



# Massachusetts Cannabis Control Commission

## Marijuana Retailer

### General Information:

**License Number:** MR285154  
**Original Issued Date:** 04/17/2026  
**Issued Date:** 04/17/2026  
**Expiration Date:** 04/17/2027

## ABOUT THE MARIJUANA ESTABLISHMENT

**Business Legal Name:** Wonderland Dispensary & Delivery Inc.

**Phone Number:** 603-327-4633      **Email Address:** sdemarco89@yahoo.com

**Business Address 1:** 86 #1 Kirkland Street

**Business Address 2:**

**Business City:** cambridge

**Business State:** MA

**Business Zip Code:** 02138

**Mailing Address 1:** 291 broadway

**Mailing Address 2:**

**Mailing City:** cambridge

**Mailing State:** MA

**Mailing Zip Code:** 02139

## CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

**Certified Disadvantaged Business Enterprises (DBEs):** Not a DBE

## PRIORITY APPLICANT

**Priority Applicant:** no

**Priority Applicant Type:** Not a Priority Applicant

**Economic Empowerment Applicant Certification Number:**

**RMD Priority Certification Number:**

## RMD INFORMATION

**Name of RMD:**

**Department of Public Health RMD Registration Number:**

**Operational and Registration Status:**

**To your knowledge, is the existing RMD certificate of registration in good standing?:**

**If no, describe the circumstances below:**

## PERSONS WITH DIRECT OR INDIRECT AUTHORITY

**Person with Direct or Indirect Authority 1**

**Percentage Of Ownership:** 100

**Percentage Of Control:** 100

**Role:** Executive / Officer

**Other Role:**

**First Name:** Steven

**Last Name:** DeMarco

**Suffix:** II

Gender: Female

User Defined Gender:

What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)

Specify Race or Ethnicity:

Person with Direct or Indirect Authority 2

Percentage Of Ownership:

Percentage Of Control:

Role: Director

Other Role:

First Name: Steven

Last Name: DeMarco Suffix: Sr.

Gender: Male

User Defined Gender:

What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)

Specify Race or Ethnicity:

Person with Direct or Indirect Authority 3

Percentage Of Ownership:

Percentage Of Control:

Role: Director

Other Role:

First Name: Sharon

Last Name: DeMarco Suffix:

Gender: Female

User Defined Gender:

What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)

Specify Race or Ethnicity:

Person with Direct or Indirect Authority 4

Percentage Of Ownership:

Percentage Of Control:

Role: Director

Other Role:

First Name: Nancy

Last Name: hickey Suffix:

Gender: Female

User Defined Gender:

What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)

Specify Race or Ethnicity:

Person with Direct or Indirect Authority 5

Percentage Of Ownership:

Percentage Of Control:

Role: Director

Other Role:

First Name: Jonathan

Last Name: Goines Suffix:

Gender: Male

User Defined Gender:

What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)

Specify Race or Ethnicity:

ENTITIES WITH DIRECT OR INDIRECT AUTHORITY

No records found

CLOSE ASSOCIATES AND MEMBERS

No records found

CAPITAL RESOURCES - INDIVIDUALS

Individual Contributing Capital 1

First Name: Sharon Last Name: DeMarco Suffix:

Types of Capital: Debt Other Type of Capital: Total Value of the Capital Provided: \$50000 Percentage of Initial Capital: 40

Capital Attestation: Yes

#### Individual Contributing Capital 2

First Name: Steven Last Name: DeMarco Suffix: Sr.

Types of Capital: Debt Other Type of Capital: Total Value of the Capital Provided: \$50000 Percentage of Initial Capital: 40

Capital Attestation: Yes

#### CAPITAL RESOURCES - ENTITIES

##### Entity Contributing Capital 1

Entity Legal Name: Wonderland Dispensary & Delivery Inc.

Entity DBA:

Email: Sdemarco89@yahoo.com Phone: 603-327-4633

Address 1: 291 Broadway

Address 2:

City: Cambridge

State: MA

Zip Code: 02139

Types of Capital: Monetary/Equity Other Type of Capital:

Total Value of Capital Provided: \$25000 Percentage of Initial Capital: 20

Capital Attestation: Yes

#### BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

##### Business Interest in Other State 1

Business Interest of an Owner or the Marijuana Establishment: Business Interest of an Owner

Owner First Name: Steven Owner Last Name: DeMarco Owner Suffix: II

Entity Legal Name: The Emerald Connective LLC

Entity DBA: Wonderland Cannabis Company

Entity Description: CA state licensed small mixed light cultivation

Entity Phone:

Entity Email:

Entity Website:

603-327-4633

sdemarco89@yahoo.com

Entity Address 1: 1010 Farmer Ranch Road

Entity Address 2:

Entity City: Hayfork

Entity State: CA

Entity Zip Code: 96041

Entity Country: United States

Entity Mailing Address 1: PO Box 215

Entity Mailing Address 2:

Entity Mailing City:

Entity Mailing State: CA

Entity Mailing Zip Code:

Entity Mailing Country: United

Hayfork

96041

States

#### DISCLOSURE OF INDIVIDUAL INTERESTS

##### Individual 1

First Name: Steven

Last Name: DeMarco

Suffix: II

Marijuana Establishment Name: Wonderland Dispensary & Delivery Inc.

Business Type: Marijuana Transporter with Other Existing ME License

Marijuana Establishment City: Cambridge

Marijuana Establishment State: MA

#### MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 86 #1 Kirkland Street

Establishment Address 2:

Establishment City: Cambridge

Establishment Zip Code: 02138

Approximate square footage of the establishment: 1200

How many abutters does this property have?: 112

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

#### HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Executed HCA	Wonderland - City of Cambridge HCA (part 1) - signed.pdf	pdf	683889aa2309ac25e35c0a35	05/29/2025
Plan to Remain Compliant with Local Zoning	Plan to Remain Compliant with Local Zoning.pdf	pdf	68a3595d1eca271ddda624d6	08/18/2025
Community Outreach Meeting Documentation	Community Host Meeting Info 8_14_compressed-min.pdf	pdf	68a762b25fa9118d2cd11b89	08/21/2025
Community Outreach Meeting Documentation	04.09.20_Form_COM_Attestation 2.pdf	pdf	68a7633c8d0c9ab5334fdd3b	08/21/2025
Community Outreach Meeting Documentation	IMG_3996.jpeg	jpeg	68c86b11566b140b4e0adf64	09/15/2025

Total amount of financial benefits accruing to the municipality as a result of the host community agreement. If the total amount is zero, please enter zero and provide documentation explaining this number.: \$

### POSITIVE IMPACT PLAN

Positive Impact Plan:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	Plan to Positively Impact Disproportionately Harmed People.pdf	pdf	68a7648e5fa9118d2cd11d31	08/21/2025

### ADDITIONAL INFORMATION NOTIFICATION

Notification:

### INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Executive / Officer

Other Role:

First Name: Steven

Last Name: DeMarco Suffix: II

RMD Association: Not associated with an RMD

Background Question: yes

Individual Background Information 2

Role: Executive / Officer

Other Role:

First Name: Sharon

Last Name: DeMarco Suffix:

RMD Association: Not associated with an RMD

Background Question: no

Individual Background Information 3

Role: Executive / Officer

Other Role:

First Name: Steven

Last Name: DeMarco Suffix: Sr.

RMD Association: Not associated with an RMD

Background Question: no

Individual Background Information 4

Role: Director

Other Role:

First Name: Nancy Last Name: Hickey Suffix:

RMD Association: Not associated with an RMD

Background Question: no

Individual Background Information 5

Role: Director Other Role:

First Name: Jonathan Last Name: Goines Suffix:

RMD Association: Not associated with an RMD

Background Question: no

ENTITY BACKGROUND CHECK INFORMATION

Entity Background Check Information 1

Role: Parent Company Other Role:

Entity Legal Name: Wonderland Dispensary & Delivery Inc. Entity DBA:

Entity Description: The entity is the applying business

Phone: 603-327-4633 Email: sdemarco89@yahoo.com

Primary Business Address 1: 291 Broadway Primary Business Address 2:

Primary Business City: cambridge Primary Business State: MA Principal Business Zip Code: 02139

Additional Information:

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Bylaws	Wonderland Corporate Bylaws SIGNED.pdf	pdf	68a345f81eca271ddda5e1fa	08/18/2025
Articles of Organization	Articles of Organization.pdf	pdf	68a3476f1eca271ddda5e9b5	08/18/2025
Department of Unemployment Assistance - Certificate of Good standing	Certificate of Good Standing (DUA).pdf	pdf	68a348141eca271ddda5eb6b	08/18/2025
Department of Revenue - Certificate of Good standing	DOR Certificate of Good Standing.pdf	pdf	68a34cdc1eca271ddda60421	08/18/2025
Secretary of Commonwealth - Certificate of Good Standing	SOS Certificate of Good Standing.pdf	pdf	68a480cb1eca271ddda732c9	08/19/2025

No documents uploaded

Massachusetts Business Identification Number: 001753406

Doing-Business-As Name:

DBA Registration City:

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Proposed Timeline	Proposed Timeline.pdf	pdf	6833baae2309ac25e35899aa	05/25/2025
Plan for Liability Insurance	Plan for Liability	pdf	6833bb122309ac25e3589a1f	05/25/2025

Insurance.pdf				
Operating Agreement or Articles of Incorporation	Articles of Organization.pdf	pdf	68a34d9b97444ac6c4c1524c	08/18/2025
Capitalization Table	Capitalization Table .pdf	pdf	68a34dd097444ac6c4c15298	08/18/2025
Business Plan	Business Plan (Revised).pdf	pdf	68a3914297444ac6c4c1ff91	08/18/2025

### OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Transportation of marijuana	Transportation.pdf	pdf	6833bbb6cf3645b6201780c	05/25/2025
Storage of marijuana	Storage Requirements.pdf	pdf	6833bbdd6cf3645b62017820	05/25/2025
Personnel policies including background checks	Personnel Policies.pdf	pdf	6833bbf76cf3645b6201783a	05/25/2025
Prevention of diversion	Diversion Prevention Plan.pdf	pdf	6833bc036cf3645b6201784e	05/25/2025
Record Keeping procedures	Record Keeping Procedures.pdf	pdf	6833bc2c6cf3645b62017879	05/25/2025
Plan for obtaining marijuana or marijuana products	Plan to Obtain Products in the Massachusetts Legal Market.pdf	pdf	6833bc526cf3645b620178a4	05/25/2025
Inventory procedures	Inventory Procedures.pdf	pdf	6833bc696cf3645b620178bb	05/25/2025
Energy Compliance Plan	Energy Compliance Plan.pdf	pdf	6833bc736cf3645b620178d2	05/25/2025
Security plan	Wonderland Security Plan.pdf	pdf	6833bcd36cf3645b620178ec	05/25/2025
Qualifications and training	Description of Qualifications and Intended Trainings for Employees .pdf	pdf	6833bd206cf3645b6201790c	05/25/2025
Restricting Access to age 21 and older	Proposal for restricting access to 21+.pdf	pdf	6838ed7c6cf3645b62057f45	05/29/2025
Dispensing procedures	Dispensing Procedures.pdf	pdf	68a388641eca271ddda6b154	08/18/2025
Maintaining of financial records	Maintenance of Financial Records.pdf	pdf	68a388781eca271ddda6b18c	08/18/2025
Quality control and testing	Quality Control and Testing Procedures.pdf	pdf	68a3888c1eca271ddda6b1fb	08/18/2025
Diversity plan	Diversity Plan.pdf	pdf	68e9349f366765b777c1d11f	10/10/2025

### MARIJUANA RETAILER SPECIFIC REQUIREMENTS

No documents uploaded

No documents uploaded

### ATTESTATIONS

I certify that no additional entities or individuals meeting the requirement set forth in 935 CMR 500.101(1)(b)(1) or 935 CMR 500.101(2)(c)(1) have been omitted by the applicant from any marijuana establishment 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 executives, managers, persons or entities having direct or indirect authority over the management, policies, security operations or cultivation operations of the Marijuana Establishment; close associates and members of the applicant, if any; and a list of all persons or entities contributing 10% or more of the initial capital to operate the Marijuana Establishment 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 marijuana establishment 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.:

**ADDITIONAL INFORMATION NOTIFICATION**

**Notification:**

**COMPLIANCE WITH POSITIVE IMPACT PLAN - PRE FEBRUARY 27, 2024**

No records found

**COMPLIANCE WITH DIVERSITY PLAN**

No records found

**HOURS OF OPERATION**

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

## **Plan to Remain Compliant with Local Zoning**

Location: 86 #1 Kirkland Street, Cambridge, MA

### **1. Monitor Regulatory Updates**

- Check weekly for updates from the Massachusetts Cannabis Control Commission (CCC).
- Follow Cambridge city websites and newsletters for zoning changes.
- Watch local publications for zoning or permit-related notices.

### **2. Stay Within Zoning Rules**

- Confirm the dispensary stays within permitted zoning areas.
- Keep at least 300 feet from schools or youth areas (unless you have a special permit).

### **3. Follow Operational Rule**

- No on-site packaging unless allowed by the local and state regulations.
- Keep a current Host Community Agreement (HCA) with the City of Cambridge.
- Stay current with CCC license renewals and other requirements.

### **4. Keep Good Records & Community Relations**

- Log all compliance activities and updates.
- Document all employee training.
- Communicate openly with the community and respond to concerns.



VERSION: MAR 28, 2025 (CURRENT)

11.90 - DELETED

11.100 - DELETED (See Article 20.000)

11.200 - INCENTIVE ZONING AND INCLUSIONARY HOUSING

11.300 - DELETED

11.400 - DELETED

11.500 - PLANNING OVERLAY REQUIREMENTS

11.700 - DELETED (see Article 20.700)

11.800 - CANNABIS USES

ARTICLE 12.000 - PLANNED UNIT DEVELOPMENT

and overlay districts whose use regulations are based on those districts, subject to any limitations set forth in the regulations of those districts and provided that the establishment is not greater than 10,000 square feet in Gross Floor Area.

11.803.4 Buffer Zones.

- (a) A Cannabis Retail Store or Cannabis Production Facility shall not be permitted within 300 feet of a pre-existing public or private school providing education in kindergarten or any of grades one through 12, except where the Planning Board, in issuing a special permit, approves a reduced distance upon finding that the location will cause no substantial adverse impact due to site-specific factors or other mitigating efforts agreed to in writing by the permittee and made conditions of the special permit.
- (b) A Cannabis Retail Store or Cannabis Production Facility shall not be permitted within 300 feet of a pre-existing public children's playground, public youth athletic field, or public youth recreation facility, except where the Planning Board, in issuing a special permit, approves a reduced distance upon finding that the location will cause no substantial adverse impact due to site-specific factors or other mitigating efforts agreed to in writing by the permittee and made conditions of the special permit.

11.804 Parking and Transportation.

Thursday, July 31, 2025



# CAMBRIDGE DAY

SEARCH

eral grant stabilization fund, as well as a \$1 million fiscal year 2026 budget increase for the creation of a housing voucher program. This was in response to a May 12 policy order by vice mayor Marc McGovern and councillors Ayesha Wilson, Sumbul Siddiqui and

nership with the Cambridge Housing Authority.

Because of the uncertainty created by potential funding cuts to housing assistance of all kinds by the federal government, including Section 8 project and tenant-based vouchers, it

would have allocated tenant preservation spending for households normally funded housing

The creation of the is the first time the funds to subsidize ho

## Legal ads

Send legal ads and public notices at least six business days ahead of the intended publication date to [advertising@cambridgeday.com](mailto:advertising@cambridgeday.com) with contact information that includes a contact name, phone number and address.

### A "Community Host Meeting" will be held

Cambridge Day, The Week, 07/24/25, 07/31/25

at 86 #1 Kirkland Street, from 6-8 pm on Thursday, August 14, 2025 regarding "Wonderland Dispensary & Delivery Inc." operating a Marijuana Establishment at 86 #1 Kirkland St, Cambridge MA 02141.

### Mid Cambridge Neighborhood Conservation District Commission

Notice is hereby given that the Mid Cambridge Neighborhood Conservation District Commission will hold a Public Hearing on Monday, August 4, 2025 at 6:00PM to consider the following applications under Ch. 2.78, Article III of the City Code and the Order establishing the District. The meeting will be held online with remote participation. The public can participate online via the Zoom platform (<https://zoom.us/>) from a phone, tablet, or computer. To join the meeting, register at <https://tinyurl.com/MC082025> or call (301)715-8592 Webinar ID: 869 2556 3666.

MC-7320: 78 Ellery Street, by Jenna Larson & Jacob Smigiel. Repeal/alter/repeal and reconfigure

### LEGAL NOTICE

#### CAMBRIDGE HISTORICAL COMMISSION

Notice is hereby given that a public meeting will be held on **Thursday, August 7, 2025, at 6:00 PM** to consider the following matters under M.G.L. Ch. 40C and Ch. 2.78 of the Code of the City of Cambridge:

This meeting will be held online. The public may participate via Zoom (<https://zoom.us/>) from a phone, tablet or computer. To join the meeting, register at <https://tinyurl.com/CH-C7aug2025> or call (301)715-8592. Webinar ID#: 897 7056 5020. Meeting materials at <https://tinyurl.com/CHistComm>. Written comments received by 5:00 P.M. the day before the meeting will be considered by commissioners in advance of meeting. Comments received later will be entered into the record. Email: [histcomm@cambridgema.gov](mailto:histcomm@cambridgema.gov).

Public Hearing: Alterations to Designated Properties Case 5307: 15 Mt Auburn St., Cambridge MA 02138

#### Public Hearing: De Review

Case D-1742: 122 V by Erik D. Demain house (1855).

Case D-1743: 124 Ave., by Anthony S Spears & Andrea son. Demolish fun structures (1856/18 additions).

Chandra Harrington Cambridge Day , 7, 7/31/25

Cases may be take and approved at th of the meeting. Per wish to have a heal should notify the C advance or be pres ginning of the mee Consent Agenda is

### LEGAL N

#### CAMBRIDGE H COMMISS

Notice is hereby gi public meeting will **Thursday, August 6:00 PM** to consid ing matters under 40C and Ch. 2.78 c the City of Cambri

This meeting will b The public may pa Zoom (<https://zoo> a phone, tablet or c

Name

Address



90A Roberts Road  
7 Emmons Place  
3 Emmons Pl.

22 Lambert St.

54 Roberts  
Magnolia Rd

384 Wash STREET, Somerville

2 1/2 Durham St. 02143

8/14/25

6-8 pm

86 #1 14, Walnut St, Cambridge

July 28th, 2025

To All Relevant Parties:

This letter is to inform you of a Community Host Meeting being held at 86 #1 Kirkland Street, Cambridge MA 02138, on Thursday, August 14, 2025 from 6-8 PM. The meeting will cover a proposed Marijuana Establishment at 86 #1 Kirkland St, Cambridge MA 02141. We are required by law to contact all abutters and a select group of city officials according to the statute pasted below:

– "Mailed to abutters of the proposed address of the Marijuana Establishment, owners of land directly opposite on any public or private street or way, and to the abutters within 300 feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town."

We will be covering the following as required by the Massachusetts Cannabis Control Commission:

The information presented at the community outreach hearing, which must include:

- The type(s) of Marijuana Establishment to be located at the proposed address.
- Information that describes how the location will be secured.
- Steps to be taken by the Marijuana Establishment to prevent diversion to minors.
- A plan by the Marijuana Establishment to positively impact the community.
- Information to demonstrate that the location will not constitute a nuisance.

A transcript of questions and answers posed by community members during the meeting will be posted online at a later date.

This meeting is to satisfy statutory requirements and we will be providing an update on the timeline for the store in addition to required materials.

Tentative Schedule:

6 PM: Information session, proposed store design, and delivery information.

7 PM: Question and Answer session from local community members.

8 PM: Meeting over.

Sincerely, Steven DeMarco II

*Wonderland Dispensary & Delivery*

SMALL  
6 mo. ~~\$12~~ 12  
MEDIUM 6  
6 mo. ~~\$12~~ 12  
LARGE 6  
6 mo. ~~\$12~~ 12  
REPLACEMENT  
\$15  
X LARGE  
\$205

DEPEND ON PRIORITY MAIL EXPRESS™ TO DELIVER  
YOUR PACKAGES BY NOON OR 3 PM THE NEXT BUSINESS DAY  
GET IT THERE BY 10:30 AM FOR JUST 15 MORE CENTS

**MERCURY ALERT**



Steven Demarco  
291 Broadway  
Cambridge Ma 02139

Christina Dilisio (Cornelia Liaison)  
344 Broadway  
Cambridge Ma, 02139



**TOUSSAINT**  
Ben Toussaint  
Black Heritage  
Available January 30



# 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:

Name of applicant's authorized representative:

Signature of applicant's authorized representative:



12:27



## FW: FYI: Marijuana Establishment Community Meeting Notice



DiLisio, Christina

To: Me ▾



Jul 8



Hi Steven,

We got notice of your upcoming community meeting. Thank you for sharing it with us. Is the state making you host one again?

---

Christina DiLisio

[Economic Opportunity & Development Division](#)  
Cambridge Community Development Department  
[344 Broadway, Cambridge MA 02139](#)

Ph: [617/349-4601](tel:6173494601) pronouns: she/her/hers



[Book time with me to learn about Division resources](#)

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**From:** Gaines, Francesca <[fgaines@cambridgema.gov](mailto:fgaines@cambridgema.gov)>

**Sent:** Tuesday, July 8, 2025 3:06 PM

**To:** DiLisio, Christina <[cdilisio@cambridgema.gov](mailto:cdilisio@cambridgema.gov)>

**Cc:** Karmacharva, Subandha

## **Plan to Positively Impact Disproportionately Harmed People**

Wonderland Dispensary & Delivery Inc. is committed to advancing equity in the Massachusetts cannabis industry by focusing on individuals and communities disproportionately harmed by cannabis prohibition. This plan is submitted in compliance with M.G.L. c. 94G, § 4 and 935 CMR 500.105(4) and is designed to benefit:

- **Residents of designated census tracts in Boston and Worcester** identified as Areas of Disproportionate Impact (ADIs), including:
  - **Boston Census Tracts:** 803, 10103, 10104, 10300, 61000, 61101, 70200, 71201, 80500, 80801, 81500, 81700, 81800, 81900, 92000, 92300.
  - **Worcester Census Tracts:** 730200, 730500, 731002, 731203, 731204, 731300, 731400, 731500, 731700, 731800, 732001, 732302, 732400, 732700, 733000
  - Massachusetts residents with past drug convictions and their immediate family members.
- **Participants in the Cannabis Control Commission's Social Equity Program (SEP).**

Our plan centers on two primary goals: (1) hiring from disproportionately harmed populations and (2) providing direct mentorship to SEP participants.

### **Goal 1: Hire a Majority of Staff from Disproportionately Harmed Groups**

#### **Program:**

- Commit to hiring at least **51% of employees** from Commission-approved disproportionately harmed groups, including ADI residents (specifically from the census tracts listed above), individuals with past drug convictions, and family members of those with convictions.
- Reach out to workforce development and reentry organizations in Cambridge, Boston, and Worcester to reach qualified candidates.
- Host at least **two recruitment events per year** in Cambridge and within Boston/Worcester ADIs to attract job seekers from disproportionately harmed areas.
- Advertise job postings bi-annually in community newspapers serving these census tracts or on job boards accessible to ADI residents.

#### **Measurements:**

- Maintain HR records documenting the number and percentage of employees from ADIs and other disproportionately harmed groups.

- Track recruitment event locations, attendance, and hires.
- Report annually the percentage of employees meeting the criteria, with a target of **maintaining 51% or more** each year.

## **Goal 2: Provide Mentorship for Social Equity Program Participants**

### **Program:**

- Establish a **structured mentorship program** for CCC Social Equity Program (SEP) participants.
- Enroll at least **three SEP participants annually** and provide direct business mentorship in retail operations, compliance, municipal permitting, business planning, and financial readiness.
- Conduct **bi-annual one-on-one mentorship sessions** and at least **two group workshops per year** in-person at the dispensary (in accordance with CCC guidelines) or virtually.
- Provide access to subject matter experts on compliance, HR, retail management, and investor readiness.
- Prioritize outreach to SEP participants who live in or are tied to Boston and Worcester ADI census tracts.
- Provide employment opportunities for SEP participants in mentorship program.

### **Measurements:**

- Track the number of mentees, hours of mentorship delivered, and subject areas covered.
- Collect feedback surveys from mentees annually.
- Record tangible outcomes such as SEP participants filing license applications, securing Host Community Agreements, or advancing in the licensing process.

### **Additional Comments**

- Wonderland Dispensary & Delivery Inc. acknowledges and will adhere to **935 CMR 500.105(4)** regarding advertising, marketing, branding, and sponsorship.
- This plan will not violate CCC ownership/control restrictions or other state laws.
- Progress will be documented annually at license renewal, with internal bi-annual reviews to ensure compliance.

**BYLAWS OF WONDERLAND DISPENSARY & DELIVERY INC**  
(the "Corporation")

**SHAREHOLDERS**

**Annual Meeting**

1. A meeting of the Shareholders of the Corporation (the "Shareholders") will be held annually for the purpose of electing directors (the "Directors") of the Corporation and for the purpose of doing other business as may come before the meeting. If the day fixed for the annual meeting is a legal holiday in the Commonwealth of Massachusetts, the annual meeting will be held on the next succeeding business day or on a date determined by the board of directors for the Corporation (the "Board") that is no later than two weeks after the date specified in the meeting notice.
2. The Corporation must hold its annual meeting within the earlier of:
  - a. 6 months after the end of the Corporation's fiscal year;
  - b. 15 months after its last annual meeting.

If the annual meeting is not held within that time period then any shareholder entitled to participate in the meeting may apply to the superior court of the county where the Corporation's principal office, or, if none in the commonwealth of Massachusetts, its registered office, is located to fix the time and place of the meeting.

**Special Meetings**

3. Unless otherwise prescribed by statute, special meetings of the Shareholders, for any purpose or purposes, may only be called in the following ways:
  - a. By a majority of the Board; or
  - b. By the holders of shares entitled to cast in total not less than 10 percent of the votes on any issue proposed for the meeting where written requests describing the purpose or purposes for the special meeting are signed, dated and delivered to a member of the Board or other Officer of the Corporation.

4. The Board will determine the time, place and date of any special meeting provided that, in the case of a special meeting called by the requisite percentage of Shareholders in accordance with these Bylaws, the Board will issue notice of the special meeting within 30 days of receipt of the written demand(s) by the relevant Officer of the Corporation.

#### **Place of Meeting**

5. The annual meetings or special meetings of the Shareholders may be held at any place in or out of the Commonwealth of Massachusetts at a place to be determined at the discretion of the Board. If no designation of the location is made for any annual or special meeting of the Shareholders, the place of the meeting will be the Principal Office of the Corporation. The Corporation must hold its annual meeting within the earlier of: a) six months after the end of the Corporation's fiscal year or; b) fifteen months after its last annual meeting. If an annual meeting is not held within that time period, a Shareholder may direct a request in writing to the Chairman of the Board of the Corporation to hold the annual meeting. If a notice of meeting is not given within 60 days of that request then any Shareholder entitled to vote at an annual meeting may apply to any court having jurisdiction for an order directing that the meeting be held and fixing the time and place of the meeting.

#### **Notice of Meetings**

6. The written notice of any meeting will be given not less than 7 days, but not more than 60 days before the date of the meeting to each Shareholder entitled to vote at that meeting. The written notice of the meeting will state the place, date and hour of the meeting, the means of remote communications, if any, and, in the case of a special meeting, the purpose or purposes for which the meeting is called.
7. If mailed, notice is given when the notice is deposited in the United States mail, postage prepaid, and directed to the Shareholder at the address of the Shareholder as it appears on the records of the Corporation. An affidavit of the Chief Executive Officer of the Corporation or an agent of the Chief Executive Officer of the Corporation that the notice has been given will, in the absence of fraud, be prima facie evidence of the facts stated in the notice.
8. A written waiver, signed by the person entitled to a notice of meeting, or a waiver by electronic transmission by the person entitled to that notice, whether before or after the time stated in the notice, will be deemed equivalent to the person receiving the notice. Further, attendance of a person at a meeting will constitute a waiver of notice of that meeting, except when the person attends a meeting for the express purpose of objecting at the beginning of the meeting to the transaction of any business because the meeting is not lawfully called or convened.

### **Consent of Shareholders in Lieu of Meeting**

9. 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 consent or consents in writing, setting forth the action to be taken, is signed by the holders of outstanding stock having not less than the minimum number of votes that would be necessary to authorize or take the action at a meeting at which all shares entitled to vote on the matter were present and voted is delivered to the Corporation. Every written consent will bear the date of signature of each Shareholder who signs the consent. However, no written consent will be effective unless the consent is delivered, either by hand or by certified or registered mail, within 90 days of the earliest dated consent, to the Corporation to be filed with the records of proceedings of the Shareholders.

### **Remote Communication Meetings**

10. Remote communication means any electronic communication including conference telephone, video conference, or any other method or forum currently available or developed in the future by which Shareholders not present in the same physical location may simultaneously communicate with each other.
11. Where permitted under the statutes and regulations of the Commonwealth of Massachusetts, and in the sole and reasonable discretion of the Board of Directors, a meeting of Shareholders of the Corporation may be held at a specific location or may be held by any means of remote communication. Where a meeting will employ remote communication, one or more Shareholders may participate by means of remote communication or the meeting may be held solely by means of remote communication at the sole discretion of the Board of Directors. Where any remote communication is used in a Shareholder meeting, all persons authorized to vote or take other action at the meeting must be able to hear each other during the meeting and each person will have a reasonable opportunity to participate. This remote participation in a meeting will constitute presence in person at the meeting. All votes or other actions taken at the meeting by means of electronic transmission must be maintained as a matter of record by the Corporation.

### **List of Shareholders Entitled to Vote**

12. The Officer who has charge of the Shareholders' List of the Corporation will prepare and make, not more than 70 days before every meeting of the Shareholders, a complete list of the Shareholders entitled to vote at the meeting, arranged in alphabetical order, and showing the address of each Shareholder and the number of shares of stock registered in the name of each Shareholder. The list must be available for inspection by any Shareholder beginning two days after the meeting is announced and continuing through the meeting. The list must be provided for any purpose related to the meeting:

- a. On a reasonably accessible electronic network, so long as the information required to access the list is provided with the notice of the meeting; or
  - b. During ordinary business hours, at the Principal Office of the Corporation or at a place identified in the meeting notice in the city where the meeting will be held.
13. If the Corporation decides to make the list available on an electronic network, the Corporation will ensure that this information is available only to Shareholders of the Corporation. If the meeting is to be held at a physical location, then the list will be produced and kept at the time and place of the meeting during the whole time of the meeting and may be inspected by any Shareholder who is present.
  14. If the meeting is to be held solely by means of remote communication, then the list will also be open to the examination of any Shareholder during the whole time of the meeting on a reasonably accessible electronic network, and the information required to access the list will be provided with the notice of the meeting.
  15. If any Director willfully neglects or refuses to produce the list of Shareholders at any meeting for the election of Directors, or to open such a list to examination on a reasonably accessible electronic network during any meeting for the election of Directors held solely by means of remote communication, those Directors will be ineligible for election to any office at that meeting.
  16. The Shareholders' List will be the only evidence as to who are the Shareholders entitled by this section to examine the list required by this section or to vote in person or by proxy at any meeting of Shareholders.

**Quorum and Required Vote**

17. A minimum of 51 percent of the shares entitled to vote, present in person or represented by proxy, will constitute a quorum entitled to take action at a meeting of Shareholders.
18. In all matters other than the election of Directors, any act of the Shareholders must be passed by an affirmative vote of the majority of the shares present in person or represented by proxy at the meeting and entitled to vote on the matter.

19. Directors will be elected by a majority of the votes of the shares present in person or represented by proxy at the meeting and entitled to vote on the election of Directors.
20. Where a separate vote by a class or series or classes or series of shares ("Eligible Shares") is required, 51 percent of the outstanding Eligible Shares present in person or represented by proxy, will constitute a quorum entitled to take action with respect to that vote on that matter. Any act to be taken must be passed by an affirmative vote of the majority of the outstanding Eligible Shares present in person or represented by proxy.

#### **Shareholders Voting Rights and Proxies**

21. Subject to the Articles of Organization, each Shareholder will be entitled to one vote for each share of stock held by that Shareholder.
22. Each Shareholder entitled to vote at a meeting of Shareholders or to express consent or dissent to corporate action in writing without a meeting may authorize another person or persons to act for that Shareholder by proxy, but no proxy will be valid after 11 months from the date of its execution unless the proxy provides for a longer period.
23. Execution of a proxy may be accomplished by the Shareholder or by the authorized Officer, Director, employee or agent of the Shareholder, signing the writing or causing that person's signature to be affixed to the writing by any reasonable means including, but not limited to, by facsimile signature.
24. A duly executed proxy will be irrevocable if it states that it is irrevocable and if, and only as long as, it is coupled with an interest sufficient in law to support an irrevocable power. A proxy may be made irrevocable regardless of whether the interest with which it is coupled is an interest in the shares or an interest in the Corporation generally.

#### **Voting Rights of Fiduciaries, Pledgers and Joint Owners of Shares**

25. Persons holding shares in a fiduciary capacity will be entitled to vote the shares so held. Persons whose shares are pledged will be entitled to vote, unless, in the transfer by the pledger on the books of the Corporation, that person has expressly empowered the pledgee to vote the shares, in which case only the pledgee, or that pledgee's proxy, may represent and vote the shares.

## **BOARD OF DIRECTORS**

### **General Powers**

26. The business and affairs of the Corporation will be managed by or under the direction of the Board.

### **Number, Tenure and Quorum**

27. The Board will consist of five members, each of whom will be a natural person. Directors need not be Shareholders. Each Director will hold office for a one-year term from the date of election by the Shareholders or until that Director's earlier resignation or removal. Any Director may resign at any time upon notice given in writing or by electronic transmission to the Corporation. In order to transact business at a meeting of the Directors, a quorum of 51 percent of the total number of Directors eligible to vote will be required. The vote of the majority of the Directors present at a meeting at which a quorum is present will be the act of the Board.

28.

Each one-year term may be renewed any number of times by the Shareholders and there is no limit to the number of terms which may be served by any one Director.

### **Regular Meetings**

29. By resolution, the Board may provide the time and place, either within or without the Commonwealth of Massachusetts, for the holding of regular meetings without any notice other than that resolution.

### **Special Meetings**

30. Special meetings of the Board may be called by or at the request of the President or by a majority of the Directors. The person or persons calling that special meeting of the Board may fix any date, time or place, either within or without the Commonwealth of Massachusetts, to be the date, time and place for holding that special meeting.

### **Notice**

31. Reasonable written notice of the date, time, and place of a special meeting of the Board will be given prior to the date set for that meeting. The written notice can be given personally, by mail, by private carrier, by telegraph, by telephone facsimile, or by any other manner as permitted by the Massachusetts Business Corporation Act. The notice will be given by the Secretary or one of the persons authorized to call Directors' meetings.

32. If written notice is mailed, correctly addressed to a Director's address as provided in the Corporation's current records, the notice will be deemed to have been given to that Director at the time of mailing. If written notice is sent by private carrier or if the written notice is sent by United States mail, postage prepaid and by registered or certified mail, return receipt requested, the notice will be deemed to have been given to a Director on the date shown on the return receipt. Otherwise notice is effective when received by a Director.
33. Notice of any Directors' meeting may be waived by a Director before or after the date and time of the meeting. The waiver must be in writing, must be signed by a Director, and must be delivered to the Corporation for inclusion in the minutes or filing with the corporate records. The attendance of a Director at a meeting of the Board will constitute a waiver of notice of that meeting except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully convened.

#### **Action by Directors Without a Meeting**

34. Any action to be taken at any meeting of the Board or of any committee of the Board may be taken without a meeting if all members of the Board or committee, as the case may be, consent to it in writing, or by electronic transmission and the writing or writings or electronic transmission or transmissions are filed with the minutes of proceedings of the Board, or committee. This filing will be in paper form if the minutes are maintained in paper form and will be in electronic form if the minutes are maintained in electronic form.

#### **Remote Communication Meetings**

35. Remote communication means any electronic communication including conference telephone, video conference, or any other method or forum currently available or developed in the future by which Directors not present in the same physical location may simultaneously communicate with each other.
36. A meeting of the Board may be held by any means of remote communication by which all persons authorized to vote or take other action at the meeting can hear each other during the meeting and each person has a reasonable opportunity to participate. This remote participation in a meeting will constitute presence in person at the meeting.

#### **Vacancies and Newly Created Directorships**

37. When vacancies or newly created directorships resulting from any increase in the authorized number of Directors occur, a majority of the Directors then in office, although less than a quorum, or a sole remaining Director will have the power to appoint new Directors to fill this

vacancy or vacancies. Each new Director so chosen will hold office until the next annual meeting of the Shareholders.

38. If at any time, by reason of death or resignation or other cause, the Corporation should have no Directors in office, then any Officer or any Shareholder or an executor, administrator, trustee or guardian of a Shareholder, or other fiduciary entrusted with like responsibility for the person or estate of a Shareholder, may call a special meeting of Shareholders for an election to fill the vacancy.
39. When one or more Directors resign from the Board and the resignation is to become effective at a future date, a majority of the Directors then in office, including those who have so resigned, will have the power to appoint new Directors to fill this vacancy or vacancies. The appointments of these new Directors will take effect when the resignation or resignations are to become effective, and each new Director so chosen will hold office until the next annual meeting of the Shareholders.

#### **Removal**

40. Any Director or the entire Board may be removed, with or without cause, by the holders of a majority of the shares then entitled to vote at an election of Directors at a special meeting of the Shareholders called for that purpose. A director may be removed only if the number of votes cast to remove the director exceeds the number of votes cast not to remove him or her.

#### **Organization**

41. Meetings of the Board will be presided over by the President, or in the President's absence by a Director chosen at the meeting. The Secretary will act as secretary of the meeting, but in the absence of the Secretary, the person presiding at the meeting may appoint any person to act as secretary of the meeting.

#### **Chair of the Board**

42. The Chair of the Board, if present, will preside at all meetings of the Board, and exercise and perform any other authorities and duties as may be from time to time delegated by the Board.

#### **Compensation**

43. The Board will, by resolution, fix the fees and other compensation for the Directors for their services as Directors, including their services as members of committees of the Board. All changes to Director compensation are subject to ratification by the Shareholders.

### **Presumption of Assent**

44. A Director of the Corporation who is present at a meeting of the Board will be presumed to have assented to an action taken on any corporate matter at the meeting unless:
- a. The Director objects at the beginning of the meeting, or promptly upon the Director's arrival, to holding the meeting or transacting business at the meeting;
  - b. The Director's dissent or abstention from the action taken is entered in the minutes of the meeting; or
  - c. The Director delivers written notice of the Director's dissent or abstention to the presiding officer of the meeting before the adjournment of the meeting or to the Corporation within a reasonable time after adjournment of the meeting.
45. Any right to dissent or abstain from the action will not apply to a Director who voted in favor of that action.

## **COMMITTEES**

### **Appointment**

46. The Board may designate one or more committees, each committee to consist of one or more of the Directors of the Corporation. The Board may designate one or more Directors as alternate members of any committee, who may replace any absent or disqualified member at any meeting of the committee.
47. In the absence or disqualification of a member of a committee, the member or members present at any meeting and not disqualified from voting, whether or not that member or members constitute a quorum, may unanimously appoint another member of the Board to act at the meeting in the place of any absent or disqualified member.
48. The committee or committees, to the extent provided in the resolution of the Board will have and may exercise all the powers and authority of the Board in the management of the business and affairs of the Corporation, and may authorize the seal of the Corporation to be affixed to all papers which may require it. No such committee will have the power or authority in reference to the following matters:
- a. Approving or adopting, or recommending to the Shareholders, any action or matter (other

than the election or removal of Directors) expressly required by the Massachusetts Business Corporation Act to be submitted to Shareholders for approval; or

- b. Adopting, amending or repealing any Bylaw of the Corporation.

#### **Tenure**

- 49. Each member of a committee will serve at the pleasure of the Board.

#### **Meetings and Notice**

- 50. The method by which Directors' meetings may be called and the notice requirements for these meetings as set out in these Bylaws will apply to any committee designated by the Board as appropriate.

#### **Quorum**

- 51. The requirements for a quorum for the Board as set out in these Bylaws will apply to any committee designated by the Board as appropriate.

#### **Action Without a Meeting**

- 52. The requirements and procedures for actions without a meeting for the Board as set out in these Bylaws will apply to any committee designated by the Board as appropriate.

#### **Resignation and Removal**

- 53. Any member of a committee may be removed at any time, with or without cause, by a resolution adopted by a majority of the full Board. Any member of a committee may resign from the committee at any time by giving written notice to the Chair of the Board of the Corporation, and unless otherwise specified in the notice, the acceptance of this resignation will not be necessary to make it effective.

#### **Vacancies**

- 54. Any vacancy in a committee may be filled by a resolution adopted by a majority of the full Board.

#### **Committee Rules of Procedure**

- 55. A committee will elect a presiding officer from its members and may fix its own rules of procedure provided they are not inconsistent with these Bylaws. A committee will keep regular minutes of its proceedings, and report those minutes to the Board at the first subsequent meeting of the Board.

## **OFFICERS**

### **Appointment of Officers**

56. The officers of the Corporation will consist of the chief executive officer (the "Chief Executive Officer"), the chief operating officer (the "Chief Operating Officer"), the chief financial officer (the "Chief Financial Officer"), the president (the "President"), the treasurer (the "Treasurer"), the Secretary, and any other Officers and assistant officers as determined in these Bylaws or the Articles of Organization or by the Board.
57. The Officers will be appointed by the Incorporators of the Corporation. Any appointee may hold one or more offices.

### **Term of Office**

58. Each Officer will hold office until a successor is duly appointed and qualified or until the Officer's death or until the Officer resigns or is removed as provided in these Bylaws.

### **Removal**

59. Any Officer or agent appointed by the Board or by the Incorporators may be removed by the Board at any time with or without cause, provided, however, any contractual rights of that person, if any, will not be prejudiced by the removal.

### **Vacancies**

60. The Board may fill a vacancy in any office because of death, resignation, removal, disqualification, or otherwise.

### **Delegation of Authority**

61. The Board reserves the authority to delegate the powers of any Officer to any other Officer or agent, notwithstanding any provision in these Bylaws.

## **LOANS, CHECKS, DEPOSITS, CONTRACTS**

### **Loans**

62. Without authorization by a resolution of the Board, the Corporation is prohibited from making or accepting loans in its name, or issuing evidences of indebtedness in its name. The authorization of the Board for the Corporation to perform these acts can be general or specific.

### **Checks, Drafts, Notes**

63. All checks, drafts, or other orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Corporation must be signed by a designated Officer or Officers, agent or agents of the Corporation and in a manner as will from time to time be determined by resolution of the Board.

### **Deposits**

64. All funds of the Corporation not otherwise used will be deposited to the credit of the Corporation in banks, trust companies, or other depositories designated by the Board.

### **Voting Securities Held by the Corporation**

65. An Officer or agent designated by the Board will, with full power and authority attend, act, and vote, on behalf of the Corporation, at any meeting of security holders or interest holders of other corporations or entities in which the Corporation may hold securities or interests. At that meeting, the delegated agent will have and execute any and all rights and powers incidental to the ownership of the securities or interests that the Corporation holds.

### **Contracts**

66. The Board may give authority to any Officer or agent, to make any contract or execute and deliver any instrument in the name of the Corporation and on its behalf, and that authority may be general or specific.

### **Conflict of Interest by Directors**

67. No contract or transaction between the Corporation and any number, but less than a majority, of its Directors or Officers, or between the Corporation and any other corporation, partnership, association, or other organization in which any number, but less than a majority, of its Directors or Officers, are directors or officers or have a financial nexus, will be void or voidable solely for this reason, or solely because that Director or Officer is present at or participates in the meeting of the Board or committee which authorizes the contract or transaction, or solely because any such Director's or Officer's votes are counted for that purpose, provided that one of the following conditions is met:
- a. Full disclosure of the material facts as to the Director's or Officer's relationship or interest and as to the contract or transaction are made to the Board or the committee, and the Board or committee in good faith authorizes the contract or transaction by the affirmative votes of a majority of the disinterested Directors, even though the number of disinterested Directors is less than a quorum; or

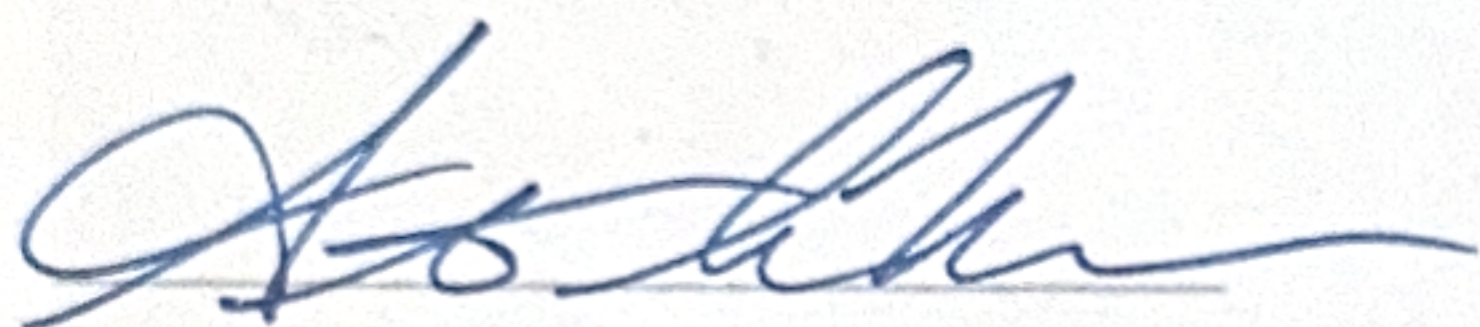
- b. Full disclosure of the material facts as to the Director's or Officer's relationship or interest and as to the contract or transaction are made to the Shareholders entitled to vote on the contract or transaction, and the contract or transaction is specifically approved in good faith by the affirmative votes of a majority of the Shareholders.
68. A contract between the Corporation and, directly or indirectly, a majority of the Directors or Officers will be void solely for this reason.
69. A Director or Officer of the Corporation will not be disqualified as a Director or Officer for the sole reason that the Director or Officer deals or contracts with the Corporation either as a vendor, purchaser, or otherwise.

**Loans to Employees and Officers**

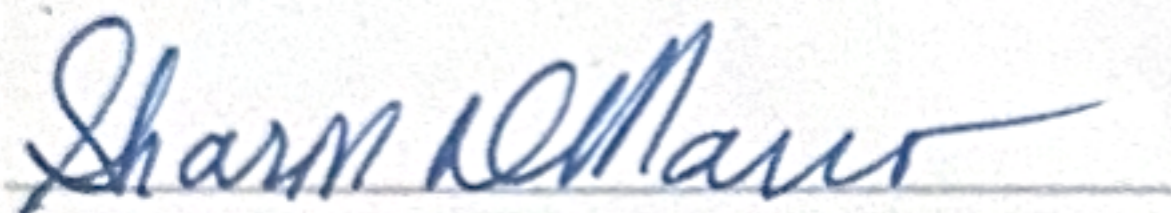
70. The Corporation may lend money to, or guaranty any obligation of, or otherwise assist, any Officer or employee of the Corporation or of its subsidiary, including any Officer or employee who is a Director of the Corporation or any subsidiary of the Corporation, whenever, in the opinion of the Directors, the loan, guaranty or assistance may reasonably be expected to benefit the Corporation. The loan, guaranty or other assistance may be with or without interest, and may be unsecured, or secured in such manner as the Board will approve, including, without limitation, a pledge of shares of the Corporation. Nothing contained in this section is to be construed so as to deny, limit or restrict the powers of guaranty or warranty of the Corporation at common law or under any applicable statute.



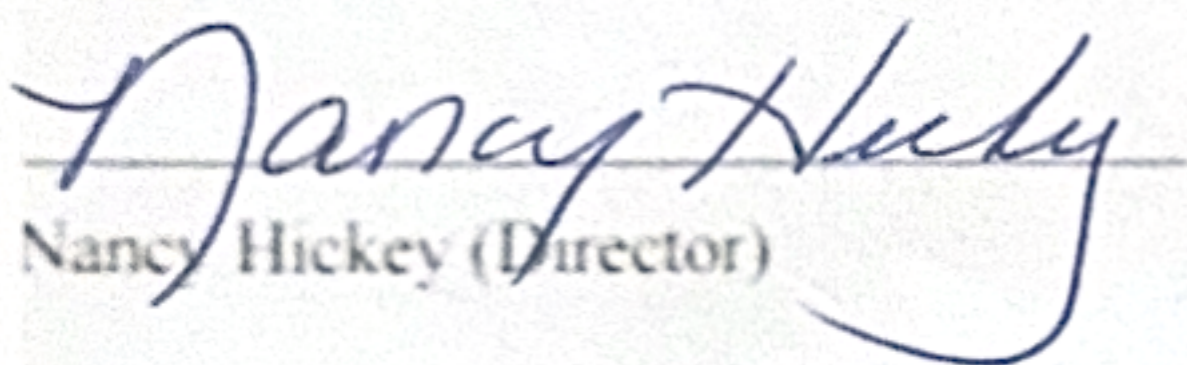
Steven DeMarco (Director)



Steven DeMarco Sr. (Director)



Sharon DeMarco (Director)



Nancy Hickey (Director)



Jonathon Goines (Director)

## APPENDIX

### Glossary

- **Bylaws** - the purpose of these bylaws (the "Bylaws") is to provide rules governing the internal management of the Corporation.
- **Chair of the Board** - Once a Board of Directors has been appointed or elected by the Shareholders, the Board will then elect a chairman (the "Chair of the Board"). The Chair of the Board will act to moderate all meetings of the Board of Directors and any other duties and obligations as described in these Bylaws.
- **Corporate Officer** - A corporate officer (individually the "Officer" and collectively the "Officers") is any individual acting for or on behalf of the Corporation. An Officer of the Corporation will usually be appointed to a specific task such as Chief Financial Officer, Chief Operating Officer or other similar position. One person may hold several offices. The Officers will manage the day-to-day operations of the Corporation and report to the Board of Directors.
- **Principal Executive Office** - The Principal Executive Office for the Corporation is where the Chief Executive Officer for the Corporation has an office.
- **Principal Office** - The Principal Office of the Corporation is the address designated in the annual report where the executive offices of the Corporation are located.
- **Principal Place of Business** - The Principal Place of Business is the address at which the Corporation conducts its primary business.
- **Registered Office** - The Registered Office is the physical street address within the state where the registered agent can be contacted during normal business hours for service of process.
- **Shareholders' List** - A Shareholders' List is the complete record of the owners of shares of stock in the Corporation.

# Corporations

## Business Entity Summary

**ID Number: 001753406**

[Request certificate](#)

[New search](#)

**Summary for: WONDERLAND DISPENSARY & DELIVERY INC**

<b>The exact name of the Domestic Profit Corporation:</b> WONDERLAND DISPENSARY & DELIVERY INC				
<b>Entity type:</b> Domestic Profit Corporation				
<b>Identification Number:</b> 001753406				
<b>Date of Organization in Massachusetts:</b> 02-05-2024		<b>Date of Revival:</b>		
		<b>Last date certain:</b>		
<b>Current Fiscal Month/Day:</b> 12/31		<b>Previous Fiscal Month/Day:</b> 12/31		
<b>The location of the Principal Office:</b>				
Address: 291 BROADWAY				
City or town, State, Zip code, Country: CAMBRIDGE, MA 02139 USA				
<b>The name and address of the Registered Agent:</b>				
Name: STEVEN DEMARCO				
Address: 291 BROADWAY				
City or town, State, Zip code, Country: CAMBRIDGE, MA 02139 USA				
<b>The Officers and Directors of the Corporation:</b>				
Title	Individual Name	Address		
PRESIDENT	STEVEN JAMES DEMARCO II	291 BROADWAY CAMBRIDGE, MA 02139 USA		
TREASURER	STEVEN DEMARCO SR	291 BROADWAY CAMBRIDGE, MA 02139 USA		
SECRETARY	SHARON DEMARCO	291 BROADWAY CAMBRIDGE, MA 02139 USA		
DIRECTOR	NANCY HICKEY	1 TEWKSBURY RD HAMPSTEAD, NH 03841 USA		
DIRECTOR	JONATHAN GOINES	353 LOWELL STREET APT 1 SOMERVILLE, MA 02145 USA		
<b>Business entity stock is publicly traded:</b> <input type="checkbox"/>				
<b>The total number of shares and the par value, if any, of each class of stock which this business entity is authorized to issue:</b>				
Class of Stock	Par value per share	Total Authorized		Total issued and outstanding
		No. of shares	Total par value	No. of shares
CNP	0	275,000	\$0	
<input type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Confidential Data</b> <input type="checkbox"/> <b>Merger Allowed</b> <input type="checkbox"/> <b>Manufacturing</b>				
<b>View filings for this business entity:</b>				
<div style="border: 1px solid #ccc; padding: 5px;"> <p>ALL FILINGS</p> <ul style="list-style-type: none"> <li>Annual Report</li> <li>Application For Revival</li> <li>Articles of Amendment</li> <li>Articles of Charter Surrender</li> </ul> </div>				
<a href="#">View filings</a>				
<b>Comments or notes associated with this business entity:</b>				

[New search](#)

## William Francis Galvin

Secretary of the Commonwealth of Massachusetts

One Ashburton Place  
Boston, MA 02108

1-800-392-6090

cis@sec.state.ma.us

Connect with Us





## CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



WONDERLAND DISPENSARY & DELIVERY  
86 KIRKLAND ST STE 1  
CAMBRIDGE MA 02138-2085

### *Why did I receive this notice?*

The Commissioner of Revenue certifies that, as of the date of this certificate, WONDERLAND DISPENSARY & DELIVERY INC dba:WONDERLAND DISPENSARY & DELIVERY INC 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?*

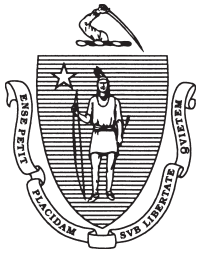
If you have questions, call us at (617) 887-6400, Monday through Friday, 9:00 a.m. to 4:00 p.m.

### *Visit us online!*

Visit [mass.gov/dor](http://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



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

William Francis Galvin  
Secretary of the  
Commonwealth

Date: August 18, 2025

To Whom It May Concern :

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

**WONDERLAND DISPENSARY & DELIVERY INC**

is a domestic corporation organized on **February 05, 2024** , 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: 25080281730

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

Processed by: smc



Insurance quote presented to:

CRC Commercial Solutions - Binding - Westborough, MA

Matt Arnold

For

Wonderland Dispensary & Delivery Inc

Proposed policy period

06/01/2025 - 06/01/2026

**NO FLAT CANCELLATIONS ONCE COVERAGE IS BOUND**

**Kinsale Insurance Company P.O. Box 17008 Richmond, VA 23226**

**Phone (804) 289-1300 Fax (804) 673-5697**

<https://www.kinsaleins.com>

# Kinsale Insurance Company

A.M. Best Company Rating: A (Excellent)

Financial Size Category: XIII

CRC Commercial Solutions - Binding - Westborough, MA - Matt Arnold

## QUOTE

RE: Wonderland Dispensary & Delivery Inc  
 291 Broadway  
 Cambridge, MA 02139

Submission #: 05634829  
 Quote Letter #: 20228775  
 Quote Date: 01/27/2025

**Company:** Kinsale Insurance Company  
**Coverage Form:** Emerging Products- Claims Made and Reported  
**Description of Operations:** Marijuana Dispensary

**Policy Term:** 06/01/2025 - 06/01/2026  
**Retro Date:**Inception

We are pleased to offer the following quote. This quote is valid until 02/26/2025 unless extended and agreed to in writing by us. Please read carefully as the terms and conditions of coverage may differ from those requested. **THIS IS NOT A BINDER OF INSURANCE**

Limits	
Each Occurrence Limit	\$1,000,000
Damages to Premises Rented to You Limit	\$100,000
Personal & Advertising Injury Limit	\$1,000,000
General Aggregate Limit	\$2,000,000
Products / Completed Operations Aggregate Limit	\$2,000,000

Additional Coverages	
Medical Payments Coverage	\$1,000

Deductibles	
Per Claim	\$2,500
** Deductibles apply to all coverages, damages, and expenses.	

Coverage Enhancements	
Primary / Non-Contributory Endorsement	

--

**Quote Options - please consult your underwriter for additional available coverages or enhancements.** Additional premiums will increase policy rates.

**Policy Terms and Conditions - please review policy for complete details**

<b>Basis of Premium</b>			
<u>Class Description</u>	<u>Exposure Base</u>	<u>Exposure Units</u>	<u>Rate</u>
Marijuana Dispensary	per \$1,000 Gross Sales	2,500,000	1.5400

Premium	\$3,850
Company Fees	\$500
Tax	\$154
<b>Total Due At Inception</b>	<b>\$4,504</b>
Minimum Earned Premium At Binding	25.00%
Minimum Deposit Premium At Binding	100.00%
Commission	7.00%

Company Fees are fully earned

Premium is 100.00% minimum and deposit

Taxes, fees and surcharges are the responsibility of the broker.

Policy Subject to Annual Audit.

If this quote indicates the policy is subject to audit, then the initial premium payable at inception is considered an estimated and deposit premium only; we may conduct a premium audit on or about the cancellation or expiration date of the policy to determine the actual earned premium based on the amount of risk exposure during the policy term. Any refusal or failure by you to maintain, provide records, or to allow us to conduct an audit of such records, will result in the application of the Audit Noncompliance Charge Factor (if listed on this quote), or our calculating a final audit premium based on information available to us.

**Contingencies:**

This Quote is subject to our receipt and acceptance of the following items:

- 1) Subject to receipt and acceptance of signed and dated Kinsale Supplement upon binding. Quoted sales must match the application at binding. Must be signed and dated within 30 days of binding.
- 2) Prior to binding, please provide a full list of products; pricing and terms subject to change upon review.
- 3) Subject to 5 year currently valued loss runs upon binding or Kinsale NKLL from company inception to present if no prior. Any adverse loss activity not currently reported to us may affect pricing and/or acceptability of this risk.

4) Confirm all Named Insureds to be listed on the policy.

Subject to favorable inspection and compliance with recommendations.

SL Tax Filing Form upon binding.

**Comments:**

Policy Subject to 25% Audit Noncompliance Charge Factor.

The schedule of Named Insureds will include only the entities listed on this quote (and will not include entities requested in the submission, but not listed in this quote). Any adjustments to this schedule will be made effective no earlier than the date a request to amend the schedule is received by Kinsale.

Subject to acknowledgement that all policy change or cancellation requests will be provided to Kinsale in advance of policy change or cancellation effective dates. Kinsale will not backdate if requests are received after the intended effective date.

The Named Insured schedule includes only entities listed on this quote. Entities on the submission but not on the quote are not automatically included. Changes to Named Insured schedule will be effective when request to amend is received by Kinsale.

**Exclusions and Endorsements:**

CAN1001-1221 - Cannabis And Hemp Commercial General Liability Declarations - Claims Made

ADF9013-0524 - Notice - Where to Report a Claim

ADF4001-0110 - Schedule of Forms

CAN0002-0824 - Cannabis And Hemp General Liability Coverage Form - Claims Made

ADF2000-0622 - Policy Amendment - Extrinsic Evidence

CAN2003-0322 - Claims Made To Claims Made And Reported - General Liability

CAN2006-0322 - Amended Duties In The Event Of A Claim Or Suit (Claims Made)

CAN2008-0322 - Medical Payments Coverage

ADF4002-0824 - Basis of Premium

ADF4005-0721 - Composite Rate Endorsement

CAS4018-1121 - Additional Policy Provisions - Premium

ADF3011-0115 - Exclusion of Other Acts of Terrorism Committed Outside the United States; Exclusion of Punitive Damages Related to a Certified Act of Terrorism; Cap on Losses from Certified Acts of Terrorism

ADF3017-0622 - Exclusion - Biometric Information Privacy Laws

CAN3010-0322 - Exclusion - Prior Products (policy inception date)

CAN3014-0322 - Amended Exclusion - Intellectual Property And Unfair Competition

CAN3016-0422 - Absolute Exclusion - Motorized Vehicles

CAN3021-0422 - Absolute Exclusion - Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)

CAN3024-0522 - Exclusion - Misdelivery

CAN5004-0322 - Additional Insured - State Or Government Agency Or Subdivision Or Political Subdivision

CAN5005-0522 - Additional Insured As Required By Written Contract - Trade Event

CAN5006-0522 - Additional Insured As Required By Written Contract - Managers Or Lessors Of Premises  
CAN5007-0322 - Additional Insured - Primary And Non-Contributory Endorsement  
ADF9010-0321 - Notice of Terrorism Insurance Coverage  
IL0985-1220 - Disclosure Pursuant to Terrorism Risk Insurance Act  
ADF9004-0110 - Signature Endorsement  
ADF9009-0110 - U.S. Treasury Department's Office of Foreign Assets Control (OFAC) Advisory Notice to Policyholders

This quote is subject to the specified conditions and may be withdrawn at any time prior to acceptance and in no event will it remain open beyond the quote expiration date unless extended by us in writing. Changes in classifications, operations, exposure or risk specific information require notification to us and may result in changes to this quote. Coverage may not be bound without written confirmation from us. By accepting this quote, you consent to receiving the policy electronically. You agree that such electronic delivery satisfies any legal requirement that such delivery be in writing.

**Once bound, coverage cannot be cancelled flat. If you cancel coverage or the policy, the greater of the minimum earned premium or the 10% short-rate penalty will apply.**

**Kinsale Insurance Company**

**P. O. Box 17008**

**Richmond, VA 23226**

**(804) 289-1300**

**[www.kinsaleins.com](http://www.kinsaleins.com)**

## NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the federal Terrorism Risk Insurance Act, as amended ("the Act"), the Company must make available insurance coverage for losses arising out of acts of terrorism, as defined in Section 102(1) of the Act. This Policy includes such coverage for damages arising out of certified acts of terrorism and is limited by the terms, conditions, exclusions, limits, other provisions of the coverage quote or renewal application/questionnaire to which this offer is attached and by the Policy, any endorsements to the Policy and generally applicable rules of law.

The term "act of terrorism" means any act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security, and the Attorney General of the United States to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of an air carrier or vessel or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM FOR WHICH THIS POLICY PROVIDES COVERAGE MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. UNDER THE FORMULA, BEGINNING ON JANUARY 1, 2020, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 80% OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE.

NO PREMIUM IS CHARGED FOR THIS COVERAGE NOR IS ANY CHARGE MADE FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT, AS WELL AS INSURERS' LIABILITY FOR LOSSES, RESULTING FROM CERTIFIED "ACTS OF TERRORISM" WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

COVERAGE FOR "INSURED LOSSES" AS DEFINED IN THE ACT IS SUBJECT TO THE COVERAGE TERMS, CONDITIONS, AMOUNTS AND LIMITS IN THIS POLICY APPLICABLE TO LOSSES ARISING FROM EVENTS OTHER THAN "ACTS OF TERRORISM".

## \$5 Million Products Liability Limits

Accommodating Contracts with Major Retailers



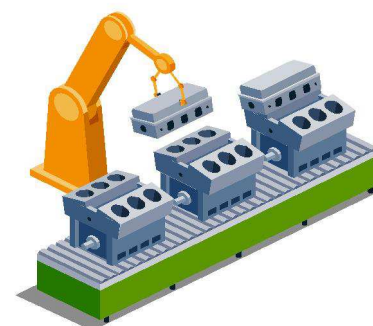
Thank you for using Kinsale Insurance for your account.  
Click the **icon** below to learn more about our Products Liability Division.

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Kinsale's Product Liability Division can offer up to **\$5 million occurrence and aggregate limits**, which can help meet a need for accounts with contracts that sell through major retailers.

### Policy Structure:

- ISO Occurrence or Claims-Made coverage forms
- Retroactive date continuity provided
- Policy limits: up to \$5M
- Commercial General Liability and Products/Completed Operations Liability
- \$2,500 deductible unless tailored to an individual risk
  - Split deductibles available



Our team of underwriting specialists can help with coverage up to \$5 million for your hard-to-place risks for **importers, distributors, and manufacturers of consumer, commercial, and industrial products!**

Policy limits are subject to underwriter review; not all accounts are eligible.

Visit [kinsaleins.com](http://kinsaleins.com) to view our full coverage options and product offerings.

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Products are distributed through select surplus lines brokers. Kinsale Insurance Company is eligible in all fifty states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. Kinsale has an A (Excellent) Financial Strength Rating from A.M. Best Company.

2035 Maywill Street, Suite 100 | Richmond, VA 23230 | (804) 289-1300 | [www.kinsaleins.com](http://www.kinsaleins.com)





Kinsale is proud to offer quick solutions for your hard-to-place accounts.

Our Casualty divisions are organized into the following specialized underwriting teams. Submissions are cleared to each division using the submission clearance addresses noted below.

Division	Clearance Inbox
Construction	<a href="mailto:cn@kinsaleins.com">cn@kinsaleins.com</a>
Energy	<a href="mailto:eg@kinsaleins.com">eg@kinsaleins.com</a>
Environmental	<a href="mailto:ev@kinsaleins.com">ev@kinsaleins.com</a>
Excess Casualty	<a href="mailto:xc@kinsaleins.com">xc@kinsaleins.com</a>
General Casualty	<a href="mailto:gc@kinsaleins.com">gc@kinsaleins.com</a>
Life Science	<a href="mailto:ls@kinsaleins.com">ls@kinsaleins.com</a>
Products	<a href="mailto:pr@kinsaleins.com">pr@kinsaleins.com</a>
Product Recall	<a href="mailto:rc@kinsaleins.com">rc@kinsaleins.com</a>
Entertainment	<a href="mailto:et@kinsaleins.com">et@kinsaleins.com</a>
Small Business	<a href="mailto:sb@kinsaleins.com">sb@kinsaleins.com</a>
Aviation	<a href="mailto:av@kinsaleins.com">av@kinsaleins.com</a>

Please visit <https://www.kinsaleins.com/products/casualty/> for detailed Casualty product offering information and underwriter contact information for each division.

# Combo Your Products Quote

with other Kinsale coverage options

Thank you for using Kinsale for your account.  
Click the **icons** below to enhance your account with additional coverages.



## 1. AVIATION

- Component manufacturers
- Detailing and painting
- Drone operators
- Excess aircraft liability
- Maintenance, repair, and overhaul
- Quota share aircraft hull and liability

## 2. EXCESS CASUALTY

- Cannabis and importers
- Contractors
- Habitational
- LRO property
- Manufacturers, distributors,
- Oil and gas exploration
- Security guards
- Trucking

## 3. PRODUCT RECALL

- Cannabis/CBD/e-cigarettes
- Firearms and ammunition
- Food and beverage products
- Pet foods and toys
- Pharmaceuticals and nutraceuticals

## 4. PRODUCTS POLLUTION

- Available on most classes, including environmental and non-environmental products
- Chemicals, paints, coatings, sealants, etc.
- Claims-Made and Occurrence coverage available
- Coverage for bodily injury, property damage, and clean-up costs
- Tanks, pipes, containers, drums, and construction materials

## 5. SMALL PROPERTY

- Cannabis (dispensaries, grow operations, LRO, extraction/processing, etc.)
- Commercial LRO
- Light manufacturing
- Retail
- Vacant buildings

## 6. COMMERCIAL AUTO

- ATV/UTV repair service
- Construction and farm equipment
- Garagekeepers
- Gas station with repair operations
- General automotive repair and service
- Heavy truck service

## 7. OCEAN MARINE

- Agricultural risks
- Buyers/consignees
- Chemicals
- Commodities traders
- Distributors
- Freight forwarders
- Manufacturers
- Refrigerated goods

Visit [kinsaleins.com](https://www.kinsaleins.com) to view our full coverage options and product offerings.

Form BR-7

AFFIDAVIT BY ASSURED

Affidavit #

I/We \_\_\_\_\_ of \_\_\_\_\_ do hereby state that in \_\_\_\_\_, 20\_\_\_\_, I/We directed \_\_\_\_\_ my/our Insurance Broker to obtain insurance against certain risks as described herein. My/Our Insurance Broker informed us that the required insurance could not be obtained from, or would not be written by, companies licensed or admitted to transact business in the Commonwealth of Massachusetts.

I/We, the Assured, was/were informed that the type and amount of insurance shown below could be obtained from certain insurers not admitted to transact business in the Commonwealth. I/We was/were further informed:

- A. The surplus lines insurer with whom the insurance was placed is not licensed in this state and is not subject to Massachusetts regulations.
- B. In the event of the insolvency of the surplus lines insurer, losses will not be paid by the state insurance guaranty fund.

Signature of Assured \_\_\_\_\_  
Print Name \_\_\_\_\_  
Date: \_\_\_\_\_

THIS PORTION MUST BE COMPLETED AND SIGNED BY THE ORIGINAL BROKER

Name of Insured: \_\_\_\_\_ Address \_\_\_\_\_  
Location of Property \_\_\_\_\_  
Description \_\_\_\_\_  
Coverage \_\_\_\_\_  
Limit: \_\_\_\_\_ Premium \_\_\_\_\_

I/We hereby verify that I/We explained the foregoing to the insured and it was acknowledged that he/she understood such.

License # \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

A copy of this affidavit must be kept in the original broker's file and a copy must be given to the assured at the time said copy was completed by him/her.

AFFIDAVIT BY SPECIAL BROKER

I, Robert Alkire of CRC Insurance Services, Inc. in said county of Brevard depose and say that I was engaged directly by the Assured named herein or informed by the Assured's Insurance licensed Agent/Broker that after diligent efforts, he/she is unable to procure in companies admitted to do business in this Commonwealth the amount and/or type of insurance necessary to protect the insurable interests described above. This Affidavit is made to comply with the requirements of Section 168 of Chapter 175 of the General Laws, and to authorize me as a licensed special insurance broker under said section to procure insurance for said insurable interests beyond that which companies admitted to do business in the Commonwealth are willing to write thereon. The following companies or group are among those which have accepted all or part thereof:

Company	NAIC#	Policy#	Premium
_____	_____	_____	_____
_____	_____	_____	_____

Amendments to Affidavit: ( ) Increase ( ) Decrease

\_\_\_\_\_  
\_\_\_\_\_

I hereby verify the foregoing statements and declare that they were made under the penalties of perjury.

License # 1825802 Signature  Date \_\_\_\_\_  
Robert Alkire

A copy of this affidavit must be kept in the Special Brokers File and the original filed with the Division of Insurance of the Commonwealth of Massachusetts within *twenty days* following date of procurement.



## No Known Loss Letter

This letter must be signed by an authorized representative of the first Named Insured.

DATE:		
Re: (check one)	<input type="checkbox"/> Application	<input type="checkbox"/> Policy
Policy Number (if applicable):		
ENTITY NAME:		
AUTHORIZED REPRESENTATIVE:		(Printed Name)
AUTHORIZED REPRESENTATIVE:		(Signature)
AUTHORIZED REPRESENTATIVE:		(Title)

The Authorized Representative of the applicant/Insured indicated above declares and warrants that he/she is duly authorized to make these statements on behalf of the Entity listed above and on behalf of all insureds under the coverage being applied for and/or the Policy listed above.

The applicant/Insured indicated above declares and warrants that after a diligent inquiry and review that no claims or suits have been made against the Entity named above, except as noted below, for all years in business. Additionally, the person named above as authorized representative further declares that he/she has no knowledge of any occurrence, incident, circumstance, event, happening, offense, act, error or omission which might give rise to a claim under the coverage being applied for and/or under the Policy listed above.

The applicant/Insured declares and warrants that the statements set forth herein are true and complete, that no material fact(s) has been omitted or misstated, and that this declaration is made part of this Policy, if issued. Additionally, the applicant/Insured makes this statement as an inducement to Kinsale Insurance Company to provide coverage to it/them, or, to continue the coverage under the Policy listed above, and, understands that Kinsale Insurance Company reserves the right to deny coverage for any claim or, to rescind any Policy *ab initio*, including the Policy listed above, that is issued as a result of this letter, if the statements set forth in this letter and in any attachments to this letter are erroneous for any reason.

DECLARATION OF INCIDENTS, CIRCUMSTANCES, EVENTS, HAPPENINGS, OFFENSES, ACTS, ERRORS, OMISSIONS OR OCCURRENCES WHICH MIGHT GIVE RISE TO A CLAIM UNDER THE COVERAGE APPLIED FOR AND/OR UNDER THE POLICY LISTED ABOVE: (Provide all pertinent information including but not limited to, date of incident, description, status, amounts paid, etc.)

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**WONDERLAND DISPENSARY & DELIVERY INC.**  
**REVISED BUSINESS PLAN**

WONDERLAND DISPENSARY & DELIVERY INC. is a Social Equity founded S-Corp based in Cambridge, Massachusetts. Founded by former Medical Cannabis Caregiver Steven DeMarco, Wonderland's core focus is on providing the communities it services with product lines that compete with the corporate backed firms that currently dominate the Massachusetts cannabis market. Our flagship retail storefront at 86 #1 Kirkland Street in Cambridge, Massachusetts has an expected opening date of Winter 25/26. We also anticipate receiving a Delivery-Operator Endorsement. Rare among businesses in the state is a combined retail storefront and in-house delivery. We are planning to find synergies and reduce our customer acquisition costs through in-store advertising, which should allow us to pass cost savings onto our customers. This will also enable us to convert retail foot traffic into more efficient and convenient delivery customers, which will lessen the traffic and parking impact on the surrounding community.

The store itself will utilize a circular flow for the majority of its customers, with a separate entrance and exit that meets accessibility requirements. Customers will enter through the main door, have their ID scanned by a person at the counter, then wait to be buzzed in from the WAITING AREA, into the SHOWROOM, where they will be greeted by their bud tender, who will guide them through their ordering process, answering questions and suggesting products based on their needs. In the back will be the SECURED HOLDING AREA, next to where orders will be packaged for pickup and in-store ordering.

WONDERLAND D & D INC. will utilize a Point-of-Sale provider for our back end tech processes such as iTREEZ to facilitate compliance with Massachusetts required use of the Track-and-Trace software program METRC. The applicant has prior experience using METRC as a former employee of numerous out-of-state cannabis companies.

After checkout, the customers will exit from a door on the other side of the store, through a one-way interior steel door, pass the ID attendant, and out the exterior door.

Eventually we plan to expand and open two more storefronts that will also include a separate social consumption lounge, where patrons can order food (as allowed by the CCC) and watch professional sports and other events. A "Sports Cannabis Lounge".



## **Personnel Policies**

### Code of Ethics for Personnel at "Wonderland Dispensary & Delivery Inc."

#### 1. Compliance with Laws and Regulations:

- We commit to upholding all state and local laws, regulations, and guidelines governing the cannabis industry in Massachusetts.
- We will stay informed about updates and changes to these laws and regulations and ensure our actions are always in compliance.

#### 2. Integrity and Honesty:

- We will conduct ourselves with honesty, integrity, and transparency in all interactions with customers, colleagues, and regulatory authorities.
- We will not engage in deceptive practices or misrepresent products or services offered by the dispensary.

#### 3. Respect for Customers and Colleagues:

- We will treat all customers, colleagues, and stakeholders with respect, dignity, and professionalism, regardless of their background, beliefs, or preferences.
- We will maintain a welcoming and inclusive environment that values diversity and promotes equal opportunities for all.

#### 4. Confidentiality and Privacy:

- We will uphold strict confidentiality and privacy standards regarding customer information, including medical conditions and purchase history, in accordance with applicable laws and regulations.
- We will ensure the security of customer data and refrain from disclosing it to unauthorized individuals or entities.

#### 5. Responsible Sales and Consumption:

- We will educate customers about responsible cannabis use, including potential health risks and legal restrictions.
- We will refrain from selling cannabis products to individuals under the legal age or those without proper identification.

#### 6. Product Quality and Safety:

- We will prioritize the safety, quality, and potency of all cannabis products sold at the dispensary.
- We will adhere to strict quality control measures and ensure that products meet all relevant safety and testing standards.

#### 7. Environmental Sustainability:

- We will minimize our environmental impact by promoting sustainable practices, such as reducing waste, conserving energy, and using eco-friendly packaging materials.
- We will strive to source products from environmentally responsible suppliers whenever possible.

#### 8. Conflict of Interest:

- We will avoid conflicts of interest that could compromise our judgment or integrity in carrying out our duties at the dispensary.
- We will disclose any potential conflicts of interest to management and take appropriate steps to address them.

#### 9. Professional Development:

- We will continually seek opportunities for professional growth and development to enhance our knowledge and skills in the cannabis industry.

- We will support ongoing training and education initiatives provided by the dispensary to ensure we remain informed about industry best practices and emerging trends.

#### 10. Reporting Violations:

- We will promptly report any violations of this code of ethics or any concerns about unethical behavior to the appropriate management or regulatory authorities.
- We understand that failure to comply with this code may result in disciplinary action, up to and including termination of employment.

#### Acknowledgment:

I acknowledge that I have read and understand the provisions of this code of ethics, and I agree to abide by them in my role at Wonderland Dispensary & Delivery Inc.

[Employee Name]

[Date]

### Whistleblower Policy

#### 1. Purpose:

The whistleblower policy is established to encourage and enable employees of Wonderland Dispensary & Delivery Inc. to report suspected violations of laws, regulations, or ethical standards without fear of retaliation. This policy aims to promote a culture of integrity, transparency, and accountability within the organization.

#### 2. Scope:

This policy applies to all employees, contractors, vendors, and stakeholders affiliated with Wonderland Dispensary & Delivery Inc. It covers concerns related to illegal activities, unethical

behavior, fraud, waste, abuse of authority, or any other wrongdoing that may harm the dispensary or its stakeholders.

### 3. Reporting Procedure:

Employees who become aware of suspected violations are encouraged to report their concerns promptly. Reports can be made through the following channels:

- Direct supervisor or manager
- Human resources department
- Compliance officer
- Legal counsel
- Anonymous hotline or reporting mechanism, if available

### 4. Confidentiality and Non-Retaliation:

- Reports of suspected violations will be treated with the utmost confidentiality to the extent possible, considering the need to conduct a thorough investigation.
- Wonderland Dispensary & Delivery Inc. prohibits retaliation against individuals who make good faith reports of suspected violations. Retaliation includes, but is not limited to, termination, demotion, harassment, or any adverse employment action.

### 5. Investigation and Response:

- Upon receiving a report, Wonderland Dispensary & Delivery Inc. will promptly initiate an impartial investigation to determine the validity of the concerns raised.
- Investigations will be conducted discreetly and with appropriate confidentiality protections.
- If a violation is confirmed, Wonderland Dispensary & Delivery Inc. will take prompt and appropriate corrective action, which may include disciplinary measures, termination of employment, restitution, or legal action.

### 6. False Reports:

- Wonderland Dispensary & Delivery Inc. takes false reporting seriously and will not tolerate knowingly false or malicious reports made with the intent to harm others or the organization.
- Individuals found to have knowingly made false reports may be subject to disciplinary action, up to and including termination of employment.

#### 7. Documentation and Record-Keeping:

- Wonderland Dispensary & Delivery Inc. will maintain records of all reports received, investigations conducted, and actions taken in response to whistleblower concerns.
- Documentation will be retained in accordance with applicable laws and regulations governing record-keeping and confidentiality.

#### 8. Training and Awareness:

- Wonderland Dispensary & Delivery Inc. will provide training and education to employees about their rights and obligations under this whistleblower policy.
- Awareness of the policy will be promoted through regular communication channels, such as employee handbooks, training sessions, and internal memos.

#### 9. Non-Waiver of Rights:

- This policy is not intended to waive any legal rights or protections afforded to employees under state or federal law. Employees retain the right to pursue legal remedies for violations of their rights, including whistleblower protections.

#### 10. Contact Information:

For questions or concerns regarding this whistleblower policy, employees may contact:

[Designated Compliance Officer/HR Representative/Management]

Acknowledgment:

I acknowledge that I have received, read, and understand the provisions of the whistleblower policy of Wonderland Dispensary & Delivery Inc. I understand my rights and obligations under this policy and agree to abide by its terms.

[Employee Name]

[Date]

### Policy on Employment Rights for Persons with Disabilities

#### 1. Purpose:

[Dispensary Name] is committed to providing equal employment opportunities to all individuals, including persons with disabilities. This policy aims to inform employees and applicants with disabilities of their rights under Massachusetts employment laws, prohibit discrimination based on disability, and establish procedures for providing reasonable accommodations in the workplace.

#### 2. Rights under Massachusetts Law:

- Employees and applicants with disabilities are entitled to equal employment opportunities and treatment under Massachusetts law, as outlined in [link to the relevant state resource].
- [Dispensary Name] will comply with all applicable state and federal laws governing disability rights, including but not limited to the Americans with Disabilities Act (ADA) and the Massachusetts Fair Employment Practices Act (MFEPA).

#### 3. Prohibition of Discrimination:

- Discrimination against individuals with disabilities in any aspect of employment, including recruitment, hiring, training, promotion, compensation, benefits, and termination, is strictly prohibited.
- [Dispensary Name] will not make employment decisions based on an individual's disability, perceived disability, or association with a person with a disability.

#### 4. Reasonable Accommodations:

- [Dispensary Name] will provide reasonable accommodations to qualified individuals with disabilities to enable them to perform essential job functions, unless doing so would impose an undue hardship on the business.
- Reasonable accommodations may include, but are not limited to, modifications to workspaces, equipment, schedules, policies, procedures, or job duties, as well as the provision of auxiliary aids or services.

#### 5. Requesting Accommodations:

- Employees and applicants with disabilities who require accommodations to perform job duties or participate in the application process are encouraged to submit a written request to [designated contact person or department].
- Requests for accommodations will be evaluated on a case-by-case basis, in consultation with the individual making the request and, if necessary, qualified professionals.

#### 6. Confidentiality:

- Information regarding an individual's disability and accommodation needs will be treated confidentially, in accordance with applicable privacy laws and regulations.
- Disclosure of disability-related information will be limited to individuals involved in the accommodation process on a need-to-know basis.

#### 7. Training and Awareness:

- [Dispensary Name] will provide training to employees, managers, and supervisors on disability rights, nondiscrimination policies, and the process for requesting and providing reasonable accommodations.
- Awareness of this policy will be promoted through regular communication channels, such as employee handbooks, training sessions, and internal memos.

8. Compliance and Enforcement:

- Compliance with this policy is mandatory for all employees, contractors, vendors, and stakeholders affiliated with [Dispensary Name].
- Any violations of this policy should be reported promptly to [designated contact person or department] for investigation and appropriate corrective action.

9. Contact Information:

For questions or concerns regarding employment rights for persons with disabilities, individuals may contact:

[Designated Contact Person or Department]

Acknowledgment:

I acknowledge that I have received, read, and understand the provisions of the policy on employment rights for persons with disabilities at Wonderland Dispensary & Delivery Inc. I understand my rights and obligations under this policy and agree to abide by its terms.

[Employee Name]

[Date]

A personnel record for each Marijuana Establishment Agent. Such records shall be maintained for at least 12 months after termination and shall include, at a minimum, the following:

- a. All materials submitted to the commission pursuant to 935 CMR 500.030(2);
  - b. Documentation of verification of references;
  - c. The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision; *935 CMR 500.105(9)*
- 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; *935 CMR 500.105(9)*

Documentation of periodic performance evaluations; and a record of any disciplinary action taken; *935 CMR 500.105(9)*

Notice of completed Responsible Vendor Training Program and in-house training for Marijuana Establishment Agents required under *935 CMR 500.105(2)*. *935 CMR 500.105(9)*

A staffing plan and records in compliance with *935 CMR 500.105(9)*. *935 CMR 500.105(1)*

Alcohol, smoke, and drug-free workplace policies. *935 CMR 500.105(1)*

A policy for the immediate dismissal of any agent who has diverted marijuana, engaged in unsafe practices, or been convicted or entered a guilty plea for a felony charge of distribution of a drug to a minor. *935 CMR 500.105(1)*

# **Record-Keeping Procedures**

## **Introduction**

Record-keeping is fundamental for the operation of a cannabis dispensary in Massachusetts. It ensures compliance with state regulations, streamlines operations, and fosters transparency. This document outlines detailed record-keeping procedures for Wonderland Dispensary & Delivery Inc., with a focus on METRC track and trace and delivery operations.

### **1. Regulatory Compliance**

- a. Regulation Familiarization: Stay updated with Massachusetts Cannabis Control Commission (CCC) regulations, especially those pertaining to record-keeping.
- b. License Documentation: Display your dispensary license prominently and keep copies accessible for regulatory inspections.
- c. Employee Records: Maintain comprehensive employee records, including contact information, job roles, background check results, and training certifications as required by CCC regulations.

### **2. METRC Track and Trace System**

- a. Implementation: Integrate METRC (Marijuana Enforcement Tracking Reporting Compliance) as the official track and trace system for monitoring cannabis inventory from seed to sale.
- b. Daily Reporting: Ensure all cannabis inventory movements are promptly recorded in METRC, including acquisitions, sales, transfers, and disposals.
- c. Batch Tracking: Assign unique identifiers to each cannabis batch or lot, recording details such as cultivation dates, harvest dates, and testing results.

### **3. Inventory Management**

- a. Inventory Logs: Maintain meticulous inventory logs in METRC, documenting every transaction with details like product type, quantity, batch/lot numbers, and expiration dates.
- b. Physical Inventory Counts: Conduct regular physical inventory counts reconciled with METRC data to identify and resolve discrepancies.
- c. Product Quality Control: Document product quality control measures, including testing results and any remediation actions taken for non-compliant products.

#### 4. Sales and Delivery Records

- a. Sales Transactions: Record all sales in METRC, capturing purchaser details, product types, quantities, and total sale amounts. Retain copies of sales receipts for audit purposes.
- b. Delivery Operations: Document delivery operations, including driver assignments, delivery schedules, and customer signatures upon receipt. Ensure METRC reflects all delivery transactions accurately.
- c. Cash Handling: Maintain records of cash transactions, including register tapes, deposit slips, and reconciliation reports, ensuring compliance with CCC regulations.

#### 5. Security and Surveillance

- a. Security Measures: Implement robust security measures, including surveillance cameras, alarm systems, and access controls, to protect premises and records from theft or tampering.
- b. Surveillance Footage: Retain surveillance footage as per CCC requirements, ensuring accessibility for regulatory inspections or investigations.

#### 6. Reporting and Auditing

- a. Regulatory Reporting: Submit required reports to the CCC, including monthly sales reports, quarterly compliance reports, and any other mandated submissions.

b. Internal Audits: Conduct regular internal audits to assess compliance with record-keeping procedures, identify areas for improvement, and address discrepancies.

c. External Audits: Cooperate with external auditors appointed by the CCC, providing access to records and facilitating audits to ensure regulatory compliance.

## **Statutory Requirements**

### **1. Availability of Records**

All records of Wonderland Dispensary & Delivery Inc. shall be readily available for inspection by the Cannabis Control Commission (CCC) upon request.

### **2. Financial Records**

Maintenance: Financial records shall be maintained in accordance with generally accepted accounting principles (GAAP). This includes records of assets, liabilities, monetary transactions, books of accounts (journals, ledgers, and supporting documents), agreements, checks, invoices, vouchers, sales records (quantity, form, and cost of marijuana products), and salary/wage information for employees and executives.

### **3. Written Operating Procedures**

Written operating procedures as required by 935 CMR 500.105(1) shall be documented and maintained by Wonderland Dispensary & Delivery Inc. This includes procedures related to security, inventory management, employee training, and customer interactions.

### **4. Inventory Records**

Inventory records as required by 935 CMR 500.105(8) shall be meticulously maintained to track all cannabis products in stock. These records include details such as product names, quantities, batch numbers, and expiration dates.

## 5. Seed-to-Sale METRC Electronic Tracking System Records

Records from the Seed-to-Sale METRC Electronic Tracking System for all marijuana products shall be maintained in compliance with 935 CMR 500.105(8)(e). This includes records of product movements, transfers, sales, and disposals.

## 6. Personnel Records

a. Job Descriptions and Organizational Charts: Detailed job descriptions for each employee and volunteer position, along with organizational charts consistent with the job descriptions, shall be documented and updated as necessary.

b. Personnel Records for Marijuana Establishment Agents: Personnel records for Marijuana Establishment Agents shall include materials submitted to the commission, verification of references, job descriptions or employment contracts, documentation of all required training (including Responsible Vendor Training Program), periodic performance evaluations, records of disciplinary actions, and notice of completed training programs as required under 935 CMR 500.105(2).

## 7. Staffing Plan

A staffing plan shall be documented to demonstrate accessible business hours and safe cultivation conditions. This includes schedules for employees, protocols for staffing during operating hours, and procedures for maintaining a safe and productive work environment.

## 8. Background Check Reports

All background check reports obtained in accordance with applicable regulations, including M.G.L c. 6 § 172 and 935 CMR 500.029, shall be documented and maintained. These reports ensure that employees meet the necessary requirements for employment in the cannabis industry.

## 9. Waste Disposal Records

Records of waste disposal as required under 935 CMR 500.105(12) shall be meticulously maintained. This includes documentation of waste disposal methods, disposal dates, and compliance with environmental regulations.

#### 10. Record Retention

Following closure of Wonderland Dispensary & Delivery Inc., all records shall be kept for at least two years at the expense of the establishment and in a form and location acceptable to the CCC. This ensures that historical records are preserved for future reference and regulatory purposes.

## **Energy Compliance Plan**

Energy usage is a significant consideration for cannabis dispensaries in Massachusetts, both for operational efficiency and environmental sustainability. This document outlines a comprehensive energy compliance plan tailored to the operations of Wonderland Dispensary & Delivery Inc.

### **1. Regulatory Compliance**

- a. Regulation Awareness: Stay updated with Massachusetts Cannabis Control Commission (CCC) regulations regarding energy usage and sustainability practices for cannabis dispensaries.
- b. Compliance Assessment: Conduct an assessment to ensure compliance with energy efficiency standards and reporting requirements mandated by state regulations.

### **2. Energy Audit and Assessment**

- a. Comprehensive Audit: Conduct an energy audit to identify areas of energy waste and inefficiency within the dispensary operations, including transportation and scheduling.
- b. Vehicle Fleet Assessment: Assess the energy efficiency of the dispensary's vehicle fleet to identify opportunities for transitioning to energy-efficient vehicles.

### **3. Energy Conservation Measures**

- a. Facility Upgrades: Implement energy-saving measures such as LED lighting upgrades, HVAC system optimizations, and building insulation improvements to reduce energy consumption in the dispensary facility.
- b. Renewable Energy Integration: Explore options for integrating renewable energy sources such as solar power to offset electricity usage and reduce carbon footprint.
- c. Vehicle Fleet Optimization: Transition to energy-efficient vehicles for delivery operations, such as electric or hybrid vehicles, to reduce emissions and fuel consumption.

#### 4. Waste Management and Recycling

- a. Waste Reduction Strategies: Implement waste reduction strategies within the dispensary operations to minimize energy-intensive waste disposal processes and promote recycling and composting.
- b. Sustainable Packaging: Opt for sustainable packaging materials to reduce environmental impact and minimize energy usage associated with product packaging and shipping.

#### 5. Software Optimization for Scheduling

- a. Scheduling Software Integration: Implement scheduling software to optimize delivery routes and schedules, reducing fuel consumption and optimizing vehicle efficiency.
- b. Real-Time Monitoring: Utilize software solutions to monitor vehicle performance and track fuel consumption, enabling proactive maintenance and efficiency improvements.

#### 6. Employee Training and Engagement

- a. Training Programs: Provide training to employees on energy conservation practices, including efficient driving techniques and the use of scheduling optimization software for delivery operations.
- b. Employee Incentives: Implement incentives to encourage employees to adopt energy-efficient behaviors, such as rewards for reducing energy consumption or optimizing delivery routes.

#### 7. Monitoring and Reporting

- a. Energy Monitoring Systems: Install energy monitoring systems to track real-time energy usage data within the dispensary facility and vehicle fleet.
- b. Regular Reporting: Generate regular reports on energy consumption, fuel usage, and emissions output to assess performance, identify areas for improvement, and demonstrate compliance with regulatory re

## Description of Qualifications and Intended Trainings for Marijuana Establishment Agents

### Introduction

This document outlines the qualifications and intended training programs for Marijuana Establishment Agents who will be employed by Wonderland Dispensary & Delivery Inc. Ensuring that employees are well-trained and possess the necessary qualifications is essential for maintaining compliance with state regulations, providing quality service to customers, and promoting a safe and responsible cannabis industry.

### 1. Qualifications

- a. Legal Requirements: All Marijuana Establishment Agents must meet the legal requirements set forth by the Massachusetts Cannabis Control Commission (CCC) for employment in the cannabis industry, including being at least 21 years of age and passing a background check.
- b. Education and Experience: While specific educational requirements may vary depending on the position, candidates with relevant educational backgrounds (sales, marketing, business, accounting) and/or prior experience in the cannabis industry are preferred.
- c. Interpersonal Skills: Strong communication, customer service, and interpersonal skills are essential for interacting with customers, colleagues, and regulatory authorities in a professional and courteous manner.
- d. Commitment to Compliance: Candidates should demonstrate a thorough understanding of cannabis regulations and a commitment to compliance with all applicable laws and regulations governing the cannabis industry in Massachusetts.

### 2. Intended Training Programs

- a. CCC Compliance Training: All Marijuana Establishment Agents will undergo comprehensive training on CCC regulations and compliance requirements to ensure adherence to state laws governing the cannabis industry.

b. Product Knowledge: Employees will receive training on the various cannabis products offered by the dispensary and delivery service, including their characteristics, effects, dosage recommendations, and potential risks.

c. Customer Service Training: Training programs will be provided to enhance employees' customer service skills, including techniques for addressing customer inquiries, resolving issues, and ensuring a positive shopping experience.

d. Safety and Security Procedures: Employees will be trained on safety protocols and security procedures to maintain a safe and secure environment for both customers and staff, including handling emergencies and complying with security regulations.

e. Cannabis Education: Training will be provided to educate employees on the medicinal and recreational uses of cannabis, as well as its potential health benefits, risks, and responsible consumption practices.

f. Delivery Operations Training: Employees involved in delivery operations will receive specialized training on delivery protocols, driver safety, route optimization, and compliance with delivery regulations.

(a) Requirements for Agents

1. Each employee or agent transporting or otherwise handling Marijuana Products for a Marijuana Transporter will be registered as a Marijuana Establishment Agent and have a driver's license in good standing issued by the Massachusetts Registry of Motor Vehicles for all classes of vehicle the Marijuana Establishment Agent will operate for the Marijuana Transporter prior to transporting or otherwise handling Marijuana Products.

2. A Marijuana Establishment Agent will carry his or her Agent Registration Card at all times when transporting Marijuana Products and will produce his or her Agent Registration Card to the Commission or Law Enforcement Authorities on request.

(b) Marijuana Transporters will use best management practices to reduce

energy and water usage, engage in energy conservation and mitigate other environmental impacts.

1. Delivery Core Curriculum. In addition to the Basic Core Curriculum, all Marijuana Establishment Agents acting as delivery employees of a Delivery Licensee or a Marijuana Establishment with a Delivery Endorsement will have attended and successfully completed Delivery Core Curriculum prior to making a delivery, which shall, to the extent not covered in Basic Core Training include, without limitation, training on:

- a. Safely conducting deliveries;
- b. Safe cash handling practices;
- c. Strategies for de-escalating potentially dangerous situations;
- d. Securing product following any instance of diversion, theft or loss of Finished Marijuana Products pursuant to 935 CMR 500.110(1)(m);
- e. Collecting and communicating information to assist in investigations;
- f. Procedures for checking identification;
- g. Indications of impairment;
- h. Notification to Consumers of use of mandatory recording devices; and
- i. Such other areas of training determined by the Commission to be included in a Responsible Vendor Training Program.

g. Continuing Education: Ongoing training and professional development opportunities will be provided to employees to stay updated on industry trends, new products, regulatory changes, and best practices.

### 1. Annual Training Requirements

a. Total Training Hours: All Marijuana Establishment Agents must complete a minimum of eight hours of training annually. This training is tailored to the specific roles and responsibilities of each agent.

b. Responsible Vendor Training (RVT): At least four hours of the annual training must be obtained from Responsible Vendor Training Program courses established under 935 CMR 500.105(2)(b). Additional RVT hours beyond the four-hour requirement can contribute to the total eight-hour training mandate.

c. Non-RVT Training: The remaining training hours can be conducted in-house by the Marijuana Establishment or by third-party vendors. Basic on-the-job training provided within the ordinary course of business may also count toward the eight-hour requirement.

## 2. Seed-to-Sale Tracking Training

a. Requirement: Agents responsible for tracking and entering product into the Seed-to-sale SOR (System of Record) must undergo training as determined by the Cannabis Control Commission (CCC).

b. Annual Training: Staff members involved in Seed-to-Sale operations must receive a minimum of eight hours of ongoing training annually to ensure proficiency and compliance with regulatory requirements.

## 3. Record-Keeping

a. Documentation: Marijuana Establishments are required to maintain records of compliance with all training requirements outlined above.

b. Retention Period: These records must be retained for a minimum of four years.

c. Accessibility: Records of compliance must be made available for inspection upon request by regulatory authorities.

## 4. Additional Training for Specific Roles

a. Dual Licensees: Individuals serving as both Marijuana Establishment Agents and MTC Agents at a CMO location must fulfill the training requirements for each license under which they are registered.

## 5. Responsible Vendor Training

a. Mandatory Training: All Marijuana Establishment Agents involved in the handling or sale of Marijuana for adult use must complete Responsible Vendor Training Program courses to be designated as "Responsible Vendors."

b. Basic Core Curriculum: Agents first complete the Basic Core Curriculum, followed by eligibility for the Advanced Core Curriculum.

c. Annual Requirement: Agents must fulfill the four-hour RVT requirement annually to maintain Responsible Vendor status.

# **Proposal for Restricting Access to Individuals 21+ and Over**

## **1. Access Control Policy**

Age Restriction Enforcement:

Access to the dispensary premises—specifically the retail showroom where cannabis products are displayed and sold—shall be restricted exclusively to individuals who are:

- 21 years of age or older.

Individuals under the age of 21 without valid identification will not be permitted to enter any area beyond the secure reception checkpoint.

## **2. Entry Protocol and ID Verification**

All customers must pass through a secure entry vestibule reception area staffed by trained personnel before being granted access to the retail showroom.

Reception and Check-In Process:

- A check-in attendant will greet every individual upon arrival.
- Customers must present a valid, government-issued photo identification, such as:
  - State driver's license
  - Passport
  - State ID card
  - Tribal ID
- IDs will be scanned and/or visually inspected using electronic ID verification systems to:
  - Confirm authenticity of the ID
  - Validate the age of the individual
  - Prevent duplication or fraud

The ID scanning system will log the verification without retaining any personally identifiable information (PII), unless required for purchase tracking or loyalty programs with explicit customer consent.

### **3. Waiting Area Procedures**

Upon successful ID verification:

- The customer will be directed to wait in a designated reception or waiting area adjacent to the secure entry point.
- This space will be physically separated from the retail sales floor and monitored by security personnel and/or surveillance cameras.
- The waiting area will be designed to ensure:
  - Controlled occupancy limits
  - Safe distancing and customer flow management
  - Comfort and privacy prior to entry into the showroom

### **4. Entry into the Retail Showroom**

- Once space is available on the showroom floor, a dispensary associate will escort or notify the next eligible customer to enter.
- Only those who have passed the ID screening and are on the verified access list will be permitted entry.
- Entry points to the showroom will remain locked or access-controlled and monitored to prevent tailgating or unauthorized entry.

### **5. Staff Training and Compliance**

All dispensary staff, particularly those involved in customer reception, security, and sales, will undergo training in:

- Massachusetts cannabis laws and CCC regulations
- Identifying fraudulent IDs
- Customer interaction policies
- Emergency protocols and refusal procedures

Training will be updated regularly to ensure full compliance with evolving state and local requirements.

## **6. Signage and Public Notification**

Clear signage will be displayed at all public entrances stating:

“You must be 21+ with valid government-issued ID to enter. No exceptions.”

Additional signage will reinforce rules against loitering and unauthorized entry.

### **Conclusion**

This proposed access control protocol for Wonderland Dispensary & Delivery Inc. prioritizes public safety, regulatory compliance, and customer experience. By implementing a secure and professionally managed entry process, we will uphold the highest standards of operation in Massachusetts’ adult-use cannabis market.

## **Maintenance of Financial Records**

### **1. Regulatory Compliance**

- a. Familiarize with Regulations: Stay informed about Massachusetts Cannabis Control Commission (CCC) regulations regarding financial record-keeping requirements for cannabis dispensaries.
- b. License Documentation: Keep copies of your dispensary license readily accessible and ensure compliance with all financial reporting requirements stipulated by the CCC.
- c. Tax Compliance: Adhere to all state and federal tax regulations applicable to cannabis businesses, including sales tax, excise tax, and income tax filings.

### **2. Chart of Accounts**

- a. Establishment: Develop a comprehensive chart of accounts tailored to the unique financial transactions and activities of the cannabis dispensary, including sales, purchases, expenses, and taxes.
- b. Classification: Properly categorize transactions within the chart of accounts to facilitate accurate financial reporting and analysis.

### **3. Sales and Revenue Records**

- a. Sales Transactions: Record all sales transactions accurately, including date, time, purchaser information, product details, quantities sold, and total revenue generated.
- b. Point-of-Sale (POS) System: Utilize a robust POS system to capture sales data efficiently and integrate it with your financial record-keeping software.
- c. Cash Handling: Implement secure cash handling procedures and maintain detailed records of cash transactions, including register tapes, deposit slips, and reconciliation reports.

#### 4. Purchases and Expenses

- a. Vendor Invoices: Maintain copies of invoices for all purchases made, including cannabis products, supplies, equipment, and services rendered.
- b. Expense Tracking: Record all operational expenses accurately, categorizing them within the chart of accounts for easy tracking and reporting.
- c. Payment Records: Document all payment methods used for purchases and expenses, including cash, checks, credit/debit cards, and electronic transfers.

#### 5. Banking and Financial Statements

- a. Bank Account Reconciliation: Reconcile bank statements regularly with internal financial records to identify and resolve discrepancies promptly.
- b. Financial Statements: Prepare accurate financial statements, including income statements, balance sheets, and cash flow statements, to assess the financial health of the dispensary and comply with reporting requirements.

#### 6. Taxation and Compliance Reporting

- a. Sales Tax Reporting: Calculate and remit sales tax collected from cannabis sales to the appropriate tax authorities in accordance with state regulations.
- b. Excise Tax Reporting: Ensure timely calculation and payment of excise taxes on cannabis products as required by Massachusetts law.
- c. Income Tax Reporting: Prepare and file income tax returns accurately, adhering to all federal and state tax regulations applicable to cannabis businesses.

The following business records shall be maintained:

- Assets and liabilities;
    - Monetary transactions;
    - Books of accounts;
  - Sales records; and
    - Salary and wages paid to each employee. *935 CMR 500.105(9)*
- 
- A retailer is prohibited from utilizing software or other methods to manipulate or alter sales data. *935 CMR 500.140(6)*
  - A retailer shall conduct a monthly analysis of equipment determine that no software has been installed that could be utilized to manipulate or alter sales data a. *935 CMR 500.140(6)*
  - A retailer shall maintain records that it has performed the monthly analysis.*935 CMR 500.140(6)*
  - If a retailer determines that software or other methods have been installed/utilized to manipulate or alter sales data: it shall immediately disclose the information to the Commission, cooperate in any investigation, and take such other action directed by the Commission. *935 CMR 500.140*
  - A retailer shall comply with 830 CMR 62C.25.1: Record Retention and DOR Directive 16-1 regarding recordkeeping requirements. *935 CMR 500.140(6)*
  - A retailer shall adopt separate accounting practices at the point-of-sale for marijuana and non-marijuana sales. *935 CMR 500.140(6)*

## **Quality Control and Testing Procedures**

### **Introduction:**

Ensuring the safety, potency, and quality of cannabis products is paramount at Wonderland Dispensary & Delivery Inc. Our quality control and testing procedures are designed to comply with Massachusetts regulations outlined in 935 CMR 500.105(3) and 500.160, providing customers with confidence in the products they purchase.

### **1. Product Selection and Procurement:**

- We source cannabis products from licensed cultivators, processors, and manufacturers who adhere to strict quality standards and regulatory requirements.
- Before accepting products into inventory, we conduct visual inspections and verify proper labeling and packaging to ensure compliance with state regulations.

### **2. Sample Collection and Testing Coordination:**

- Representative samples of cannabis flower, concentrates, edibles, and other products are collected from each batch for testing purposes.
- We coordinate with accredited laboratories licensed by the Cannabis Control Commission (CCC) to perform required analyses, including potency, contaminants, and microbiological impurities.

### **3. Testing Result Review and Compliance:**

- Upon receiving testing results, we review them thoroughly to ensure compliance with regulatory requirements and internal quality standards.
- Results exceeding acceptable limits trigger immediate action, including product recalls, remediation, or disposal, to safeguard consumer health and safety.

### **4. Inventory Tracking and METRC Compliance:**

- Each batch of cannabis products is assigned a unique identifier in the METRC system, enabling traceability from procurement to sale.
- We maintain accurate records of batch numbers, testing results, and associated documentation to comply with METRC reporting requirements and ensure regulatory compliance.

#### 5. Quality Assurance and Control Measures:

- Our team implements rigorous quality assurance protocols to monitor product quality, consistency, and compliance with specifications.
- Quality control measures include visual inspections, sensory evaluations, and documentation of product characteristics to uphold our commitment to excellence.

#### 6. Remediation and Re-Testing Protocols:

- If testing reveals non-compliance with regulatory standards, we take immediate remediation measures, such as product dilution, blending, or disposal, in accordance with state regulations.
- Remediated products undergo re-testing to verify compliance before being made available for sale to customers.

#### 7. Product Labeling and Packaging Compliance:

- We ensure that all cannabis products are labeled and packaged in accordance with Massachusetts regulations, including potency labeling, ingredient lists, and safety warnings.
- Packaging materials are selected to maintain product freshness, integrity, and compliance with child-resistant packaging requirements.

#### 8. Staff Training and Compliance Education:

- Our staff members receive comprehensive training on quality control and testing procedures, regulatory requirements, and best practices for ensuring product safety and compliance.
- Ongoing education and training programs ensure that our team remains informed about industry developments and regulatory updates.

#### 9. Continuous Improvement and Feedback Loop:

- We continuously review and evaluate our quality control and testing procedures to identify areas for improvement and optimization.
- Feedback from testing results, customer interactions, and regulatory inspections informs our continuous improvement initiatives, driving our commitment to excellence.

All agents whose job includes contact with marijuana is subject to the requirements for food handlers specified in 105 CMR 300.000.

Any agent working in direct contact with marijuana shall conform to sanitary practices while on duty, including:

- Maintaining adequate personal cleanliness; and
- Washing hands appropriately. *935 CMR 500.105(3)*

There shall be sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations. *935 CMR 500.105(3)*

Litter and waste shall be properly removed so as to minimize the development of odor and the potential for the waste attracting and harboring pests. t to *935 CMR 500.105(12)*. *935 CMR 500.105(3)*

All contact surfaces, shall be maintained, cleaned, and sanitized as frequently as necessary to protect against contamination. *935 CMR 500.105(3)*.

All toxic items shall be identified, held, and stored in a manner that protects against contamination of marijuana. *935 CMR 500.105(3)*

Storage and transportation of finished products shall be under conditions that will protect them against physical, chemical, and microbial contamination. *935 CMR 500.105(3)*

No marijuana may be sold or otherwise marketed for adult use that is not capable of being tested by Independent Testing Laboratory. *935 CMR 500.140(9)*

Ensuring that only the leaves and flowers of the female marijuana plant are processed accordingly in a safe and sanitary manner as prescribed below:

- Well cured and generally free of seeds and stems;
- Free of dirt, sand, debris, and other foreign matter;
- Free of contamination by mold, rot, other fungus, and bacterial diseases; • Prepared and handled on food-grade stainless steel tables; and
- Packaged in a secure area. *935 CMR 500.105(3) (required for cultivators,*

*product manufacturers, microbusiness, and craft marijuana cooperatives)*

Hand-washing facilities shall be located in production areas and where good sanitary practices require employees to wash and sanitize their hands. *935 CMR 500.105(3)*

Floors, walls, and ceilings shall be constructed in such a manner that they may be adequately kept clean and in good repair. *935 CMR 500.105(3)*

Water supply shall be sufficient for necessary operations. *935 CMR 500.105(3)*

Plumbing shall be of adequate size and design and maintained to carry sufficient quantities of water to required locations throughout the establishment. *935 CMR 500.105(3)*

The establishment shall provide its employees with adequate, readily accessible toilet facilities. *935 CMR 500.105(3)*

The establishment shall notify the Commission within 72 hours of any laboratory testing results indicating contamination if contamination cannot be remediated and disposal of the production batch is necessary. *935 CMR 500.160(2)*

#### Conclusion:

At Wonderland Dispensary & Delivery Inc. we are dedicated to maintaining the highest standards of quality control and testing to provide our customers with safe, reliable, and high-

quality cannabis products. Our procedures align with Massachusetts regulations outlined in 935 CMR 500.105(3) and 500.160, reflecting our commitment to compliance and consumer satisfaction.

## **Diversity Plan for Wonderland Dispensary & Delivery Inc.**

### **1. Statement of Purpose**

Wonderland Dispensary & Delivery Inc. is committed to fostering an inclusive and equitable cannabis industry by promoting diversity, equity, and inclusion across all levels of our business. Our Diversity Plan aims to increase meaningful participation in the regulated cannabis industry by individuals from Commission-approved areas of diversity, including:

- People of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people
- Women
- Veterans
- Persons with disabilities
- LGBTQ+ individuals

Our objective is to create and sustain a work environment and supplier network that reflect the diversity of the Cambridge community and the broader Commonwealth of Massachusetts.

**The plan is tailored only to Commission-approved areas of diversity.**

### **2. Diversity Goals**

#### **Goal 1: Hire a Majority from Commission-Approved Areas of Diversity**

##### **Objective:**

Hire and retain a workforce in which at least **51%** of employees (across all levels, including leadership) identify with one or more Commission-approved areas of diversity.

- People of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people (25%)
- Women (30%)
- Veterans (10%)
- Persons with disabilities (10%)
- LGBTQ+ individuals (15%)

## **Implementation Programs:**

- **Recruitment Outreach:**
  - Reach out to local organizations serving diverse communities such as:
    - **Massachusetts LGBT Chamber of Commerce**
    - **Urban League of Eastern Massachusetts**
    - **Veterans Inc.**
    - **Massachusetts Rehabilitation Commission (MRC)** for persons with disabilities
  - Post job openings through diversity-focused platforms and community job boards, such as:
    - **DiversityJobs.com**
    - **HireHeroesUSA.org**
    - **LatPro.com**
- **Job Fairs & Events:**

Host or attend at least **2 hiring events per year** specifically targeted at the Commission-approved demographics, including at least one in Cambridge.
- **Internal DEI Policy:**

Implement an anti-discrimination and DEI hiring training program for hiring managers, held **annually**.

## **Metrics for Evaluation:**

- Quarterly review of employee demographics via anonymous voluntary surveys.
- HR will compile and assess hiring and retention rates, with tracking starting from initial onboarding.
- Data reviewed bi-annually by a designated Diversity Officer.
- Adjust outreach efforts based on participation and success rates.

## **Goal 2: Prioritize Purchasing from Companies Owned by Individuals from Commission-Approved Areas of Diversity**

### **Objective:**

**Ensure that at least 25% of our total product purchases annually come from businesses owned by individuals from Commission-approved diversity areas.**

- People of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people (5%)
- Women (5%)
- Veterans (5%)
- Persons with disabilities (5%)
- LGBTQ+ individuals (5%)

### **Implementation Programs:**

- **Supplier Partnerships:**  
Actively seek partnerships with diverse-owned brands. Maintain a vetted list and refresh it **semi-annually**.
- **Vendor Outreach:**  
Attend events hosted by the CCC or other cannabis industry organizations focused on diverse supplier development, including:
  - **Equity Trade Certification (ETC) vendor fairs**
  - **Massachusetts Cannabis Business Association events**
- **Internal Procurement Policy:**  
Establish procurement guidelines to give preference to qualifying suppliers when product quality and cost are comparable.

### **Metrics for Evaluation:**

- Track the total dollar amount and percentage of product purchases from eligible vendors quarterly.
- Procurement team will submit quarterly reports to the Diversity Officer for review.

- Evaluate vendor diversity performance annually and adjust targets or outreach as necessary.

### **3. Evaluation & Reporting**

- The Diversity Officer will evaluate the plan's success every **12 months** and present findings to leadership.
- Data will be collected through internal HR software, procurement records, and supplier certification documentation.
- An annual report will be submitted to the Commission at the time of license renewal to show:
  - Progress toward stated goals
  - Challenges encountered and steps taken
  - Plan modifications, if necessary

### **5. Regulatory Compliance**

Wonderland Dispensary & Delivery Inc. affirms:

- We will adhere to the requirements set forth in **935 CMR 500.105(4)** regarding advertising, branding, marketing, and sponsorship practices.
- All diversity-related actions and programs will **not** violate the Commission's regulations regarding limitations on ownership, control, or any other applicable state laws.

### **Conclusion**

This Diversity Plan reflects Wonderland Dispensary & Delivery Inc.'s ongoing commitment to equitable participation in the cannabis industry. By focusing on workforce diversity and supplier equity, and by holding ourselves accountable through measurable outcomes, we aim to help build a more inclusive cannabis ecosystem in Cambridge and beyond.