



## Massachusetts Cannabis Control Commission

### Marijuana Retailer

#### General Information:

License Number: MR285088  
Original Issued Date: 09/18/2025  
Issued Date: 09/18/2025  
Expiration Date: 09/18/2026

### ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: WS Coliseum, Inc.

Phone Number: 413-351-5078 Email Address: sgrant@publicpolicylaw.com

Business Address 1: 1010 Union Street

Business Address 2: Unit C

Business City: West Springfield Business State: MA

Business Zip Code: 01089

Mailing Address 1: 63 Woodcrest Road

Mailing Address 2:

Mailing City: Springfield

Mailing State: MA

Mailing Zip Code: 01129

### CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Minority-Owned Business

### 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: 37.5

Percentage Of Control: 37.5

Role: Owner / Partner

Other Role:

First Name: Kamaljit

Last Name: Kaur

Suffix:

Gender: Female

User Defined Gender:

Date generated: 10/06/2025

Page: 1 of 6

What is this person's race or ethnicity?: Asian (Chinese, Filipino, Asian Indian, Vietnamese, Korean, Japanese)

Specify Race or Ethnicity:

Person with Direct or Indirect Authority 2

Percentage Of Ownership: 37.5      Percentage Of Control: 37.5

Role: Owner / Partner      Other Role:

First Name: Joginder      Last Name: Singh      Suffix:

Gender: Male      User Defined Gender:

What is this person's race or ethnicity?: Asian (Chinese, Filipino, Asian Indian, Vietnamese, Korean, Japanese)

Specify Race or Ethnicity:

Person with Direct or Indirect Authority 3

Percentage Of Ownership: 25      Percentage Of Control: 25

Role: Owner / Partner      Other Role:

First Name: Thomas      Last Name: Rooke      Suffix:

Gender: Male      User Defined Gender:

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

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: Joginder      Last Name: Singh      Suffix:

Types of Capital: Monetary/Equity    Other Type of Capital:    Total Value of the Capital Provided: \$150000    Percentage of Initial Capital: 100

Capital Attestation: Yes

CAPITAL RESOURCES - ENTITIES

No records found

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

DISCLOSURE OF INDIVIDUAL INTERESTS

Individual 1

First Name: Joginder      Last Name: Singh      Suffix:

Marijuana Establishment Name: 311 Page Blvd Holdings LLC    Business Type: Marijuana Retailer

Marijuana Establishment City: Springfield      Marijuana Establishment State: MA

Individual 2

First Name: Kamaljit      Last Name: Kaur      Suffix:

Marijuana Establishment Name: 311 Page Blvd Holdings LLC    Business Type: Marijuana Retailer

Marijuana Establishment City: Springfield      Marijuana Establishment State:  
MA

Individual 3

First Name: Thomas

Last Name: Rooke

Suffix:

Marijuana Establishment Name: 311 Page Blvd Holdings LLC

Business Type: Marijuana Retailer

Marijuana Establishment City: Springfield

Marijuana Establishment State: MA

MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 1010 Union Street

Establishment Address 2: Unit C

Establishment City: West Springfield

Establishment Zip Code: 01089

Approximate square footage of the establishment: 2807

How many abutters does this property have?: 26

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
Plan to Remain Compliant with Local Zoning	Plan to Remain Compliant with Local Zoning.pdf	pdf	67abaf15ac5cea389e7cf595	02/11/2025
Community Outreach Meeting Documentation	Community Outreach Documentation.pdf	pdf	67eea6a63b8f2e45c6e604be	04/03/2025
Executed HCA	025-05-07__Revised_FINAL_Amended_and_Restated_HCA_-_WS_Coliseum_Inc.pdf	pdf	683a03626cf3645b62067872	05/30/2025
Community Outreach Meeting Documentation	Abutters_Redacted.pdf	pdf	6850539e2309ac25e36b6eba	06/16/2025

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	WS Coliseum Plan for Positive Impact RFI.pdf	pdf	683a04ea2309ac25e35d7e7c	05/30/2025
Other	2024.01.02 Mass CultivatED 2023 CCC Accepting Donations Letter.docx.pdf	pdf	683a056a6cf3645b62067af5	05/30/2025

ADDITIONAL INFORMATION NOTIFICATION

Notification:

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Owner / Partner

Other Role:

First Name: Joginder

Last Name: Singh    Suffix:

RMD Association: Not associated with an RMD

Background Question: no

Individual Background Information 2

Role: Owner / Partner

Other Role:

First Name: Kamaljit

Last Name: Kaur    Suffix:

RMD Association: Not associated with an RMD

Background Question: no

Individual Background Information 3

Role: Owner / Partner

Other Role:

First Name: Thomas

Last Name: Rooke    Suffix:

RMD Association: Not associated with an RMD

Background Question: no

ENTITY BACKGROUND CHECK INFORMATION

No records found

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Articles of Organization	Articles of Organization.pdf	pdf	671fc20ba18da60008e23c4f	10/28/2024
Articles of Organization	Supplemental Change Info.pdf	pdf	671fc246a18da60008e23d39	10/28/2024
DUA attestation if no employees	DUA Certificate Request Attestation.pdf	pdf	67feb3ded80aaa0db44f1dba	04/15/2025
Secretary of Commonwealth - Certificate of Good Standing	25050477640.pdf	pdf	683a07c22309ac25e35d8357	05/30/2025
Department of Revenue - Certificate of Good standing	Commonwealth of Massachusetts.pdf	pdf	685054286cf3645b6214822c	06/16/2025
Bylaws	Bylaws.pdf	pdf	685057352309ac25e36b78a9	06/16/2025

No documents uploaded

Massachusetts Business Identification Number: 001720392

Doing-Business-As Name: Cannabis Hut

DBA Registration City: West Springfield

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for Liability Insurance	Plan to Obtain Liability Insurance.pdf	pdf	6564f564a1260900089173fb	11/27/2023
Proposed Timeline	WS Coliseum - Proposed Timeline 2025 -	pdf	67abb1eaac5cea389e7d0123	02/11/2025

Updated.pdf				
Business Plan	WS Coliseum Inc. - Business Plan.pdf	pdf	67abb1f3ac5cea389e7d0137	02/11/2025
Capitalization Table	Capitalization Table.pdf	pdf	67eea65bd80aaa0db4446faf	04/03/2025

## OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Dispensing procedures	Dispensing Procedures.pdf	pdf	67168b7b83494800082da7c2	10/21/2024
Inventory procedures	Inventory procedures summary.pdf	pdf	67168bb583494800082da872	10/21/2024
Maintaining of financial records	Maintaining of Financial Records.pdf	pdf	67168bd783494800082da91d	10/21/2024
Personnel policies including background checks	Personnel Policies Summary.pdf	pdf	67168c9d83494800082daa7b	10/21/2024
Prevention of diversion	Prevention of Diversion.pdf	pdf	67168cc8ef14e00009c8b918	10/21/2024
Quality control and testing	Procedures for Quality Control and Testing.pdf	pdf	67168d0c83494800082daba7	10/21/2024
Record Keeping procedures	Record Keeping Procedure.pdf	pdf	67168d5d83494800082dac03	10/21/2024
Restricting Access to age 21 and older	Restricting Access to age 21 or older.pdf	pdf	67168e71ef14e00009c8bc31	10/21/2024
Plan for obtaining marijuana or marijuana products	Retail Plan for Obtaining Marijuana or Marijuana Products.pdf	pdf	67168ee3ef14e00009c8bcfa	10/21/2024
Storage of marijuana	Storage of Marijuana.pdf	pdf	67168f06ef14e00009c8bd4f	10/21/2024
Security plan	WS Coliseum Security Plan.pdf	pdf	67168f42ef14e00009c8be5b	10/21/2024
Transportation of marijuana	Transportation of Marijuana RFI.pdf	pdf	683a07f42309ac25e35d845b	05/30/2025
Energy Compliance Plan	WSC Energy Compliance Plan.pdf	pdf	683a07f96cf3645b62067e60	05/30/2025
Qualifications and training	Qualifications and Training RFI.pdf	pdf	683a07fb6cf3645b62067e74	05/30/2025
Diversity plan	WS Coliseum Diversity Plan RFI.pdf	pdf	683a09336cf3645b62068050	05/30/2025

## 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: 10:00 PM
Tuesday From: 9:00 AM	Tuesday To: 10:00 PM
Wednesday From: 9:00 AM	Wednesday To: 10:00 PM
Thursday From: 9:00 AM	Thursday To: 10:00 PM
Friday From: 9:00 AM	Friday To: 10:00 PM
Saturday From: 9:00 AM	Saturday To: 10:00 PM
Sunday From: 9:00 AM	Sunday To: 10:00 PM

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

The purpose of this plan is to outline how WS Coliseum, Inc. is and will remain in compliance with local codes, ordinances and bylaws for the physical address of the retail marijuana establishment at 1010 Union Street which shall include, but not be limited to, the identification of any local licensing requirements for the adult use of marijuana.

WS Coliseum has conducted a zoning analysis for the proposed adult-use retail marijuana establishment for 1010 Union Street and has determined that the location is compliant with the requirements set forth in §300-8.8 of the Town's Zoning Ordinance. WS Coliseum will adhere to zoning requirements set forth under Section 8.8 for a retail marijuana establishment. WS Coliseum's proposed location is located in the Business A (BA) zoning district and WS Coliseum shall seek a Special Permit from the Planning Board as required under Section C(1)(a). Section C(3)(a) and 935 CMR 500.110(3) prohibits the siting of a marijuana establishment within five hundred (500) feet of a pre-existing public or private school providing education in kindergarten or any grades one through twelve. Section C(1)(b) also prohibit the siting of retail establishment within one-thousand three-hundred (1300) feet of another store except if the applicant is an Economic Empowerment Applicant or Social Equity Program participant. Finally, Section C(3)(b) and (c) prohibits the siting of the retail store within five hundred (500) feet of a pre-existing public children's playground, public youth field, or public youth recreation facility and within three hundred (300) feet of a pre-existing residential structure.

WS Coliseum has examined the surrounding area and has determined that it is not in violation of any of the buffer zone requirements of §300-8.8 or applicable CCC regulations and/or state statute. Based upon our analysis, the nearest residential structure is located over four hundred (400) feet from the proposed location. In addition, the nearest pre-existing K-12 public or private school is located over two thousand (2000) feet away from WS Coliseum's proposed site. Similarly, the nearest existing playground, youth field, or youth recreation facility is located over two thousand (2000) feet away. Though WS Coliseum is not considered an Economic Empowerment or Social Equity Applicant participant, there are no existing retail establishments located within one-thousand three hundred (1300) feet of its location. As such, WS Coliseum is confident that it has identified a suitable and favorable position to locate its proposed retail marijuana establishment.



## 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): 3/27/2025
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: 03/06/2025
- b. Name of publication: West Springfield Record

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: 03/01/2025

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: 03/07/2025

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:

Thomas Rooke - WS Coliseum Inc.

Name of applicant's authorized representative:

Thomas Rooke

Signature of applicant's authorized representative:

Thomas Rooke



"Attachment A"

## Storowton Village celebrates Maple Harvest Day on March 15

Storowton Village Museum celebrates Maple Harvest Day Saturday, March 15, from 10 a.m. - 1 p.m. in the historic village. This free, fun-for-the-whole-family event highlights the history of maple sugaring and offers a pay-by-plate pancake breakfast, brought to you by the West Springfield Lions Club and Ferrindino Maple. Advance tickets for the breakfast are available for purchase at StorowtonVillage.com/MapleHarvestDay, but walk-ups are welcome.

Maple harvesting is an authentic, centuries-old New England tradition. Early European settlers learned how to make maple sugar from Native Americans then set up sugar camps where maple trees were most plentiful. Despite the time and labor production required, maple sugar was a very important resource that was regularly traded and sold. It remains a

staple of New England's identity.

The West Springfield Lions Club will be flipping pancakes and serving them hot off the griddle with pure Ferrindino maple syrup in the Village's Greenwich Barn from 10 a.m. - 12 p.m. Plates include a side of sausage with coffee or juice. Pancake breakfast tickets can be purchased the day of the event or at a discounted price online now through Friday, March 14, at 11:59 p.m. All proceeds from the breakfast will be donated to Storowton Village Museum's year-round educational programming.

During the event, Storowton Village's historic Gilbert Farmhouse will be transformed into a sugarhouse, allowing visitors to learn how "liquid gold" is made, from tree tapping to sap boiling, plus 19th century open-hearth cooking demonstrations. Guests will also have access to craft demonstrations, docent-led tours,

the Christmas Shop for all their gifting needs and a glimpse at the second floor of the farmhouse, which is open only once a year. Under a heated tent, Ferrindino Maple will be offering information sessions, product tastings and selling maple items.

Photography is allowed throughout the event. It is recommended that guests dress in layers and wear sensible shoes. The Gilbert Farmhouse is not wheelchair accessible. In the event of severe weather, Maple Harvest Day will be cancelled. For more information, please call Storowton Village Museum at (413) 205-5052, visit StorowtonVillage.com or find us on social media!

### Eastern States Farmers Market and Wine Café

The Eastern States Farmers Market and Wine Café will be open throughout

the Maple Harvest Day festivities, offering a wide variety of New England-made gifts and apparel, edible delights, hot wine and wine slushies. Free trolley rides allow visitors charming transportation to and from Storowton Village and the Farmers Market.

### Tavern Offers

#### Maple-Themed Specials

Across the green, Storowton Tavern will feature an exclusive maple-inspired menu alongside their regular lunch fare. Selections include twists on a garden salad vinaigrette, glazed salmon, butter-nut squash and a maple walnut ice cream puff. Reservations are not required but recommended. For a full look at the Tavern's weekend menu, head to Storowton.com.

## Legal Notices

### COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT

Docket No. 25 SM 000560

#### ORDER OF NOTICE

TO Luis Rodriguez aka Luis A. Rodriguez, Rosa Rodriguez aka Rosa M. Rodriguez

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 § 5901 (et seq.)

U.S. Bank Trust Company National Association, as Trustee, as successor-in-interest to U.S. Bank National Association as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass, Through Certificates, Series 2006-1 MBS.

court a complaint for determination of Defendant's/Defendants' Servicemembers status. If you now are or recently have been in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 04/14/2025 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER  
Chief Justice of this Court on 2/25/2025

March 6

March 6

LEGAL NOTICE

WEST SPRINGFIELD

CONSERVATION COMMISSION

Notice is hereby given that under the provisions of M.G.L. Chapter 131 s. 40 a public hearing will be held on Wednesday March 12, 2025 at 6:00 PM regarding a Request for Determination of Applicability, submitted by Ryan Teller for his property located at 147 Peachstone Glen. To determine if new wetland boundary is accurately delineated, whether work to remove 4-6 trees.

Installation of a 10' x 14' Shed and patio and concrete work around an existing inground swimming pool all within the buffer zone of Bordering Vegetated Wetlands (BVW) requires further permitting under the Massachusetts Wetlands Protection Act or that the work may be conducted under a Negative Determination of Applicability. In addition to publication of this legal notice in the West Springfield Record, it will be posted on the Massachusetts Newspaper Publishers Association's website (<http://masspublicnotices.org/>). The meeting will be held in the Justin Morgan Auditorium on the second floor of the Municipal Office Building, 28 Central St.

Witness, GORDON H. PIPER  
Chief Justice of this Court on 2/25/2025

March 6

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

DEPARTMENT OF THE TRIAL COURT

Docket No. 25 SM 000535

ORDER OF NOTICE

TO Jason W. Swindle, Sheri G. Carlson

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 § 5901 (et seq.)

Piper Road, given by Jason W. Swindle and Sheri G. Carlson to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Northpoint Mortgage, Inc., its successors and assigns, dated March 4, 2019 and recorded in Hampden County Registry of Deeds in Book 22575 Page 338 as affected by a Loan Modification Agreement dated November 8, 2021, and recorded in said Registry of Deeds in Book 24393, Page 276, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 04/14/2025 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER  
Chief Justice of this Court on 2/25/2025

Attest: Deborah J. Peterson,  
Recorder

March 6

### LEGAL NOTICE TOWN OF WEST SPRINGFIELD MASSACHUSETTS LICENSE COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that the License Commission will hold a public hearing at the J. Edward Christian Municipal Office Building in the Merrick Meeting Room, 1st Floor, 26 Central Street, West Springfield, MA on Tuesday April 1, 2025 at 4:30 p.m. to all parties interested in Seasonal Alcohol Pouring License applications. The North garden located at 42 Myron Street.

Notice also published at: <http://masspublicnotices.org>

Donna Powers, Chair  
Bridget Fiala, Vice Chair  
Donald Delta Guistina, Secretary

March 6, 13

NOTICE OF PUBLIC HEARING

NOTICE OF COMMUNITY

OUTREACH MEETING FOR A

CANNABIS DISPENSARY

Notice is hereby given that a Community Outreach meeting for a proposed Cannabis Retail Establishment to be located at 1010 Union Street, Suite C in West Springfield, MA 01089 is scheduled for Thursday, March 27th, 2025 at 6:00 p.m. EST. The meeting will be held at 1198 Memorial Avenue, West Springfield, MA 01089 on March 27th, 2025 at 6:00 p.m. EST. The purpose for this Community Meeting is to update the community. Questions may be submitted in advance to [cannabishshw@gmail.com](mailto:cannabishshw@gmail.com). Notice also published at: <http://masspublicnotices.org>

March 6, 13

LICENSE COMMISSION

TOWN OF WEST SPRINGFIELD

PUBLIC HEARING

Notice is hereby given that the License Commission will hold a public hearing at the J. Edward Christian Municipal Office Building in the Merrick Meeting Room, 1st Floor, 26 Central Street, West Springfield, MA on Tuesday, March 18, 2025 at 4:30 p.m. to all parties interested in the All Alcohol Pouring License Under the Economic Opportunity Zone (act 2022) Chapter 270, going to Al & Val Inc. dba Charles Diner, located at 218 Union Street.

Notice also published at: <http://masspublicnotices.org>

Donna Powers, Chair  
Bridget Fiala, Vice Chair  
Donald Delta Guistina, Secretary

Feb. 27, March 6

## Classified Advertising

### SERVICES

**DAY & EVENING APPLIANCE**  
Service. Schedule light? We work at night. Daytime service also available. Appliances installation available. W.S. 736-7427

**QUALITY PAINTING** - at low rates. Senior discount 25%

### SERVICES

**G.M. ELECTRICAL** - Residential Commercial. Industrial. Master License #A12128. Fully insured. Free estimates. Call Gary Martineau at 262-8938

**ELECTRICAL SERVICE** - Electrical trouble calls, remodeling, construction, in your home, office and business. Serving

### SERVICES

**A.R. APPLIANCE SERVICE** - Same day service on all Whirlpool, GE, Frigidaire etc. refrigerators, air conditioners, washers, dryers, dishwashers, ranges, and stoves. Guaranteed work. Call 885-1960

**CLEAN OUTS** - Courteous men will clean your cellars, attics

### FOR SALE

**ANTIQUE CASSETTES** - Antiques cassettes for sale. Please call 786-4402

**HEATING PELLETS!!!** - Super Premium, 100% Hardwood. Easy to handle 22lb bags. Delivery available. \$429.99 per ton. Buy local 413-355-0703

email us at  
[wsrecord@comcast.net](mailto:wsrecord@comcast.net)



"Attachment B"

**Thursday, March 27, 2025 at 6 PM in the West Springfield Dante Club  
1198 Memorial Ave West Springfield MA 01089**

Notice is hereby given that a Community Outreach meeting for a proposed Cannabis Retail establishment to be located at 1010 Union Street, Suite C in West Springfield, MA 01089 is scheduled for Thursday, March 27th, 2025 at 6:00pm EST. The meeting will be held at 1198 Memorial Avenue West Springfield, MA 01089 on March 27th, 2025 at 6:00pm EST.

The purpose for this Community Meeting is to update the community. The entity name is WS Coliseum Inc. Questions may be submitted in advance to [cannabishutsws@gmail.com](mailto:cannabishutsws@gmail.com)

RECEIVED

2025 MAR -1 P 12:11

TOWN CLERK'S OFFICE  
WEST SPRINGFIELD

## "Attachment C"

### Notice of public hearing

#### Notice of Community Outreach Meeting for a Cannabis Dispensary

Notice is hereby given that a Community Outreach meeting for a proposed Cannabis Retail Establishment to be located at 1010 Union Street Suite C in West Springfield, MA 01089 is scheduled for Thursday March 27<sup>th</sup>, 2025 at 6:00pm EST. The meeting will be held at 1198 Memorial Avenue, West Springfield MA 01089 on March 27<sup>th</sup>, 2025 at 6:00pm EST. The purpose for this Community Meeting is to update the community. Questions may be submitted in advance to [cannabishutsws@gmail.com](mailto:cannabishutsws@gmail.com). Notice also published at <http://masspublicnotices.org>.



## ASSESSORS OFFICE

### WEST SPRINGFIELD, MASSACHUSETTS

26 Central Street West Springfield, MA 01089-2753

Telephone: (413) 263-3050 Fax (413) 263-3054

Email: All\_assessor@townofwestspringfield.org

#### REQUEST FOR CERTIFIED LIST OF ABUTTERS

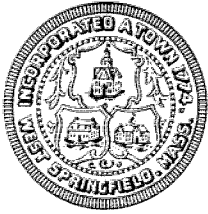
DATE: January 24, 2025 REQUEST # LA-132

LOCATION OF PROPERTY: 1010 Union Street  
PURPOSE OF REQUEST: Need a list of abutters within 300 feet for special permit application  
REQUESTED BY: PLANNING/ZONING (300')  
APPLICANT NAME: [REDACTED]  
APPLICANT ADDRESS: [REDACTED]  
TELEPHONE #: [REDACTED]  
SIGNATURE OF APPLICANT: [REDACTED]

# OF ABUTTERS: 11-20 Abutters AMOUNT PAID: \$20.00

CERTIFIED BY: Shelley King

DELIVERY METHOD: Pick up at Town Hall



**ASSESSORS OFFICE  
WEST SPRINGFIELD, MASSACHUSETTS**

26 Central Street · West Springfield MA 01089-2753

Telephone: (413) 263-3050 · Fax: (413) 263-3054

**January 27, 2025**

**Certified List of Abutters**

**1010 Union Street**



**Request # LA-132**



953 UNION ST  
WEST SPRINGFIELD MA 01089  
USA

1259 E COLUMBUS AV STE201  
SPRINGFIELD MA 01105

675 MEMORIAL AVENUE  
WEST SPRINGFIELD MA 01089  
USA

235 WOODLAND WAY  
RUSSELL MA 01071

330 WHITNEY AVE  
HOLYOKE MA 01040

326 CLARK ST  
WORCESTER MA 01606

200 BOSTON POST RD/STE 13  
ORANGE CT 06477

C/O GITA SHRUTI  
92 SQUIRE DRIVE  
WEST SPRINGFIELD MA 01089

149 COLONIAL RD  
MANCHESTER CT 06040

434 MEMORIAL AVENUE  
WEST SPRINGFIELD MA 01089

966 UNION STREET  
WEST SPRINGFIELD MA 01089

500 WATER ST  
PROPERTY TAX J-910  
JACKSONVILLE FL 32202

434 MEMORIAL AVE  
WEST SPRINGFIELD MA 01089

434 MEMORIAL AVE  
WEST SPRINGFIELD MA 01089

500 WATER ST  
PROPERTY TAX J-910  
JACKSONVILLE FL 32202

966 UNION STREET  
WEST SPRINGFIELD MA 01089

434 MEMORIAL AVENUE  
WEST SPRINGFIELD MA 01089

149 COLONIAL RD  
MANCHESTER CT 06040

C/O GITA SHRUTI  
92 SQUIRE DRIVE  
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200 BOSTON POST RD/STE 13  
ORANGE CT 06477

326 CLARK ST  
WORCESTER MA 01606

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HOLYOKE MA 01040

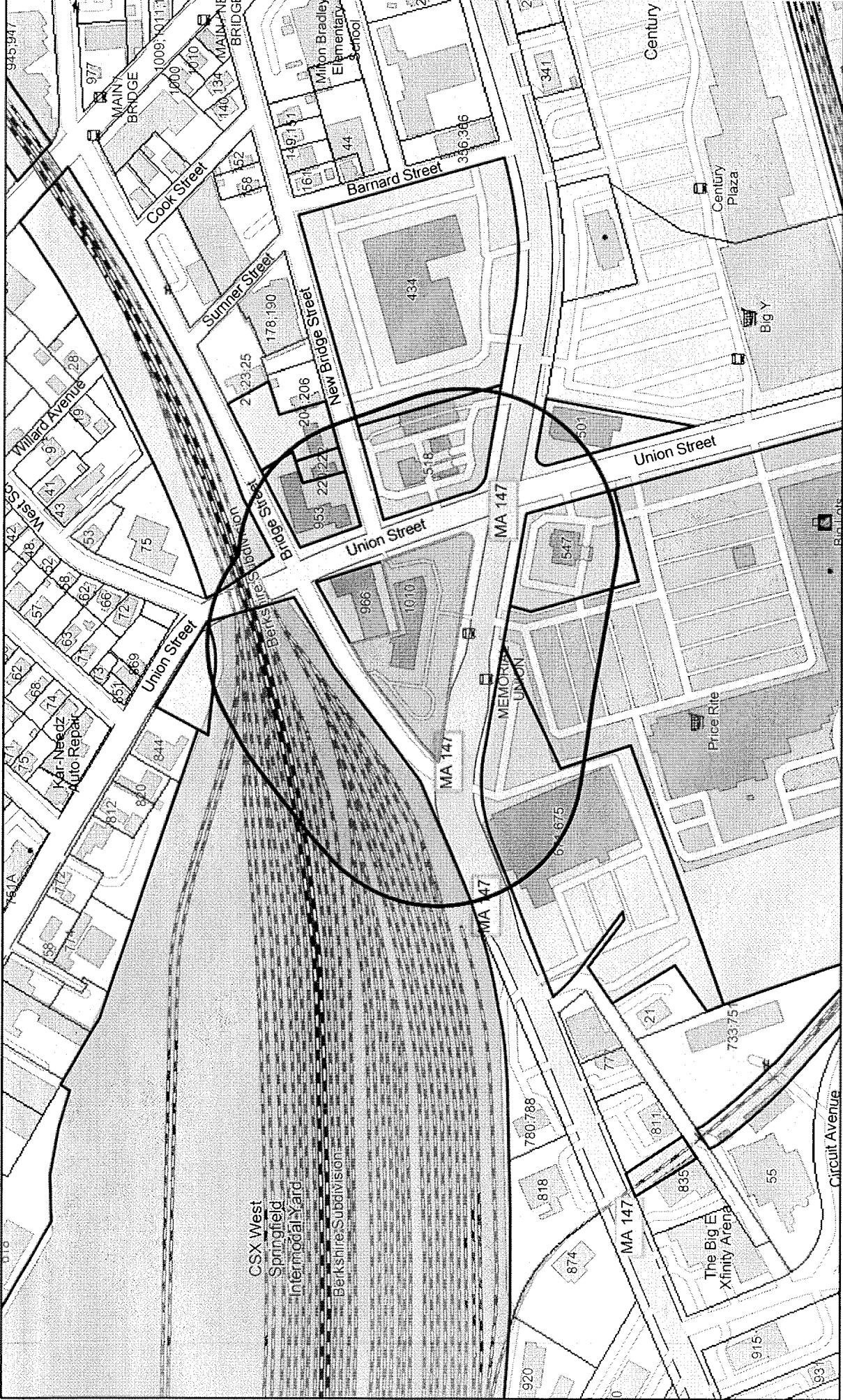
235 WOODLAND WAY  
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675 MEMORIAL AVENUE  
WEST SPRINGFIELD MA 01089  
USA

1259 E COLUMBUS AV STE201  
SPRINGFIELD MA 01105

953 UNION ST  
WEST SPRINGFIELD MA 01089  
USA

1010 UNION STREET



1/27/2025, 8:22:37 AM

Parcel Ownership

WSGIS. Map data © OpenStreetMap contributors, Microsoft, Esri, and its affiliates. Esri Community Maps contributors. Map layer by Esri

**WS Coliseum, Inc.**  
**Plan for Positive Impact**

WS Coliseum, Inc. (“WSC”) is pleased to present the following Plan for Positive Impact as it looks to start work on opening its West Springfield Retail Marijuana Establishment License. WSC will regularly conduct internal evaluations of the effectiveness of our programs and will adjust our policies accordingly to reflect staff feedback. At any point, WSC will adjust policies and plans in order to better accomplish the goals outlined in this plan. WSC will evaluate these metrics in advance of its annual license renewal so that it can demonstrate the success or progress of its plan.

WSC will adhere to the requirements set forth in 935 CMR 500.105(4) relative to the permitted and prohibited advertising, branding, marketing, and sponsorship practices of our marijuana establishment. Any actions taken, or programs instituted by WSC, will not violate the Commission’s regulations with respect to limitations on ownership or control or other applicable state laws.

**Goal #1:** WSC will use best efforts to achieve a goal of having a staff consisting of 30% of employees from areas of disproportionate impact.

*Proposed Initiative:* WSC will give hiring preferences to individuals who fall into one of the Commission-identified populations disproportionately impacted by marijuana prohibition with a goal of having a staff consisting of 30% employees from this Plan Population. The Plan Population is defined as: (1) Past or present residents of the geographic “areas of disproportionate impact,” which have been defined by the Commission, such as Springfield, Holyoke, and Amherst (2) Commission-designated Certified Economic Empowerment Priority recipients; (3) Commission-designated Social Equity Program participants; (4) Massachusetts residents who have past drug convictions; and (5) Massachusetts residents with parents or spouses who have drug convictions.

In order to achieve this goal, WSC will attend community job fairs, at least one annually, in the Springfield (including but not limited to census tracts 800102, 800500, 800600, 800700, 800800, 800900, and 801800) Holyoke, and/or Amherst areas to advertise employment opportunities on Indeed.com and accept applications in-person at the proposed establishment from residents of Springfield (including but not limited to census tracts 800102, 800500, 800600, 800700, 800800, 800900, and 801800), Holyoke, and/or Amherst or others from areas of disproportionate impact for any open jobs WSC seeks to fill. If permissible under 935 CMR 500.105(4)(b) WSC will post employment opportunity advertisements in local newspapers. Job openings will be advertised and solicited as often as WSC seeks employees for its West Springfield Retail Marijuana Establishment.

*Metric:* In order to demonstrate the progress made toward achieving this goal, WSC will track the percentage of employees hired that meet that are from areas of disproportionate impact. These metrics will be outlined in a comprehensive report that will be completed 60 days prior to our annual license renewal with the Commission.

**Goal #2:** Support equity in the cannabis industry through participation in a cannabis workforce training program

*Proposed Initiative:* WSC will make a minimum annual financial contribution of at least \$5,000 to the CultivatED program to help promote participation in the cannabis industry by those who were disproportionately harmed by marijuana prohibition. CultivatED is a jails-to-jobs cannabis program that focuses on issues such as expungement, education and employment for those harmed populations. WSC will provide money to CultivatED to support its mission and goals but will not offer any of its own programming through the CultivatED program.

Goal: WSC will make an annual financial contribution to the CultivatED program, and participate in the Fellowship Program, which will in turn support the mission of empowering, educating, and employing individuals from areas of disproportionate impact, as identified by the Massachusetts Cannabis Control Commission.

Metrics: WSC will maintain a record of its annual donations to the CultivatED program and records of its participation in the fellowship program. WSC will keep records of feedback that we receive relative to the impact of our contributions and participation, if any. This will in turn help us make decisions about adjustments that need to be made in the future.

The Commonwealth of Massachusetts, William Francis Galvin  
Corporations Division

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Articles of Organization

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Minimum Filing Fee:  
\$250.00

Identification Number:	001720392	(number will be assigned)
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ARTICLE I
The exact name of the corporation is:
WS COLISEUM INC

ARTICLE II
Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Specify if you want a more limited purpose:

ARTICLE III				
State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.				
Class of Stock	Par value per share (Enter 0 if no Par)	Total authorized number of shares	Total authorized par value	Total issued and outstanding number of shares
CNP	0	200	0	1

ARTICLE IV
If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the corporation must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

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

ARTICLE VI
------------

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

#### ARTICLE VII

The effective date of organization shall be the date and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a later effective date is desired, specify such date, which may not be later than ninety (90) days from the date and time of filing

Later Effective Date (mm/dd/yyyy):

Time (HH:MM)

#### ARTICLE VIII

The information contained in Article VIII is not a permanent part of the articles of organization.

a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:

Agent name: KAMALJIT KAUR

Number and street: 63 WOODCREST ROAD

Address 2:

City or town: SPRINGFIELD

State: MA

Zip code: 01129

c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

Title	Individual Name	Address
PRESIDENT	KAMALJIT KAUR	63 WOODCREST ROAD SPRINGFIELD, MA 01129 USA
TREASURER	KAMALJIT KAUR	63 WOODCREST ROAD SPRINGFIELD, MA 01129 USA
SECRETARY	KAMALJIT KAUR	63 WOODCREST ROAD SPRINGFIELD, MA 01129 USA
VICE PRESIDENT	KAMALJIT KAUR	63 WOODCREST ROAD SPRINGFIELD, MA 01129 USA
DIRECTOR	KAMALJIT KAUR	63 WOODCREST ROAD SPRINGFIELD, MA 01129 USA

d. The fiscal year end (i.e., tax year) of the corporation:

December 31

e. A brief description of the type of business in which the corporation intends to engage:

STORE-DELI

f. The street address (post office boxes are not acceptable) of the principal office of the corporation:

Number and street: 63 WOODCREST ROAD

City or town:	SPRINGFIELD	State:	MA	Zip code:	01129
Country:	UNITED STATES				

☒ its principal office ☐ an office of its transfer agent

☐ an office of its secretary/assistant secretary ☐ its registered office

KAMALJIT KAUR



THE COMMONWEALTH OF MASSACHUSETTS

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

November 08, 2023 11:07 AM

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

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*

The Commonwealth of Massachusetts, William Francis Galvin  
Corporations Division

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Statement of Change of Supplemental Information

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

No Fee

Identification Number:	001720392
------------------------	-----------

1. Exact name of the corporation:
WS COLISEUM INC

2. Current registered office address:					
Agent name:	KAMALJIT KAUR				
Number and street:	63 WOODCREST ROAD				
Address 2:					
City or town:	SPRINGFIELD	State:	MA	Zip code:	01129

3. The following supplemental information has changed:		
<input type="checkbox"/> Names and street addresses of the directors, president, treasurer, secretary		
Title	Individual Name	Address
PRESIDENT	KAMALJIT KAUR	63 WOODCREST ROAD SPRINGFIELD, MA 01129 USA
TREASURER	KAMALJIT KAUR	63 WOODCREST ROAD SPRINGFIELD, MA 01129 USA
SECRETARY	JOGINDER SINGH	3 APPLE LANE HIGHLAND, NY 12528 USA
VICE PRESIDENT	THOMAS PATRICK ROOKE	59 PENNSYLVANIA SPRINGFIELD, MA 01118 USA
DIRECTOR	KAMALJIT KAUR	63 WOODCREST ROAD SPRINGFIELD, MA 01129 USA

<input type="checkbox"/> Fiscal year end:
December 31

<input type="checkbox"/> Type of business in which the corporation intends to engage:
STORE-DELI

<input type="checkbox"/> Principal office address:	
Number and street:	63 WOODCREST ROAD
Address 2:	

City or town: SPRINGFIELD State: MA Zip code: 01129  
Country: UNITED STATES



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

Number and street: 63 WOODCREST ROAD

Address 2:

City or town: SPRINGFIELD State: MA Zip code: 01129  
Country: UNITED STATES

Which is:

☒ its principal office

☐ an office of its transfer agent

☐ an office of its secretary/assistant secretary

☐ its registered office

Signed by KAMALJIT KAUR , its PRESIDENT

on this 18 Day of November, 2023

THE COMMONWEALTH OF MASSACHUSETTS

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

November 18, 2023 11:46 AM

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

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*



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

William Francis Galvin  
Secretary of the  
Commonwealth

Date: May 29, 2025

To Whom It May Concern :

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

**WS COLISEUM INC**

is a domestic corporation organized on **November 08, 2023** , 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.

A handwritten signature in blue ink that reads "William Francis Galvin".

Secretary of the Commonwealth

Certificate Number: 25050477640

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

Processed by: tad



Commonwealth of Massachusetts  
Department of Revenue  
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L1811605408  
Notice Date: March 25, 2025  
Case ID: 0-002-809-754



## CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



WS COLISEUM INC  
63 WOODCREST RD  
SPRINGFIELD MA 01129-2116

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

The Commissioner of Revenue certifies that, as of the date of this certificate, WS COLISEUM 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

## Corporate Bylaws

These are the bylaws of WS Coliseum, Inc., a Massachusetts corporation.

### Article I: Meetings of Shareholders

1. The annual meeting of shareholders will be held on the last Monday in January. The annual meeting of shareholders will begin at 1:00 pm and will take place at the principal address of the corporation.
2. At the annual meeting, the shareholders will elect a board of one director and may take any other shareholder action permitted by the state law.
3. A special meeting of the shareholders may be called at any time by the president.
4. At least 15 days before an annual or special meeting, the secretary will send a notice of the meeting to each shareholder. The notice must be sent by first class mail and must state the time and place of the meeting. For a special meeting, the notice must also include the purposes of the meeting; no action can be taken at a special meeting except as stated in the notice, unless all shareholders consent.
5. Shareholders may attend a meeting either in person or by proxy. A quorum of shareholders at any shareholder meeting will consist of the owners of a majority of the shares outstanding. If a quorum is present, the shareholders may adjourn from day to day as they see fit, and no notice of such adjournment need be given. If a quorum is not present, the shareholders present in person or by proxy may adjourn to such fixture time as they agree upon; notice of such adjournment must be mailed to each shareholder at least 15 days before such adjourned meeting.
6. Each shareholder, whether presented in person or by proxy, is entitled to one vote for each share of stock standing in his or her name on the books of the company.
7. Proxies must be in writing.
8. Shareholders' actions require the assent of a majority of the corporate shares that have been issued, but if state law requires a greater number of votes, that law will prevail.
9. Shareholders may, by written consent, take any action required or permitted to be taken at an annual or special meeting of shareholders. Such action may be taken without prior notice to shareholders. The consent must:
  - a. State the action taken, and
  - b. Be signed and dated by the owners of shares having at least the number of votes that would be needed to take such action at a meeting

If the written consent is not signed by all shareholders, the secretary will send a copy of the written consent to the shareholders who did not sign it

### Article II: Stock

1. Stock certificates must be signed by the president and secretary of the corporation



2. The name of the person shares represented by a stock certificate, the number of shares owned, and the date of issue will be entered in the corporation's books.
3. All stock certificates transferred by endorsement must be surrendered for cancellation.  
New certificates will be issued to the purchaser or assignee.
4. Shares of stock can be transferred only on the book of the corporation and only by the secretary.

### Article III: Board of Directors

1. The board of directors will manage the business of the corporation and will exercise all of the powers that may be exercised by the corporation under the statutes of the State of Massachusetts, the articles of incorporation or the corporate bylaws.
2. A vacancy on the board of directors by reason of death, resignation or other causes may be filled by the remaining directors, or the board may leave the position unfilled, in which case it will be filled by a vote of the shareholders at a special meeting or at the next annual meeting. During periods when there is an unfilled vacancy on the board of directors, actions taken by the remaining directors will constitute actions of the board.
3. The board of directors will meet annually, immediately following the annual meeting of shareholders. The board of directors may also hold other regular meetings, at times and places to be fixed by unanimous agreement of the board. At annual or regular meetings, the board may take any actions allowed by law or these bylaws. Special meetings may be called by president giving 15 days' written notice to all directors. A notice of special meeting must be sent by first class mail, and must state the time, place and purposes of meeting; no action can be taken at a special meeting of directors except as stated in the notice, unless all directors consent.
4. A quorum for a meeting will consist of two directors.
5. Directors will act only by the assent of a majority of those directors present.
6. The directors will not be compensated for serving as such, A director may, however, serve in other capacities with the corporation and receive compensation for such service.
7. Directors may meet or participate in meetings by telephone or other electronic means as long as all directors are continuously able to communicate with one another.
8. Directors may, by written consent, take any action required or permitted to be taken at a directors' meeting. Such action may be taken without prior notice to the directors. The written consent must:
  - a. State the action taken, and
  - b. Be signed and dated by at least the number of directors whose votes would be needed to take such action at a meeting.

If the written consent is not signed by all directors, the secretary will within three days send a copy of the written consent to the directors who did not sign it.

#### Article IV: Officers

1. The officers of the corporation will consist of:
  - a. A president
  - b. A vice president
  - c. A secretary
  - d. A treasurer and any other officers that the board of directors may appoint.
2. The president will preside at all meetings of the directors and shareholders and will have general charge of the business of the corporation, subject to approval of the board of directors.
3. In case of the death, disability, or absence of the president, the vice president will perform and be vested with all the duties and powers of the president.
4. The secretary will keep the corporate records, including minutes of shareholders' and directors' meetings and consent resolutions. The secretary will give notice, as required in these bylaws, of shareholders' and directors' meetings.
5. The treasurer will keep accounts of all monies of the corporation received or disbursed and will deposit all monies and valuables in the name of the corporation in the banks and depositories that the directors designate. Checks against the company accounts will be signed as directed by the board of directors.
6. The salaries of all officers will be fixed by the board of directors and may be changed from time to time by the board of directors.

#### Article V: Fiscal

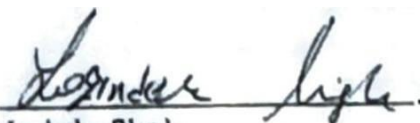
1. The books of the corporation Will be closed at a date to be selected by the directors prior to the filing of the first income tax return due from the corporation. The books will be kept on an accrual basis.
2. Within 75 days after the corporation's fiscal year ends, the treasurer will provide each shareholder with a financial statement of the corporation.

#### Article VI: Amendment

Any of these bylaws may be amended or repealed by a majority vote of the shareholders at any meeting or at any special meeting called for that purpose.

Adopted WS Coliseum, Inc., on November 8, 2023

By:   
Kamajit Kaur

  
Joginder Singh

## **WS Coliseum, Inc.**

### **Plan for Obtaining Liability Insurance**

#### **I. Purpose**

The purpose of this plan is to outline how WS Coliseum, Inc. (“WSC”) will obtain and maintain the required General Liability and Product Liability insurance coverage as required pursuant to 935 CMR 500.105(10), or otherwise comply with this requirement.

#### **II. Research**

WSC has engaged with multiple insurance providers offering General and Product Liability Insurance coverage in the amounts required in 935 CMR 500.105(10). These providers are established in the legal marijuana industry. We are continuing these discussions with the insurance providers and will engage with the provider who best suits the needs of the company once we receive a Provisional License.

#### **III. Plan**

1. Once WSC receives its Provisional Marijuana Establishment License, we will engage with an insurance provider who is experienced in the legal marijuana industry.
  - a. WSC will obtain and maintain general liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, and product liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually.
  - b. The deductible for each policy will be no higher than \$5,000 per occurrence.
  - c. Vehicles used for pick-up and delivery shall carry liability insurance in an amount not less than \$1,000,000 combined single limit.
2. In the event that WSC cannot obtain the required insurance coverage, WSC will place a minimum of \$250,000 in an escrow account. These funds will be used solely for the coverage of these liabilities.
  - a. WSC will replenish this account within ten business days of any expenditure.
3. WSC will maintain reports documenting compliance with 935 CMR 500.105(10) in a manner and form determined by the Commission and make these reports available to the Commission up request.

# **Business Plan**

WS Coliseum Inc.

1010 Union Street, West Springfield MA 01089

Retail Marijuana Establishment

## **Operations Overview**

The proposed location consists of approximately 8,300 square feet and WS Coliseum Inc. intends to only use approximately 852 square feet for its retail establishment.

## **Leadership Team**

**Joginder Singh** - is a successful businessman who owns and manages gas stations and retail stores. He has over 25 years of experience that would value the organization and is an effective leader, a dedicated and well-organized person with a positive attitude and strong work ethic. He is invested in a cultivation site in the Western Mass area.

**Kamaljit Kaur** - is a successful businesswoman who owns and manages franchisees of Subways and California Tortilla restaurants, gas stations, and retail stores. She has over 20 years of experience and would bring value to the organization as an effective leader and dedicated person. She also has 11 years of experience as a health care provider. She is invested in a cultivation sites in the Western Mass area.

**Thomas Rooke** – is a new businessman who has learned the retail and cannabis business over the last three years, prior to being involved with cannabis he was a compliance and finance supervisor for MGM Resorts International. He has experience working at licensed cultivations, and one existing adult-use cannabis retail stores. He has experience with compliance, inventory, wholesaling, and day-to-day operations.

## **Employment Plan**

WS Coliseum Inc. expects to employ approximately five (5) individuals in full-time positions at the proposed retail marijuana establishment. Each job type created will be available to Town residents with priority granted to residents of West Springfield to fill all positions. WS Coliseum Inc. will provide employees with a salary or hourly wage equal to or above the living wage for Hampden County. Senior positions will pay upwards of \$60,000. All employees will have the option of a benefits package including medical, dental, and vision insurance coverage in accordance with all applicable laws from a reputable carrier. All plans will offer maximum coverage to our employees and comply with the Affordable Care Act. All associate level employees in the establishment report directly to their respective manager. All employees will undergo Responsible Vendor Training pursuant to 935 CMR 500.105(2)(b). WS Coliseum Inc.

will also utilize local contractors, whenever possible, to maximize their impact on the local economy and engage as much of the West Springfield community as possible.

## **Security**

WS Coliseum Inc. security plan will protect the premises, provide a safe environment for consumers and deter and prevent theft and diversion of product. WS Coliseum Inc. recognizes and prepares for both internal and external security threats, all employees will go through security training. Security plans will be reviewed and amended as needed. Violation of any security policies by WS Coliseum Inc. marijuana establishment agents and employees is grounds for immediate dismissal.

Pursuant to 935 CMR 500.110(1)(a)-(o), WS Coliseum Inc. will implement sufficient safety measures to prevent unauthorized entrance into the facility and theft of marijuana from occurring. These security measures include, but are not limited to: properly identifying individuals entering the facility to limit access to those 21 years or older; preventing loitering; properly disposing of marijuana products; securing entrances and establishing limited access areas for authorized personnel; ensuring proper storage of marijuana and marijuana products; keeping locks in good condition and preventing keys to said locks from being accessible to unauthorized individuals; ensuring property lighting of the exterior of the retail facility; keeping marijuana products out of plain site; developing emergency procedures; and sharing WS Coliseum Inc. security plan and procedures and relevant updates with law enforcement and fire services. If WS Coliseum Inc. identifies alternate security provisions that might be regarded as adequate substitutes for any security requirements, the Manager or Head of Security will submit a request for acceptance of these provisions pursuant to 935 CMR 500.110(2).

The retail marijuana establishment will have limited access areas identified with clear signage designating the access point for authorized personnel only, pursuant to 935 CMR 500.110(4). Identification badges will be required to be worn at all times by registered marijuana establishment agents while at the facility or engaged in transportation. All outside vendors, contractors and visitors shall be required to wear visitor badges prior to entering limited access areas and shall be displayed at all times. Visitors shall be logged in and be escorted while at the retail facility.

In accordance with 935 CMR 500.110(5), the proposed site will have a security system to prevent and detect diversion, theft or loss of marijuana. Pursuant to 935 CMR 500.110(5)(a)-(f), WS Coliseum Inc. security system shall include, but is not limited to: perimeter alarms; failure notification system; duress alarm; video cameras in all areas containing marijuana; 24-hour recordings that are retained for at least 90 days, contain a date and time stamp and can be exported as still images; and the ability to remain operational during power outages. Additionally, the security system will be maintained in secure locations with a back-up alarm system provided by a company different than that provided by our primary system. Access to said systems will be limited to personnel essential to security operations, law enforcement, the security company and the Commission. All equipment shall be in good working order at all times.

Any incident occurring at the facility that is a breach of security shall be immediately reported to law enforcement and the Commission, pursuant to 935 CMR 500.110(7). Breaches include, but are not limited to: discovery of discrepancies of inventory; diversion, theft or loss of product; criminal action involving the WS Coliseum Inc. facility; unauthorized destruction of marijuana or suspicious acts involving said marijuana; loss or alteration of records; and alarm activation or failure of the security system. Incident reports shall be submitted to the Commission within 10 days of the occurrence of the act and documentation of the incident will be maintained for at least one year or throughout the duration of any related investigation.

WS Coliseum Inc. will annually obtain a security system audit by a vendor approved by the Commission and at licensee's expense, pursuant to 935 CMR 500.100(8). WS Coliseum Inc. will submit said report within 30 days after the audit is completed and, if areas of concerns are identified, WS Coliseum Inc. will submit a mitigation plan to address the issue.

### **Delivery of Products**

WS Coliseum Inc. will not deliver marijuana or marijuana products directly to consumers as part of its adult-use retail operations. Products in secure, sealed containers in compliance with 935 CMR 500.105(6) will be delivered to WS Coliseum Inc. from duly licensed cultivators and product manufacturers and then sold to consumers utilizing the point-of-sale system at the retail location. All products entering and exiting the marijuana establishment will be in sealed tamper-resistant packaging. All transportation vehicles delivering marijuana and marijuana products from third-party product manufacturers and cultivators to WS Coliseum Inc. shall enter the building through a secure garage bay in the back of the premises. This will allow all deliveries to be unloaded in an interior garage bay. In compliance with 935 CMR 500.105(13)(a)(6), all vehicles transporting marijuana products shall be staffed with a minimum of two marijuana establishment agents. At least two WS Coliseum Inc. marijuana establishments agents will oversee the delivery of marijuana and marijuana products to the retail establishment.

### **Sanitary Code and Inspections**

There will be no cultivation nor product manufacturing operations at the West Springfield location but marijuana establishment agents will adhere to the sanitary requirements for all marijuana establishments including retail establishments outlined in 935 CMR 500.105(3). All employees will be trained in the proper handling of packaged marijuana and marijuana products.

Pursuant to 935 CMR 500.300, WS Coliseum Inc. can expect numerous planned and unplanned inspections to be carried out by the Cannabis Control Commission to ensure our compliance with all applicable laws, rules, and regulations under the purview of the Commission. WS Coliseum Inc. will comply with all reviews and requests of the Commission relative to inspections and compliance. WS Coliseum Inc. can also expect the Commission to conduct a Secret Shopper Program outlined in 935 CMR 500.301 which will ensure that all retail products are compliant with laboratory testing standards and marijuana establishment agents are meeting

identification check requirements. WS Coliseum Inc. will also work with the Town to facilitate the Building Commissioner's annual inspection as outlined in Section 4.7.114(E)(8) of the Town's Zoning Ordinance.

### **Potential Nuisance**

The proposed retail use at WS Coliseum Inc. is the least impactful on the surrounding community when it comes to potential nuisance of all the available marijuana establishment license types under 935 CMR 500.000. As previously stated, all marijuana and marijuana products will be arriving and leaving the West Springfield site in sealed, tamper-resistant packaging. The operations conducted at the proposed location will not produce any odors or noxious releases. Nevertheless, WS Coliseum Inc. representatives will always be available to the Police Department, Fire Department, Board of Health, Building Commission, Zoning Administrator, Town Council and other Town Officials to address and respond to any nuisance complaints, should an issue arise.

### **Decommissioning of the Establishment**

Pursuant to 935 CMR 500.105(16), prior to commencing operations, WS Coliseum Inc. shall provide proof of having obtained a surety bond in the amount of \$5,000 payable to the Marijuana Regulation Fund to ensure payment of the cost incurred for the destruction of cannabis goods necessitated by the cessation of operation of the Marijuana Establishment. In the event that WS Coliseum Inc. chooses to close its doors and shut down its operation, it shall ensure that all marijuana and marijuana products are removed from the premises prior to ceasing operations. Any products not sold to consumers will be securely transported back to the wholesale suppliers in accordance with all transportation requirements in 935 CMR 500.105(13). WS Coliseum Inc. will notify the Town of West Springfield and the Cannabis Control Commission of its decision to cease operations no less than ten days prior to its final day of operation.



### **Maintaining of Financial Records**

WS Coliseum's ("WSC") policy is to maintain financial records in accordance with 935 CMR 500.105(9)(e). The records will include manual or computerized records of assets and liabilities, monetary transactions; books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices and vouchers; sales records including the quantity, form, and cost of marijuana products; and salary and wages paid to each employee, stipends paid to each board member, and any executive compensation, bonus, benefit, or item of value paid to any individual affiliated with a Marijuana Establishment, including members of the non-profit corporation. WSC will implement separate accounting practices for marijuana and non-marijuana sales pursuant to 935 CMR 500.140(6)(f).

WSC will conduct monthly sales equipment and data software checks and initiate reporting requirements for discovery of software manipulation as required by 935 CMR 500.140(6)(d). WSC will not utilize software or other methods to manipulate or alter sales data in compliance with 935 CMR 500.140(5)(c). WSC will conduct a monthly analysis of its equipment and sales data to determine that no software has been installed that could be utilized to manipulate or alter sales data and that no other methodology has been employed to manipulate or alter sales data. WSC will maintain records that it has performed the monthly analysis and produce it upon request to the Commission. If WSC determines that software had been installed for the purpose of manipulation or alteration of sales data or other methods have been utilized to manipulate or alter sales data we will: disclose the information to the Commission; cooperate with the Commission in an investigation relative to data manipulation; and take other action as directed by the Commission to comply with the applicable regulations

Following the closure of WSC, all records will be kept for at least two years at the expense of WSC and in a form and location acceptable to the Commission, in accordance with 935 CMR 500.105(9)(g). Financial records shall be kept for a minimum of three years from the date of the filed tax return, in accordance with 830 CMR 62C.25.1(7) and 935 CMR 500.140(6)(e).

## **Personnel Policies**

It is WS Coliseum's ("WSC") policy to provide equal opportunity in all areas of employment, including recruitment, hiring, training and development, promotions, transfers, termination, layoff, compensation, benefits, social and recreational programs, and all other conditions and privileges of employment, in accordance with applicable federal, state, and local laws. WSC will make reasonable accommodations for qualified individuals with known disabilities, in accordance with applicable law.

Management is primarily responsible for seeing that equal employment opportunity policies are implemented, but all members of the staff share the responsibility for ensuring that, by their personal actions, the policies are effective and apply uniformly to everyone. Any employee, including managers, determined by WSC to be involved in discriminatory practices are subject to disciplinary action and may be terminated. WSC strives to maintain a work environment that is free from discrimination, intimidation, hostility, or other offenses that might interfere with work performance. In keeping with this desire, we will not tolerate any unlawful harassment of employees by anyone, including any manager, co-worker, vendor or clients.

In accordance with 935 CMR 500.105(2), all current owners, managers and employees of WSC that are involved in the handling and sale of marijuana will successfully complete Responsible Vendor Training Program, and once designated a "responsible vendor" require all new employees involved in handling and sale of marijuana to complete this program within 90 days of hire. This program shall then be completed annually and those not selling or handling marijuana may participate voluntarily. WSC will maintain records of responsible vendor training compliance, pursuant to 935 CMR 500.105(2)(b). Responsible vendor training shall include: discussion concerning marijuana effect on the human body; diversion prevention; compliance with tracking requirements; identifying acceptable forms of ID, and key state and local laws.

All WSC policies will include a staffing plan and corresponding records in compliance with 935 CMR 500.105(1)(h) and ensure that all employees are aware of the alcohol, smoke, and drug-free workplace policies in accordance with 935 CMR 500.105(1)(j). WSC will also implement policies to ensure the maintenance of confidential information pursuant to 935 CMR 500.105(1)(k). WSC will enforce a policy for the dismissal of agents for prohibited offenses according to 935 CMR 105(1)(l).

All WSC employees will be duly registered as marijuana establishment agents and have to complete a background check in accordance with 935 CMR 500.030(1). All marijuana establishment agents will complete a training course administered by WSC and complete a Responsible Vendor Program in compliance with 935 CMR 500.105(2)(b). Employees will be required to receive a minimum of eight hours of on-going training annually pursuant to 935 CMR 500.105(2)(a).

### **Procedures for Quality Control and Testing of Product**

Pursuant to 935 CMR 500.160, WS Coliseum, Inc. (“WSC”) will not sell or market any marijuana product that is not capable of being tested by Independent Testing Laboratories, including testing of marijuana products and environmental media. WSC will implement a written policy for responding to laboratory results that indicate contaminant levels that are above acceptable levels established in DPH protocols identified in 935 CMR 500.160(1) and subsequent notification to the Commission of such results. Results of any tests will be maintained by WSC for at least one year. All transportation of marijuana to or from testing facilities shall comply with 935 CMR 500.105(13) and any marijuana product returned to WSC by the testing facility will be disposed of in accordance with 935 CMR 500.105(12). WSC will never sell or market adult use marijuana products that have not first been tested by an Independent Testing Laboratory and deemed to comply with the standards required under 935 CMR 500.160.

In accordance with 935 CMR 500.130(2), WSC will prepare, handle and store all edible marijuana products in compliance with the sanitation requirements in 105 CMR 500.000: *Good Manufacturing Practices for Food*, and with the requirements for food handlers specified in 105 CMR 300.000: *Reportable Diseases, Surveillance, and Isolation and Quarantine Requirements*. In addition, WSC’s policies include requirements for handling of marijuana, pursuant to 935 CMR 500.105(3), including sanitary measures that include, but are not limited to: hand washing stations; sufficient space for storage of materials; removal of waste; clean floors, walls and ceilings; sanitary building fixtures; sufficient water supply and plumbing; and storage facilities that prevent contamination.

Pursuant to 935 CMR 500.105(11)(a)-(e), WSC will provide adequate lighting, ventilation, temperature, humidity, space and equipment, in accordance with applicable provisions of 935 CMR 500.105 and 500.110. WSC will have a separate area for storage of marijuana that is outdated, damaged, deteriorated, mislabeled, or contaminated, or whose containers or packaging have been opened or breached, unless such products are destroyed. WSC storage areas will be kept in a clean and orderly condition, free from infestations by insects, rodents, birds and any other type of pest. The WSC storage areas will be maintained in accordance with the security requirements of 935 CMR 500.110.

WSC has a Quality Manager who will oversee the manufacturing at the WSC facility to maintain strict compliance with DPH regulations and protocols for quality control and analytical testing. In accordance with 935 CMR 500.160 WSC grow areas are monitored for temperature, humidity, and CO2 levels this monitoring helps reduce the risk of crop failure. Ethical pest management procedures are utilized to naturally maintain a pest free environment alongside our True Living Organics (“TLO”) growing method.

All Marijuana Infused Products (“MIPs”) are produced using good manufacturing practices and safe practices for food handling to ensure quality and prevention of contamination.

All WSC agents whose job includes contact with marijuana or nonedible marijuana products is

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subject to the requirements for food handlers specified in 105 CMR 300.000: *Reportable Diseases, Surveillance, and Isolation and Quarantine Requirements*. All WSC agents working in direct contact with preparation of marijuana or nonedible marijuana products shall conform to sanitary practices while on duty, including personal cleanliness and thorough hand-washing. The hand-washing facilities will be adequate and convenient with running water at a suitable temperature and conform with all requirements of 935 CMR 500.105(3)(b)(3).

WSC will provide sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations, in accordance with 935 CMR 500.105(3)(b)(4). Litter and waste will be properly removed and disposed of and the operating systems for waste disposal shall be maintained in an adequate manner pursuant to 935 CMR 500.105(12). The floors, ceilings and walls will be constructed in a way that allows them to be adequately cleaned and in good repair. All contact surfaces, including utensils and equipment, shall be maintained in a clean and sanitary condition in compliance with 935 CMR 500.105(3)(b)(9). All toxic items shall be identified, held, and stored in a manner that protects against contamination of marijuana products.

Pursuant to 935 CMR 500.105(3)(b)(11), WSC's water supply will be sufficient for necessary operations able to meet our needs. The plumbing requirements of 935 CMR 500.105(3)(b)(12) will be met through adequate size and design and adequately installed and maintained to carry sufficient quantities of water to required locations throughout the WSC facility. WSC will also provide our employees with adequate, readily accessible toilet facilities that are maintained in sanitary condition and in good repair. All products that can support the rapid growth of undesirable microorganisms will be held in a manner that prevents the growth of these microorganisms.

Our quality assurance manager will ensure all batches of Marijuana and MIPs will be tested, by an independent testing laboratory pursuant to 935 CMR 500.160. All products shall be tested for the cannabinoid profile and for contaminants as specified by the Department, including but not limited to mold, mildew, heavy metals, plant-growth regulators, and the presence of pesticides.

Environmental media will be tested in compliance with the *Protocol for Sampling and Analysis of Environmental Media for Massachusetts Registered Medical Marijuana Dispensaries* published by the Department of Public Health pursuant to 935 CMR 500.160(1). All testing results will be maintained by WSC for no less than one year in accordance with 935 CMR 500.160(3).

Samples that pass testing will be packaged for use or utilized in MIPs.

Samples that fail testing will be reported and destroyed. Pursuant to 935 CMR 500.160(9), no marijuana product shall be sold or marketed for sale that has not first been tested and deemed to comply with the Independent Testing Laboratory standards.

### **Record Keeping Procedures**

WS Coliseum Inc.'s ("WSC") records will be available to the Cannabis Control Commission ("CCC") upon request pursuant to 935 CMR 500.105(9). The records will be maintained in accordance with generally accepted accounting principles. All written records required in any section of 935 CMR 500.000 are subject to inspection, in addition to written operating procedures as required by 935 CMR 500.105(1), inventory records as required by 935 CMR 500.105(8) and seed-to-sale tracking records for all marijuana products are required by 935 CMR 500.105(8)(e).

WSC will also keep all waste disposal records as required by 500.105(12), including record keeping procedures. WSC will ensure that at least 2 Marijuana Establishment Agents witness and document how the marijuana waste is disposed or otherwise handled in accordance with 935 CMR 500.105(12). When the marijuana products or waste is disposed or handled, WSC will create and maintain a written or electronic record of the date, the type, and quantity disposed or handled, the manner of disposal or other handling, the location of the disposal or other handling, and the names of the Agents present during the disposal or handling, with their signatures. WSC will keep these records for at least 3 years.

Personnel records will also be maintained, in accordance with 935 CMR 500.105(9)(d), including but not limited to, job descriptions for each employee, organizational charts, staffing plans, personnel policies and procedures and background checks obtained in accordance with 935 CMR 500.030. Personnel records will be maintained for at least 12 months after termination of the individual's affiliation with WSC, in accordance with 935 CMR 500.105(9)(d)(2). Additionally, business will be maintained in accordance with 935 CMR 500.104(9)(e) as well as waste disposal records pursuant to 935 CMR 500.104(9)(f), as required under 935 CMR 500.105(12).

Following the closure of the Marijuana Establishment, all records will be kept for at least two years at the expense of WSC and in a form and location acceptable to the Commission, pursuant to 935 CMR 500.105(9)(g). In accordance with 935 CMR 500.105(9), records of WSC will be available for inspection by the Commission upon request. WSC's records will be maintained in accordance with generally accepted accounting principles. WSC will have all required written records and available for inspection, including all written operating procedures as required by 935 CMR 500.105(1) and business records as outlined by 935 CMR 500.105(9)(e).

### **Restricting Access to Age 21 or Older**

Upon entry into the premise of WS Coliseum, Inc. ("WSC") by an individual, a WSC agent shall immediately inspect the individual's proof of identification. An individual shall not be admitted to the premise unless the retailer has verified that the individual is 21 years of age or older by offering proof of identification.

WSC's management team is responsible for ensuring that all persons who enter the facility or are otherwise associated with the operations of WSC are 21 years of age or older.

To verify an individual's age, an WSC Agent must receive and examine from the individual one of the following authorized government issued ID cards: Massachusetts issued driver's license; Massachusetts issued ID card; Out-of-state driver's license or ID card (with photo); Passport; or U.S. Military ID. To verify the age of the individual the Agent will use an Age Verification Smart ID Scanner that will be supplied by WSC. If for any reason the identity of the customer or the validity of the ID is in question, the individual will not be granted access to the facility.

WSC will train all Retail and Security Agents on the verification and identification of individuals. All Agents will enroll in and complete the Responsible Vendor Training Program when it is available. This curriculum will include: Diversion prevention and prevention of sales to minors; and Acceptable forms of identification, including how to check identification, spotting false identification, provisions for confiscating fraudulent identifications, and common mistakes made in verification.

WSC will have limited access areas identified with clear signage designating the access point for authorized personnel only, pursuant to 935 CMR 500.110(4). Identification badges will be required to be worn at all times by WSC employees while at the facility or engaged in transportation. WSC will positively identify all individuals seeking access to the facility to limit access solely to individuals 21 years or age or older.

While at the facility or transporting marijuana for the facility all WSC Agents must carry their valid Agent Registration Card issued by the Commission. All WSC Agents are verified to be 21 years of age or older prior to being issued a Marijuana Establishment Agent card. All outside vendors, contractors and visitors shall be required to wear visitor badges prior to entering limited access areas and shall be displayed at all times. Visitors shall be logged in and out and be escorted while at the WSC facility. The visitor log will be available for inspection by the Commission at all times. All visitor badges will be returned to WSC upon exit.

The following individuals shall be granted immediate access to the facility: Representatives of the Commission in the course of responsibilities authorized by Chapter 334 of the Acts of 2016, as amended by Chapter 55 of the Acts of 2017 or 935 CMR 500.000; representatives of other state agencies in the Commonwealth; emergency responders in the course of responding to an emergency; and law enforcement personnel or local public health, inspectional services, or other permit-granting agents acting within their lawful jurisdiction.

All Limited Access areas will be clearly described by the filing of a diagram of the registered

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premises, as determined by the Commission, reflecting, where applicable, entrances and exits, walls, partitions, vegetation, flowering, processing, production, storage, disposal and retail sales areas. Access to Limited Access areas will be restricted to employees, agents or volunteers specifically permitted by WSC, agents of the Commission, state and local law enforcement and emergency personnel. All WSC employees will visibly display an employee identification badge issued by WSC at all times while WSC's Marijuana Establishments or transporting marijuana.

### **Energy Compliance Plan**

Pursuant to 935 CMR 500.105(15), WS Coliseum, Inc. (“WSC”) will demonstrate consideration of ways in which to improve energy efficiency in its operations. This shall include identification of potential energy use reduction opportunities and a plan for implementation of such opportunities; Consideration of opportunities for renewable energy generation including, where applicable, submission of building plans showing where energy generators could be placed on the site, and an explanation of why the identified opportunities were not pursued, if applicable; Strategies to reduce electric demand; and Engagement with energy efficiency programs offered pursuant to M.G.L. c. 25, § 21, or through Municipal Lighting Plants.

Pursuant to 935 CMR 500.120, WSC’s cultivation operations will satisfy minimum energy efficiency and standards established by the Commission and meet all applicable environmental laws, regulations, permits and other applicable approvals. This includes, but is not limited to, those related to water quality and quantity, wastewater, solid and hazardous waste management, and air pollution control, including prevention of odor and noise pursuant to 310 CMR 7.00: Air Pollution Control as a condition of obtaining a final license under 935 CMR 500.103(2) and as a condition of renewal under 935 CMR 500.103(4).

WSC’s operations shall adopt and use additional best management practices as determined by the Commission to reduce energy and water usage, engage in energy conservation and mitigate other environmental impacts, and shall provide energy and water usage reporting to the Commission in a form determined by the Commission.



### **Qualifications and Training**

Pursuant to 935 CMR 500.105(2)(a) WS Coliseum, Inc. (“WSC”) will ensure all dispensary agents complete training prior to performing job functions. Training will be tailored to the role and responsibilities of the job function. Dispensary agents will be trained for one week before acting as a dispensary agent. At a minimum, staff shall receive eight hours of on-going training annually. New dispensary agents will receive employee orientation prior to beginning work with WSC. Each department managed will provide orientation for dispensary agents assigned to their department. Orientation will include a summary overview of all the training modules.

Pursuant to 935 CMR 500.105, the applicant submits the following summary of anticipated agent positions and minimum qualifications in accordance with the Commission’s regulations. All agents will be at least 21 years of age and will be subject to a background check, as required. The applicant anticipates employing Budtenders, Inventory Specialists, and a Dispensary Manager. Budtenders will possess between 0–2 years of experience in the cannabis industry or equivalent customer service and point-of-sale experience. Inventory Specialists will have 2–3 years of experience with cannabis inventory platforms, including Dutchie and Metrc, and will be proficient in receiving and cataloging inventory in compliance with regulatory requirements. The Dispensary Manager will have 3–5 years of relevant supervisory or managerial experience and will demonstrate a working knowledge of all dispensary operations, including applicable Massachusetts laws and Cannabis Control Commission (CCC) regulations.

In accordance with 935 CMR 500.105(2), all current owners, managers and employees of WSC that are involved in the handling and sale of marijuana will successfully complete Responsible Vendor Training Program, and once designated a “responsible vendor” require all new employees involved in handling and sale of marijuana to complete this program within 90 days of hire. This program shall then be completed annually and those not selling or handling marijuana may participate voluntarily. WSC will maintain documentation of Responsible Vendor Program compliance for four (4) years, pursuant to 935 CMR 500.105(2). Responsible vendor training shall include: discussion concerning marijuana effect on the human body; diversion prevention; compliance with tracking requirements; identifying acceptable forms of ID, including medical patient cards; and key state and local laws.

All employees will be registered as agents, in accordance with 935 CMR 500.030. All WSC employees will be duly registered as marijuana establishment agents and have to complete a background check in accordance with 935 CMR 500.030(1). All registered agents of WSC shall meet suitability standards of 935 CMR 500.800.

Training will be recorded and retained in dispensary agents file. Training records will be retrained by WSC for at least one year after agents’ termination. Dispensary agents will have continuous quality training and a minimum of 8 hours annual on-going training.

## **WS Coliseum, Inc. Diversity Plan**

WS Coliseum, Inc. (“WSC”) is pleased to present the following Diversity Plan as it looks to start work on opening its West Springfield Retail Marijuana Establishment License. WSC will regularly conduct internal evaluations of the effectiveness of our programs and will adjust our policies accordingly to reflect staff feedback. At any point, WSC will adjust policies and plans in order to better accomplish the goals outlined in this plan. WSC will evaluate these metrics in advance of its annual license renewal so that it can demonstrate the success or progress of its plan.

WSC will adhere to the requirements set forth in 935 CMR 500.105(4) relative to the permitted and prohibited advertising, branding, marketing, and sponsorship practices of our marijuana establishment. Any actions taken, or programs instituted by WSC, will not violate the Commission’s regulations with respect to limitations on ownership or control or other applicable state laws.

### **Goal #1: Ensuring a Diverse Workforce**

*Proposed Initiative:* WSC is committed to making best efforts to recruit and hire a diverse group of employees with a goal of hiring a staff that is at least 50% women, 25% minorities, 10% veterans, 5% LGBTQ+ individuals, and 5% people with disabilities while promoting equity among all individuals. To achieve this, WSC will, at a minimum:

- Create gender-neutral job descriptions;
- Post hiring needs in diverse publications such as a variety of web-based recruitment platforms such as indeed.com;
- Participate in local hiring events; and
- Engage with community groups representing people of color, LGBTQ+, gender equality and trade groups for recruitment.
- WSC will adhere to the requirements set forth in 935 CMR 500.105(4) regarding the permitted and prohibited advertising, branding, marketing, and sponsorship practices of marijuana establishments.

*Evaluation Frequency and Metrics:* WSC will assess the demographics of its employees to see if it is meeting its goal of increasing diversity in these positions. WSC will evaluate what steps its hiring managers took to attract a diverse group of employees and whether or not its hiring managers made best efforts to meet the goals set out in this Plan. WSC will assess and review its progress within a year of receiving its Provisional License from the CCC and then annually, thereafter. Based upon this annual review and in conjunction with the renewal of its license, WSC will be able to demonstrate to the CCC progress toward the goal.

**Goal #2:** Ensure that all participants in our supply chain and ancillary services are committed to the same goals of promoting equity and diversity in the adult-use marijuana industry.

*Proposed Initiative:* To accomplish this goal, WSC will prioritize working with businesses in our supply chain and required ancillary services that are owned and/or managed by minority groups; women, veterans, people with disabilities, and LGBTQ+ individuals. (herein referred to as Plan Populations). WSC has already established these relationships through the Owners' ties to its operating establishment, ZaZa Green.

*Metrics and Evaluation:* WSC will measure how many of its ancillary services and participants in its supply chain are owned and/or managed by Plan Populations and will calculate the percentage of services and members of its supply chain who meet this requirement. WSC will ask suppliers and ancillary services if they would identify themselves as a business that is owned or managed by one of the Plan Populations and give supplier contractor priority to these businesses. In order to target a diverse supplier base, WSC will post hiring needs in diverse publications such as a variety of web-based recruitment platforms and attend community group meetings, at least two annually, to introduce WSC and address the existing hiring needs to attract a diverse array of suppliers. WSC will adhere to the requirements set forth in 935 CMR 500.105(4) relative to the permitted and prohibited advertising, brand, marketing, and sponsorship practices of marijuana establishments. WSC will further identify ways in which to attract diverse supply chain candidates that may not otherwise be aware of employment opportunities with WSC. WSC's goal will be to work with at least 15% of businesses who identify as one of the Plan Populations throughout its supply chain and services. WSC will assess these percentages annually and will be able to demonstrate and document to the Commission the progress or success will be documented one year from provisional licensure.