- (17) The Company shall maintain, and keep up to date, an employee handbook that employees will be given copies of at the start of their employment and will be required to attest that they have read and received the same, covering a wide range of topics, including but not limited to: (1) Employee benefits; (2) Vacation and sick time; (3) Work schedules; (4) Confidentiality standards; (5) Criminal background check standards (6) Security and limited access areas; (7) Employee identification and facility access; (8) Personal safety and crime prevention techniques; (9) Alcohol, drug, and smoke-free workplace; and (10) Grounds for discipline and termination. Each Employee shall be required to review the handbook and attest to their understanding and receipt of the same. The Company will review its employee handbook periodically and communicate any changes to its employees.
- (18) If the Company receives the requisite licenses to begin operating as a Co-located Marijuana Operation ("CMO"), then the Company shall comply with the requirements of 935 CMR 502.028 concerning the registration of agents affiliated with CMOs. An agent working in the CMO may only perform tasks and duties permitted by the license or registration under which they are registered and may perform co-located tasks and duties only if registered under both 935 CMR 500.000 and 935 CMR 501.000.

Personnel Record Keeping

The Company shall maintain the following Personnel Records:

1. Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
2. A personnel record for each MTC agent. Such records shall be maintained for at least 12 months after termination of the individual's affiliation with the MTC and shall include, at a minimum, the following:
 - a. All materials submitted to the Commission pursuant to 935 CMR 501.030(2);



- b. Documentation of verification of references;
 - c. The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision
 - d. Documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
 - e. A copy of the application that the MTC submitted to the Commission on behalf of any prospective MTC Agent;
 - f. Documentation of periodic performance evaluations;
 - g. A record of any disciplinary action taken; and
 - h. Notice of completed responsible vendor and eight (8) hour related duty training.
3. A staffing plan that will demonstrate accessible business hours and safe cultivation conditions (as applicable);
 4. Personnel policies and procedures; and
 5. All background check reports obtained in accordance with M.G.L. c. 6 § 172, 935 CMR 501.030, and 803 CMR 2.00: *Criminal Offender Record Information (CORI)*.

The Company's aforementioned Personnel Records shall be available for inspection by the Commission, on request. All records shall be maintained in accordance with generally accepted accounting principles.

Following closure of the Company's MTC, all records shall be kept for at least two (2) years at the Company's expense, in a form and location acceptable to the Commission.

Staffing Plan:

Executive Level:

- CEO;
- CFO; and
- COO.

Management Level:

- Patient Manager;



- Cultivation Manager;
- MTC Manager
- Production Manager; and
- Security Manager.

Staff Level:

- Up to fifteen (15) Staff Level Sales Representatives;
- Up to ten (10) Staff Level Cultivation and Production Associates
- Up to ten (10) Staff Level Medical Marijuana Treatment Center Associates

Consultant Level:

- Attorney / Compliance Officer;
- Human Resources Provider; and
- Up to five (5) Security Officers.

This policy may also be referred to by the Company as the “**Personnel and Background Check Policy**”.



Record Keeping Procedures

Beacon Compassion Inc. (d/b/a HiFive) (the “Company”) shall keep and maintain records of the Marijuana Establishment and MTC in accordance with generally accepted accounting principles. Such records shall be available for inspection by the Commission, upon request and shall include, but not be limited to, all records required in any section of 935 CMR 501.000: *Medical Use of Marijuana*, in addition to the following:

- (a) Written operating procedures as required by 935 CMR 501.105(1);
- (b) Inventory records as required by 935 CMR 501.105(8);
- (c) Seed-to-sale tracking records for all marijuana products as required by 935 CMR 501.105(8)(e);
- (d) Personnel records as described in the Company’s *Personnel and Background Check Policy*, which policy shall be incorporated herein by reference, and as follows:
 - a. Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
 - b. A personnel record for each MTC agent. Such records shall be maintained for at least 12 months after termination of the individual’s affiliation with the MTC and shall include, at a minimum, the following:
 - i. All materials submitted to the Commission pursuant to 935 CMR 501.030(2);
 - ii. Documentation of verification of references;
 - iii. The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision
 - iv. Documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
 - v. A copy of the application that the MTC submitted to the Commission on behalf of any prospective MTC agent;
 - vi. Documentation of periodic performance evaluations;
 - vii. A record of any disciplinary action taken; and



- c. A staffing plan that will demonstrate accessible business hours and safe cultivation conditions (as applicable);
 - d. Personnel policies and procedures; and
 - e. All background check reports obtained in accordance with M.G.L. c. 6 § 172, 935 CMR 501.029, 935 CMR 501.030, and 803 CMR 2.00: *Criminal Offender Record Information (CORI)*;
- (e) Business records as described in the Company's *Financial Record Maintenance and Retention Policy*, which shall include manual or computerized records of the following: (1) assets and liabilities; (2) monetary transactions; (3) books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers; (4) sales records that indicate the name of the Registered Qualifying Patient or Personal Caregiver to whom marijuana or marijuana products has been dispensed including the quantity, form, and cost; and (5) salary and wages paid to each employee, or stipend, executive compensation, bonus, benefit, or item of value paid to any persons having direct or indirect control over the MTC, if any; and
- (f) Waste disposal records as required under 935 CMR 501.105(12), including but not limited to, a written or electronic record of the date, the type and quantity of marijuana, marijuana products or waste disposed or handled, the manner of disposal or other handling, the location of disposal or other handling, and the names of the two (2) MTC Agents present during the disposal or other handling, with their signatures. The Company shall keep these records for at least three (3) years. This period shall automatically be extended for the duration of any enforcement action and may be extended by an order of the Commission.

All Confidential Information (as that term is defined in 935 CMR 501.002) shall be maintained confidentially including secured or protected storage (whether electronically or in hard copy), and accessible only to the minimum number of specifically authorized employees essential for efficient operation and retention of such records. In any event, the Company shall be authorized to disclose such confidential information as may be required by law.

Following closure of the MTC, the Company shall keep all records for at least two (2) years at the Company's expense and in a form and location acceptable to the Commission.

It shall be a policy of the Company that any and all records subject to any enforcement action shall be retained for the duration of such action, or as otherwise extended by order of the Commission.

This policy may also be referred to by the Company as the "**Record Retention Policy**".



Maintaining of Financial Records

Beacon Compassion Inc. (d/b/a HiFive) (the “Company”) shall keep and maintain records of the Medical Marijuana Treatment Center (“MTC”) in accordance with generally accepted accounting principles. Such records shall be available for inspection by the Commission, upon request and shall include, but not be limited to, all financial records required in any section of 935 CMR 501.000: *Medical Use of Marijuana*, and business records, in accordance with 935 CMR 501.105(9)(e), which shall include manual or computerized records of:

1. Assets and liabilities;
2. Monetary transactions;
3. Books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers;
4. Sales records that indicate the name of the Registered Qualifying Patient or Personal Caregiver to whom marijuana or marijuana products has been dispensed including the quantity, form, and cost of marijuana products; and
5. Salary and wages paid to each employee, or stipend, executive compensation, bonus, benefit, or item of value paid to any persons having direct or indirect control over the MTC, if any.

Furthermore, consistent with the Company’s *Dispensing Policy*, the Company shall implement the following policies for Recording Sales:

1. The Company shall only utilize a point-of-sale (“**POS**”) system approved by the Commission.
2. The Company shall not utilize any software or other methods to manipulate or alter sales data at any time or under any circumstances.
3. The Company shall conduct a monthly analysis of its equipment and sales data to determine that no software has been installed that could be utilized to manipulate or alter sales data and that no other methodology has been employed to manipulate or alter sales data. The MTC shall use industry best practices to ensure its analysis does not compromise system security. The Company shall maintain records that it has performed the monthly analysis and produce it on request to the Commission. If the Company determines that software has been installed for the purpose of manipulation or alteration of sales data or other methods have been utilized to manipulate or alter sales data:
 - a) it shall immediately disclose the information to the Commission;



- b) it shall cooperate with the Commission in any investigation regarding manipulation or alteration of sales data; and
 - c) take such other action directed by the Commission to comply with 935 CMR 501.105.
- 4. The Company shall comply with 830 CMR 62C.25.1: *Record Retention and DOR Directive 16-1* regarding recordkeeping requirements.
- 5. The Company shall adopt separate accounting practices at the POS for marijuana and marijuana product sales, and non-marijuana sales.
- 6. For non-Marijuana sales, the Company shall comply with Massachusetts tax laws, and DOR rules and regulations including, but not limited to, 830 CMR 62C.25.1: *Record Retention and DOR Directive 16-1* regarding recordkeeping requirements.
- 7. At the point of sale, and in a form and manner determined by the Commission, the Company shall comply with tracking requirements in 501.015(3) and (4) including, but not limited to, Qualifying Patient and, where applicable, Personal Caregiver information, and amount of medical-use Marijuana or MIPs sold.
- 8. The Company shall accurately track and maintain these records for no less than one year except as otherwise provided in 935 CMR 501.140(5)(e) for taxable non-Marijuana sales, and must be readily available to the Commission or its representatives on request. Such records shall include:
 - a) Date and time of transaction;
 - b) Name and agent registration number of the MTC Agent conducting the transaction;
 - c) Specific name, strength, dose, quantity, and type of Marijuana and MIPs sold during the transaction;
 - d) Name of patient, and where applicable, Personal Caregiver, receiving the marijuana, marijuana products or marijuana accessory or other taxable non-marijuana item; and
 - e) Any other additional information the Commission may deem necessary.
- 9. The Company shall allow the Commission and the DOR audit and examine the POS system used by the MTC in order to ensure compliance with Massachusetts tax laws and 935 CMR 501.000: *Medical Use of Marijuana*.



Following closure of an MTC, the Company shall keep all records for at least two years at the Company's expense and in a form and location acceptable to the Commission.

Separation of Medical-Use Financial Records From Adult-Use Financial Records

If the Company receives the requisite licenses to begin operating as a Co-located Marijuana Operation, then it shall separate its financial records for adult-use products from those for medical-use products, to ensure compliance with applicable tax laws.

This policy may also be referred to by the Company as the “**Financial Record Maintenance and Retention Policy**”.



Employee Qualifications and Training

Beacon Compassion Inc. (d/b/a HiFive) (the “Company”) shall ensure that all MTC Agents complete training prior to performing job functions. Training shall be tailored to the roles and responsibilities of the job function of each MTC Agent, and at a minimum shall include an MTC Agent Training Program under 935 CMR 501.105(2). CMO Agents responsible for tracking and entering product into the Seed-to-sale SOR must receive training in a form and manner determined by the Commission. It shall be a policy of the Company that all MTC Agents and staff shall receive and participate in, a minimum of, eight (8) hours of on-going training annually.

Company Training Policies shall be as follows:

1. All owners, managers and employees of the Company that are involved in the handling and sale of marijuana for adult use at the time of licensure or renewal of licensure, as applicable, shall attend and successfully complete a.
2. All owners, managers and employees of the Company that are involved in the handling and sale of marijuana for medical use at the time of licensure or renewal of licensure, as applicable, shall attend and successfully complete an MTC Agent Training Program. Training shall be tailored to the roles and responsibilities of the job function of each MTC Agent, and at a minimum must include training on confidentiality, privacy, security and other topics as specified by the Commission. MTC Agents responsible for tracking and entering product into the Seed-to-sale SOR must receive training in a form and manner determined by the Commission. At a minimum, MTC Agents will receive eight hours of ongoing training annually.
3. It shall be a policy of the Company that after initial successful completion of an MTC Agent Training Program, each owner, manager, and employee involved in the handling and sale of marijuana shall successfully complete the program once every year thereafter.

Administrative employees who do not handle or sell marijuana may take the MTC Agent Training Program on a voluntary basis.

4. The Company shall maintain records of MTC Agent Training Program compliance for four (4) years and make them available to inspection by the Commission and any other applicable licensing authority on request during normal business hours.

The Company shall also ensure that all of its board members, directors, employees, Executives (as that term is defined in 935 CMR 501.002), managers, and volunteers shall:

- (a) be 21 years of age or older;
- (b) not have been convicted of an offense in the Commonwealth involving the distribution of controlled substances to minors, or a like violation of the laws of



another state, the United States or foreign jurisdiction, or a military, territorial, or Native American tribal authority; and

- (c) be determined suitable for registration consistent with the provisions of 935 CMR 501.800 and 935 CMR 501.802.

Training on Security Requirements for Home Delivery Operations

The Commission may establish required training programs for MTC Agents that must be completed within a reasonable period of time and at the expense of the MTC. Pursuant to the Company's *Security Policy* (incorporated herein by reference), trainings shall include, but may not be limited to, training on:

1. Safely conducting deliveries;
2. Safe cash handling practices;
3. Strategies for de-escalating potentially dangerous situations;
4. Collecting and communicating information to assist in investigations;
5. Procedures for checking identification;
6. Indications of impairment;
7. Notification to Qualifying Patients of use of mandatory recording devices; and
8. Such other areas of training determined by the Commission to be included in a training program.

Training for Co-located Marijuana Operations Agents

If the Company receives the requisite licenses to begin operating as a Co-located Marijuana Operation (“CMO”), then its CMO Agents shall be informed of, and the Company shall comply with, the requirements of 935 CMR 502.028. An agent working in the CMO may only perform tasks and duties permitted by the license or registration under which they are registered and may perform co-located tasks and duties only if registered under both 935 CMR 500.000 and 935 CMR 501.000. A CMO Agent who is both an MTC Agent and a Marijuana Establishment Agent must receive the trainings provided in both 935 CMR 500.105(2)(a) and(b), and 935 CMR 501.105(2), including training regarding privacy and confidentiality requirements for patients.

This policy may also be referred to by the Company as the “**Employee Qualification and Training Policy**”.



Energy Compliance Plan

Beacon Compassion Inc. (d/b/a HiFive) (the “Company”) shall meet all applicable environmental laws, regulations, permits and other applicable approvals, including, but not limited to, those related to water quality and quantity, wastewater, solid and hazardous waste management and air pollution control, including prevention of odor and noise pursuant to 310 CMR 7:00: *Air Pollution Control*. The Company will use additional best management practices as determined by the Commission in consultation with the working group established under St. 2017, c. 55 78(b) or applicable departments or divisions of the Executive Office of Energy and Environmental Affairs (the “EOEEA”) to reduce energy and water usage, engage in energy conservation and mitigate other environmental impacts, including but not limited to:

- Identification of potential energy use reduction opportunities (such as natural lighting and energy efficiency measures), and a plan for implementation of such opportunities;
- Consideration of opportunities for renewable energy generation including, where applicable, submission of building plans showing where energy generators could be placed on the site, and an explanation of why the identified opportunities were not pursued, if applicable;
- Strategies to reduce electric demand (such as lighting schedules, active load management, and energy storage); and
- Engagement with energy efficiency programs offered pursuant to M.G.L. c. 25, § 21, or through municipal lighting plants.

The Company shall provide energy and water usage reporting to the Commission in a form determined by the Commission, including but not limited to, guidance documents for Best Management Practices for Water Use approved by the Commission on April 4, 2019. The Company shall submit, in connection with its license renewal application, a report of its cultivation energy and water usage over the twelve (12) month period prior to renewing its licensure. If minimum standards or best management practices are not established by the time of an application for initial licensure, the Company will satisfy such standards or best management practices as a condition of license renewal, in addition to any terms and conditions of any environmental permit regulating the licensed activity.

Additionally, the Company shall, at a minimum, be subject to the following energy efficiency and equipment standards:

- (a) The building envelope for the Facility shall meet minimum Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR: State Building Code), International Energy Conservation Code (IECC) Section C402 or The American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE) Chapters 5.4 and 5.5 as applied or incorporated by reference in 780 CMR: State Building Code, except that because



this facility will be built using an existing building, the Company may demonstrate compliance by showing that the envelope insulation complies with code minimum standards for Type Factory Industrial F-1, as may be further defined by guidance issued by the Commission.

- (b) If the Company is unable to generate 80% of its total annual on-site energy use for all fuels (expressed on a MWh basis) from onsite or renewable generating sources, renewable thermal generation, as provided in M.G.L. c. 25A § 11F and 11F½, then it shall ensure that its Horticulture Lighting Power Density does not exceed 50 watts per square foot.
- (c) The Company shall provide third-party safety certification by an OSHA NRTL or SCC-recognized body, which shall certify that products meet a set of safety requirements and standards deemed applicable to horticultural lighting products by that safety organization as well as certification from a licensed Massachusetts Mechanical Engineer that the HVAC and dehumidification systems meet Massachusetts building code as specified in this 935 CMR 501.120(12)(c) and that such systems have been evaluated and sized for the anticipated loads of the facility (as applicable).
- (d) If the Company is unable to generate 80% of its the total annual on-site energy use for all fuels (expressed on a MWh basis) from an onsite clean or renewable generating source, renewable thermal generation, as provided in M.G.L. c. 25A § 11F and 11F½, the Heating Ventilation and Air Condition (HVAC) and dehumidification systems shall meet Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR: State Building Code), IECC Section C.403 or ASHRAE Chapter 6 as applied or incorporated by reference in (780 CMR: State Building Code).
- (e) Employees and visitors shall be required to wear eye protection near operating horticultural lighting equipment.
- (f) Prior to final licensure, the Company shall demonstrate compliance with 935 CMR 501.120(12) by submitting an energy compliance letter prepared by a licensed Massachusetts Professional Engineer, Registered Architect or a Certified Energy Auditor or Manager (as certified by the Association of Energy Engineers) with supporting documentation, together with submission of building plans pursuant to 935 CMR 501.103.

MTC cultivation operations shall satisfy minimum energy efficiency and equipment standards established by the Commission and meet all applicable environmental laws, regulations, permits and other applicable approvals including, but not limited to, those related to water quality and quantity, wastewater, solid and hazardous waste management, and air pollution control, including prevention of odor and noise pursuant to 310 CMR 7.00: *Air Pollution Control* as a condition of obtaining a final License under 935 CMR 501.103(2) and as a condition of renewal under 935 CMR 501.103(4). MTC cultivation operations shall adopt and use additional best management practices as determined by the Commission, in consultation with the working group established under St. 2017, c. 55, § 78(b) or applicable departments or divisions of the EOEEA, to reduce energy and water usage, engage in energy conservation and mitigate other environmental



impacts, and shall provide energy and water usage reporting to the Commission in a form determined by the Commission. Each License renewal application under 935 CMR 501.103(4) must include a report of the MTC cultivation operations' energy and water usage over the 12-month period preceding the date of application.

This policy may also be referred to by the Company as the “**Energy Compliance Policy**”.



Plan for Patients with Financial Hardship

Beacon Compassion Inc. (d/b/a HiFive) (the “Company”) will provide medical marijuana at reduced cost, or free, when an individual is a recipient of MassHealth, or Supplemental Security Income, or the individual's income does not exceed 300% of the federal poverty level, adjusted for family size. To qualify a patient must provide supporting documentation demonstrating enrollment in MassHealth, or Supplemental Security or having a household income that does not exceed 300% of the federal poverty level, adjusted for family size.

Patients who demonstrate verified financial hardship will fill out an application and be marked in the Company’s patient database as eligible for reduced cost marijuana for medical use. The application will be used to determine the degree of discount for qualified patients. All dispensary agents will be trained to provide the discounts in accordance with 935 CMR 501.000 and relevant MA statutes.

The Company will provide price lists for Marijuana, MIPs, and any other available products, and alternate, discounted (i.e., below market price) price lists for patients with documented Verified Financial Hardship (as defined in 935 CMR 501.002) as required by 935 CMR 501.050(1)(h).

The Company will implement the following goals, programs and measurements pursuant to this Plan for Patients with Financial Hardship (the “**Financial Hardship Plan**”).

Goals:

The Company’s goals for this Financial Hardship Plan are as follows:

1. Make its Financial Hardship Plan known and available to all Registered Qualifying Patients.

Programs:

In an effort to reach the abovementioned goals, the Company shall implement the following practices and programs:

1. The Company shall post notice at its MTC advising customers of the financial hardship program and advising customers to ask a sales representative for additional information.

Annual Review:

Each year, the Company will review the following criteria in an effort to measure the success of its Financial Hardship Plan.

1. Identify the number of patients with documented Verified Financial Hardship who purchased or received marijuana or marijuana products from the Company;



2. Identify the total, cumulative savings to all patients with documented Verified Financial Hardship due to the availability of discounted, or free, marijuana or marijuana products.

The Company affirmatively states that it: (1) acknowledges and is aware, and will adhere to, the requirements set forth in 935 CMR 501.105(4), which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every MTC; (2) any actions taken, or programs instituted, will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws; and (3) the Company will document progress or success of this plan, in its entirety, annually upon renewal of its provisional license.



November 19, 2021

Via Electronic Submission

Cannabis Control Commission
Union Station
2 Washington Square
Worcester, MA 01604

Re: Beacon Compassion, Inc. – Diversity Plan

To Whom It May Concern

My name is Kelli Impola and I am the head of compliance for Beacon Compassion, Inc. The mission of Beacon Compassion Inc. (d/b/a HiFive) (the “Company”) is to create an atmosphere that promotes total wellness in a warm, friendly, patient and customer focused environment. Qualified registered patients and adults over 21 will be able to safely and conveniently access both medical-grade cannabis products (as permitted by law) as well as educational materials. Employees will treat each patient/customer with respect while guiding them through the process and the Company is committed to balancing the needs of the patient/customer with public safety and the community.

The Company is committed to developing a diverse workforce and has set forth the following goals for its business:

1. Target Demographics:
 - a. Women: 50%
 - b. Minorities: 25%
 - c. L.G.B.T.Q. +: 10%
 - d. Persons with Disabilities: 5%
 - e. Veterans: 5%
2. Engage at least one (1) disadvantaged business enterprise (i.e. a minority owned business, woman owned business or veteran owned business) in connection with the operation of its facilities.
3. Require one hundred percent (100%) participation in its diversity and sensitivity training programs.

The Company will implement the following programs to accomplish its goals:



1. Post monthly notices for at least three (3) months during the hiring process in the municipal offices of the Target Areas, in newspapers of general circulation in the Target Areas (as applicable), such as the New Bedford Standard Times, Worcester Telegram and Gazette, the Taunton Daily Gazette and the Boston Herald. These notices will state that the Company is an equal opportunity employer.
2. Form a diversity and equity committee to monitor the Company's progress towards meeting its hiring goals. The committee will meet quarterly to review and assess the Company's hires and hiring practices. Meeting minutes will be provided to the Commission on request and as part of the annual license renewal application process.
3. The Company shall utilize the Massachusetts Supplier Diversity offices list of Certified Minority and Woman Owned Business Enterprises to source the various jobs required to construct its facility. The Company will utilize the searchable directory available at: <https://www.sdo.osd.state.ma.us/BusinessDirectory/BusinessDirectory.aspx> to identify eligible businesses.
4. Require that one hundred percent (100%) of its employees receive education on diversity, implicit biases and sensitivity within the first ninety (90) days of employment and once annually thereafter. The Company's educational programs on diversity, implicit biases and sensitivity shall include, but not be limited to: (1) Harassment, Diversity & Sensitivity Training; (2) Sexual Harassment Prevention & Awareness Training; (3) Discrimination Free Workplace; (4) Violence in the Workplace; (5) Harassment in the Workplace (for Management); (6) Diversity and Sensitivity in the Workplace (for Management); (7) Unconscious Bias Training; (8) Ethics; and (9) Drug and Alcohol-Free Workplace.

The Company will annually review its compliance with this Diversity Plan and submit the following review metrics to the Commission as part of its renewal applications:

1. Identify the number of individuals from target demographic groups who were hired and retained after the issuance of a license.
2. Identify the number of disadvantaged business enterprises hired to support the operation of its facilities.
3. Identify the number of promotions for people falling into the target demographics since initial licensure and number of promotions offered.
4. Identify the number of jobs created since initial licensure.
5. Provide evidence of the job postings used.



6. Provide information on the number and subject matter of internal trainings held on diversity, implicit biases and sensitivity and the number of employees in attendance.

The Company affirmatively states that it: (1) acknowledges and is aware, and will adhere to, the requirements set forth in 935 CMR 500.105(4), which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every Marijuana Establishment and MTC; (2) any actions taken, or programs instituted, will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws; and (3) the Company will be required to document progress or success of this plan, in its entirety, annually upon renewal of its provisional license.

Thank you,

Kelli Impola

Kelli Impola
Head of Compliance
Beacon Compassion, Inc.