



## Massachusetts Cannabis Control Commission

### Marijuana Retailer

#### General Information:

License Number: MR283416  
Original Issued Date: 08/13/2020  
Issued Date: 06/17/2021  
Expiration Date: 08/13/2022

### ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: New England Craft Cultivators, LLC

Phone Number: 508-479-8344 Email Address: wes@necraftcultivators.com

Business Address 1: 12 Robeson Street

Business Address 2:

Business City: Jamaica Plain

Business State: MA

Business Zip Code: 02130

Mailing Address 1: 12 Robeson Street

Mailing Address 2:

Mailing City: Jamaica Plain

Mailing State: MA

Mailing Zip Code: 02130

### CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Lesbian, Gay, Bisexual, and Transgender 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: 50

Percentage Of Control: 50

Role: Owner / Partner

Other Role:

First Name: Wesley

Last Name: Ritchie

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:	

Person with Direct or Indirect Authority 2

Percentage Of Ownership: 50	Percentage Of Control: 50
Role: Owner / Partner	Other Role:
First Name: Ture	Last Name: Turnbull 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

Entity with Direct or Indirect Authority 1

Percentage of Control: 100	Percentage of Ownership: 100
Entity Legal Name: New England Craft Company	Entity DBA: DBA City:
Entity Description: Holding Company	
Foreign Subsidiary Narrative:	
Entity Phone:	Entity Email: Entity Website: www.NECraftCultivators.com
Entity Address 1:	Entity Address 2:
Entity City:	Entity State: Entity Zip Code:
Entity Mailing Address 1:	Entity Mailing Address 2:
Entity Mailing City:	Entity Mailing State: Entity Mailing Zip Code:
Relationship Description: To serve as the parent entity and entity to be used to raise debt and equity financing for purposes of funding the operations of the LLC.	

CLOSE ASSOCIATES AND MEMBERS

No records found

CAPITAL RESOURCES - INDIVIDUALS

No records found

CAPITAL RESOURCES - ENTITIES

No records found

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

DISCLOSURE OF INDIVIDUAL INTERESTS

Individual 1

First Name: Wesley	Last Name: Ritchie	Suffix:
Marijuana Establishment Name: New England Craft Cultivators, LLC	Business Type: Marijuana Retailer	
Marijuana Establishment City: Pepperell	Marijuana Establishment State: MA	

Individual 2

First Name: Ture	Last Name: Turnbull	Suffix:
Marijuana Establishment Name: New England Craft Cultivators, LLC	Business Type: Marijuana Retailer	
Marijuana Establishment City: Pepperell	Marijuana Establishment State: MA	

### MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 61 Silva Lane

Establishment Address 2: 2nd Floor

Establishment City: Dracut

Establishment Zip Code: 01826

Approximate square footage of the establishment: 4300

How many abutters does this property have?: 9

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
Certification of Host Community Agreement	Dracut_Signed_HCA_CCC_Form.pdf	pdf	5e88d37d554b033566cd0d84	04/04/2020
Plan to Remain Compliant with Local Zoning	Dracut - Complaint with Local Zoning Laws.pdf	pdf	5e890162482e703583b7b8ae	04/04/2020
Community Outreach Meeting Documentation	Community-Outreach-Meeting-Attestation-Form copy-compressed.pdf	pdf	5eb3177e7dc04134928158b4	05/06/2020

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.: \$0.01

### PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	Dracut - Amended Plan for Positive Impact 2.pdf	pdf	5eebea4e2d9da4181de9fddd	06/18/2020

### ADDITIONAL INFORMATION NOTIFICATION

Notification:

### INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Other Role:  
First Name: Wesley Last Name: Ritchie Suffix:  
RMD Association: Not associated with an RMD  
Background Question: no

Individual Background Information 2

Role: Other Role:  
First Name: Ture Last Name: Turnbull 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
Secretary of Commonwealth - Certificate of Good Standing	SoS Good Standing.pdf	pdf	5e88e378961ad539052be24d	04/04/2020
Department of Revenue - Certificate of Good standing	DOR Compliance.pdf	pdf	5e88e3822b97cf38fa375e7d	04/04/2020
Articles of Organization	NECC Articles of Organization copy.pdf	pdf	5e88e388f0445c357cb0783c	04/04/2020
Bylaws	NECC Bylaws copy.pdf	pdf	5e88e395d29ad93571596edf	04/04/2020
Secretary of Commonwealth - Certificate of Good Standing	DUA Certificate Good Standing.pdf	pdf	5eb31d5e8caba634a843843a	05/06/2020

Certificates of Good Standing:

Document Category	Document Name	Type	ID	Upload Date
Department of Revenue - Certificate of Good standing	NE Cert of Good Standing 02 10 21.pdf	pdf	60aee661a57e2e07ed2d4297	05/26/2021
Secretary of Commonwealth - Certificate of Good Standing	Good Standing SoS.pdf	pdf	60aee6a45584fe07c3fa5e37	05/26/2021
Department of Unemployment Assistance - Certificate of Good standing	Good Standing DUA.pdf	pdf	60aee6ac51a81d07d9fe4447	05/26/2021

Massachusetts Business Identification Number: 001380107

Doing-Business-As Name: Treehouse Cannabis

DBA Registration City: Dracut

#### BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Business Plan	NECC Business Plan Updated 3.25.20.pdf	pdf	5e88e4d5f0445c357cb07844	04/04/2020
Proposed Timeline	Dracut - Proposed Timeline to Become Operational.pdf	pdf	5e88e56c9a385038d9d8abfd	04/04/2020
Plan for Liability Insurance	Dracut - Plan for Obtaining Liability Insurance.pdf	pdf	5e88e5b51cdd2e3910a5302c	04/04/2020
Proposed Timeline	Renewal.Dracut - Proposed Timeline to Become Operational.pdf	pdf	60aee7dc07441707ab7572d4	05/26/2021

#### OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for obtaining marijuana or marijuana products	Dracut - Plan for Obtaining Marijuana and Marijuana Products.pdf	pdf	5e88e80af0445c357cb07848	04/04/2020
Prevention of diversion	Dracut - Plan To Prevent Diversion to Minors.pdf	pdf	5e88e939b014bf38e46ce1e5	04/04/2020
Storage of marijuana	Dracut - Plan for Storage of Marijuana.pdf	pdf	5e88e9c3482e703583b7b886	04/04/2020



Quality control and testing	Dracut - Quality Control and Testing.pdf	pdf	5e88eb332b97cf38fa375e8b	04/04/2020
Personnel policies including background checks	Dracut - Personnel Policies Including Background Checks.pdf	pdf	5e88ec17bddf0438d21dc989	04/04/2020
Record Keeping procedures	Dracut - Record Keeping Procedures.pdf	pdf	5e88ec832eba6d38ef165856	04/04/2020
Qualifications and training	Dracut - Qualifications and Training.pdf	pdf	5e88edc1172cbc3545975f6e	04/04/2020
Transportation of marijuana	Dracut - Amended Plan for Transportation of Marijuana.pdf	pdf	5eb324e4f16b5934c5919e3b	05/06/2020
Inventory procedures	Dracut - Amended Inventory Procedures.pdf	pdf	5eb32d7b5c6c422d41afa95c	05/06/2020
Dispensing procedures	Dracut - Amended Dispensing Procedures copy.pdf	pdf	5eb33799504715348b1e0fc2	05/06/2020
Maintaining of financial records	Dracut - Amended Plan for Maintaining Financial Records.pdf	pdf	5eb33d51ce51fd2d12e5c795	05/06/2020
Security plan	Dracut - Updated_Security_Plan_61720.pdf	pdf	5eebea932989d72512a7736d	06/18/2020
Restricting Access to age 21 and older	Dracut - Amended Plan For Restricting Access to 21+ 2.pdf	pdf	5eebeab9c6c85217ea376e8d	06/18/2020
Diversity plan	Dracut - Amended Diversity Plan 2.pdf	pdf	5eebae3721f40180b733103	06/18/2020

#### 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 Agree

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 Agree

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

#### ADDITIONAL INFORMATION NOTIFICATION

Notification:

#### COMPLIANCE WITH POSITIVE IMPACT PLAN

Progress or Success Goal 1

**Description of Progress or Success:** As of May, 27 2021, the substantial work on this goal has not been completed because we remain pre-operational (although we hope to receive our final license this summer).

We have made a small amount of progress on the part of the goal that reads “to assist social equity applicants” that we hope demonstrates our commitment to this work and this goal. On 10/20/20 we received a request for assistance from Albie Montgomery, a social equity cohort member who is a friend of ours that we met in the industry. He asked for us to review his business plan and offer suggested edits. On 10/26/20 we sent him back our edits to the plan based on our expertise. As founders, we are committed to doing the work of helping social equity applicants in this work wherever we are able to.

Please see attached for documentation of this assistance.

#### Progress or Success Goal 2

**Description of Progress or Success:** As of May, 27 2021, the substantial work on this goal has not been completed because we remain pre-operational (although we hope to receive our final license this summer).

New England Craft Cultivators is planning to conduct hiring in the coming several months and is committed to meeting this goal.

#### Progress or Success Goal 3

**Description of Progress or Success:** As of May, 27 2021, the substantial work on this goal has not been completed because we remain pre-operational (although we hope to receive our final license this summer).

New England Craft Cultivators is planning to conduct hiring in the coming several months and is committed to meeting this goal.

#### Progress or Success Goal 4

**Description of Progress or Success:** As of May, 27 2021, we have made progress on this goal by meeting the goal of “We will seek to send 100% of our job postings to the Cannabis Control Commission’s Social Equity Program to recruit qualified applicants directly from the social equity applicant pool with a goal of hiring 20% of our workforce from this applicant pool.” Progress was made, as we have advertised for one position so far and that one posting was advertised through the Cannabis Control Commission’s Social Equity Program.

New England Craft Cultivators is planning to conduct a substantial amount of hiring in the coming several months and is committed to meeting this goal and continuing to advertise 100% of our positions through the social equity job portal.

#### Progress or Success Goal 5

**Description of Progress or Success:** As of May, 27 2021, the substantial work on this goal has not been completed because we remain pre-operational (although we hope to receive our final license this summer). Our volunteer commitment is intended to commence at the time that we commence operations

New England Craft Cultivators is planning to conduct hiring in the coming several months and is committed to meeting this goal.

### COMPLIANCE WITH DIVERSITY PLAN

#### Diversity Progress or Success 1

**Description of Progress or Success:** Due to the way our Diversity Plan was submitted, we felt the best way to measure progress was to redline the document because we wanted to specifically address all of the goals, programs and measurements.

Overall, while we have begun to make progress, as a 100% LGBTQ-owned pre-operational company with no staff yet hired (hiring will be taking place this summer, when we also hope to receive our final license and commence operations), we have a ways to go to making sure our goals are operationalized.

We are proud of our commitments and believe we will be meeting them once we become operational.

### 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

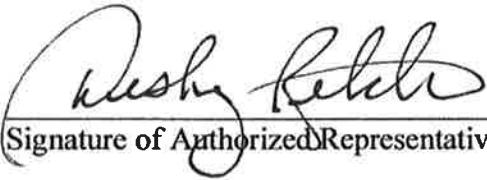
Sunday From: 10:00 AM    Sunday To: 6:00 PM

## Host Community Agreement Certification Form

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

### Applicant

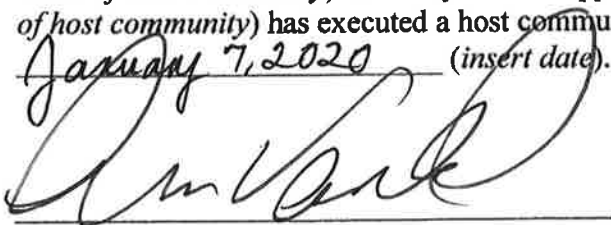
I, Wesley Ritchie, (*insert name*) certify as an authorized representative of New England Craft Cultivators, LLC (*insert name of applicant*) that the applicant has executed a host community agreement with Town of Dracut (*insert name of host community*) pursuant to G.L.c. 94G § 3(d) on January 7, 2020 (*insert date*).



Signature of Authorized Representative of Applicant

### Host Community

I, Ann VANDAL, (*insert name*) certify that I am the contracting authority or have been duly authorized by the contracting authority for Dracut (*insert name of host community*) to certify that the applicant and Dracut (*insert name of host community*) has executed a host community agreement pursuant to G.L.c. 94G § 3(d) on January 7, 2020 (*insert date*).



Signature of Contracting Authority or  
Authorized Representative of Host Community

## Plan to Remain Compliant with Local Ordinances

Property Address: 61 Silva Lane, Floor 2, Dracut MA 01826

Applicant: New England Craft Cultivators, LLC

- I. Local Codes, Ordinances and Bylaws for Marijuana Establishments in Dracut
  - a. Attached is Attachment A, which is a copy of the Town of Dracut's Table of Permitted Uses, Pages 1-3 of the town's zoning bylaws. These bylaws were adopted at the Town of Dracut's Annual Town Meeting on June 4, 2018. The full 218 page zoning document can be seen here, and the relevant table of uses is found on pages 30a-c:  
[https://www.dracutma.gov/sites/dracutma/files/uploads/zbl\\_pdf\\_for\\_website\\_updated\\_through\\_june\\_4\\_2018.pdf](https://www.dracutma.gov/sites/dracutma/files/uploads/zbl_pdf_for_website_updated_through_june_4_2018.pdf)
  - b. Attached is Attachment B, which is a copy of the property record for 61 Silva Lane, where New England Craft Cultivators, LLC is proposing its marijuana retail establishment. Page 3 of the document indicates that the property is located in an II district.
  - c. Attached is Attachment C, which is a copy of New England Craft Cultivators, LLC special permit that was granted by the Board of Selectmen on March 10, 2020.
- II. **The Identification of the appropriate zoning district of the proposed address:** As you can see from Attachments A, marijuana retail establishments are permitted in either only Industrial districts. As you can see from Attachment B, our location of 61 Silva Lane, Dracut is located in an industrial district. As you can see from Attachment C, New England Craft Cultivators, LLC has been granted a Special Permit by the Dracut Board of Selectmen. **Therefore, our proposed address is located in the appropriate zoning district.**
- III. **Identification of the appropriate permits that are required, if any, and the timing and frequency of obtaining and renewing such permits:**
  - a. In order to operate a marijuana retail establishment in Dracut, a Special Permit is required. The Board of Selectmen is the Special Permit Granting Authority as it relates to Marijuana Retail Establishments for the Town of Dracut.
    - i. New England Craft Cultivators, LLC has been granted a Special Permit by a vote of the Board of Selectmen on March 10, 2020.
    - ii. Under the Dracut Zoning Bylaws (see Item I (a) above for the full bylaws) the special permit does not lapse unless a time for lapse is specified. In the case of New England Craft Cultivators, LLC, no date is specified for renewal.
  - b. As Condition #21 of New England Craft Cultivators, LLC's special permit, New England Craft Cultivators, LLC must be granted a license from the Board of Selectmen to operate the marijuana retail facility. New England Craft Cultivators, LLC has requested this license be granted and expects the license to be voted on and granted no later than May, 2020.

Principal Uses	Residential			Business					Industrial	
	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<u>General Uses</u>										
Agriculture	P	P	P	P	P	P	P	P	P	P
Conservation	P	P	P	P	P	P	P	P	P	P
Earth Removal	0	0	0	0	0	0	0	0	SS (#1)	SS (#1)
Recreation	P	P	P	P	P	P	P	P	P	P
<u>Residential Uses</u>										
Single Family Dwelling	P	P	P	P	0	0	0	0	0	0
Two Family Dwelling	0	0	SPB(#2)	SPB(#2)	0	0	0	0	0	0
Multi-Family Dwelling	0	0	SPB(#3)	0	0	0	0	0	0	0
<u>Governmental, Institutional, &amp; Public Service Uses</u>										
Municipal	P	P	P	P	P	P	P	P	P	P
Museums	0	0	0	P	P	P	P	P	P	P
Educational	SS	SS	SS	SS	P	P	P	P	0	0
Religious	P	P	P	P	P	P	P	P	P	P
Nursing Home	0	0	SPB	SPB	P	P	P	P	0	0
Public or Private Utility Facilities	0	0	0	0	0	0	0	0	SS-R	SS-R
Hospitals	0	0	0	SS	SS	SS	SS	SS	0	0
Correctional Facilities	0	0	0	0	0	0	0	0	SS	SS
Cemeteries	P	P	P	0	0	0	0	0	P	0
Post Office	0	0	0	P	P	P	P	P	SS	0
Assisted Living Facility	0	0	0	0	0	SPB	SPB	0	0	0
<u>Business Uses (#4)</u>										
Retail Store <5,000 G.S.F.	0	0	0	P	P	P	P	P	SPB-R	0
Retail Store >5,000 G.S.F.	0	0	0	0	0	SPB-R	SPB-R	SPB-R	0	0
Professional Office	0	0	0	SPB-R	P	P	P	P	0	0
Financial Service	0	0	0	SPB-R	P	P	P	P	0	0
Restaurant	0	0	0	SPB-R	SPB-R	P	P	P	SPB-R	0
Restaurant – Fast Food	0	0	0	0	0	SPB-R	P	SPB-R	SPB-R	0
Hotel, Inn or Motel	0	0	0	0	0	P	P	P	SS-R	0
Combined Business or Dwelling	0	0	0	SPB-R	0	SPB-R	P(#11)	SPB-R	0	0
Lodge or Club	SS-R	SS-R	SS-R	SS-R	SS-R	P	P	P	P	P
Redemption Center <5,000 G.S.F.	0	0	0	0	0	SPB	SPB	0	SPB	SPB
Redemption Center >5,000 G.S.F.	0	0	0	0	0	SPB-R	SPB-R	0	SPB-R	SPB-R

## 2.11.30 Table of Permitted Uses – Page 2 of 4

Principal Uses	Residential				Business				Industrial	
	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<u>Business Uses (cont'd)</u>										
Funeral Home	0	0	SS-R	0	SS-R	P	P	P	0	0
Veterinary Care	0	0	0	0	0	P	P	P	0	0
Commercial Kennel	0	0	0	0	0	0	SS-R	0	SS	SS
Personal Services	0	0	0	SPB	P	P	P	P	SPB	0
General Services	0	0	0	0	SPB	P	P	P	P	0
Studio	0	0	0	SPB	P	P	P	P	P	0
Building Trade Shop	0	0	0	0	0	P	P	P	P	0
Commercial Recreation	0	0	0	0	0	SS-R	SS-R	SS-R	SS-R	0
Lounge or Pub	0	0	0	0	0	SS-R	SS-R	SS-R	0	0
Commercial and Trade School	0	0	0	0	0	SS-R	P	SS-R	SS-R	0
Amusement Facility Indoor	0	0	0	0	0	SS-R	SS	SS-R	0	0
Amusement Facility Outdoor	0	0	0	0	0	SS-R	SS	SS-R	0	0
Motor Vehicle Service Station	0	0	0	SS-R	0	SS-R	SS-R	SS-R	SS-R	SS-R
Car Wash	0	0	0	0	0	SS-R	SS-R	SS-R	0	0
Motor Vehicle Repair or Body Shop	0	0	0	0	0	SS	SS	SS	P	P
Light Vehicle Sales	0	0	0	0	0	SS-R	SS	SS-R	0	0
Vehicle Equipment Sales	0	0	0	0	0	SS	P	SS	SS	0
Motor Vehicle Rental Agency	0	0	0	0	0	SPB-R	0	0	0	0
Parking Facility	0	0	0	0	0	SS-R	SS-R	SS-R	0	0
Commercial Breeding Facility	0	0	0	0	0	0	0	0	SS-R	0
Zoo	0	0	0	0	0	SS-R	SS-R	SS-R	SS-R	0
Commercial Broadcast Facility (not including studio)	0	0	0	0	0	SS-R	SS-R	SS-R	SS-R	P
Airport – Fixed Wing	0	0	0	0	0	0	0	0	SPB-R	SPB-R
Aircraft – Heliport	0	0	0	0	0	SPB-R	SPB-R	SPB-R	SPB-R	SPB-R
Rifle Range (outdoor)	0	0	0	0	0	0	0	0	SS-R	SS-R
Boarding House	0	0	SPB(#3)	0	0	0	0	0	0	0
Day Care Facility	SS	SS	SS	SS	SS	SS	0	SS	0	0
Body Art Establishment	0	0	0	0	0	SS(#10)	SS(#10)	SS(#10)	0	0
Registered Marijuana Dispensaries (RMD)	0	0	0	0	0	0	0	0	SS-R	0
Shooting Range (Indoor)	0	0	0	0	0	0	P	0	0	0
<u>Industrial Use (#4)</u>										
Research/Office Park	0	0	0	0	0	0	0	0	SPB-R	SPB-R
Warehouse	0	0	0	0	0	0	0	0	SPB-R	P
Mini-Warehouse	0	0	0	0	0	SPB-R	SPB-R	SPB-R	SPB-R	SPB-R
Construction Yard	0	0	0	0	0	0	0	0	SPB-R	SPB-R
Lumber Yard	0	0	0	0	0	SPB-R	SPB-R	SPB-R	SPB-R	SPB-R
Heating Fuel Sales/Service	0	0	0	0	0	0	SPB-R	0	SPB-R	SPB-R

2.11.30 Table of Permitted Uses – Page 3 of 4

Principal Uses	Residential				Business				Industrial	
	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<u>Industrial Use (cont'd)</u>										
Heavy Manufacturing	0	0	0	0	0	0	0	0	0	SPB-R
Heavy Vehicle Sales	0	0	0	0	0	SS-R	SS-R	SS-R	SS-R	SS-R
Heavy Vehicle Repair	0	0	0	0	0	0	0	0	0	SS-R
Light Manufacturing	0	0	0	0	0	0	0	0	P	P
Waste Treatment	0	0	0	0	0	0	0	0	0	SS-R
Waste Recovery	0	0	0	0	0	0	0	0	0	SS-R
Waste Transfer Facility	0	0	0	0	0	0	0	0	SS-R	SS-R
Slaughter House & Similar	0	0	0	0	0	0	0	0	0	SS-R
Telecommunications Facility	0/9	0/9	0/9	0/9	0/9	0/9	0/9	0/9	SS-R/9	SS-R/9
Marijuana Establishment	0	0	0	0	0	0	0	0	SS-R	0
<u>Other Uses</u>										
Storage	0	0	0	0	0	0	0	0	0	SS-R
Containerized Temp. Storage	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS
Truck Terminal	0	0	0	0	0	0	0	0	0	0
Solid Waste Disposal	0	0	0	0	0	0	0	0	0	0
Biological Research	0	0	0	0	0	0	0	0	SS-R	SS-R
Adult Entertainment Establishments	0	0	0	0	0	0	0	SS-R	0	0
Fairs, Carnivals, Etc. (#6) (#7)	0	0	0	0	0	SS-R	SS-R	SS-R	SS-R	SS-R
In-Law Suites (# 8)	SPB	SPB	0	SPB	SPB/8	SPB/8	SPB/8	SPB/8	SPB/8	SPB/8
Student Transit Vehicle Parking	0	0	0	0	0	0	0	0	SPB	SPB

NOTES

CODES

- P - A Permitted Use
- 0 - A Prohibited Use
- SPB - Special Permit – Planning Board
- SS - Special Permit – Board of Selectmen
- R - Suffix Denotes Site Plan Review

(Example: SS-R = Special Permit by the Board of Selectmen plus a Site Plan Review pursuant to 1.16.20)



61 SILVA LN

Location 61 SILVA LN

Mblu 21/ 17/ 3/ /

Acct#

Owner TRE TORRI, LLC

Assessment \$2,854,925

PID 2378

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$2,261,425	\$593,500	\$2,854,925

Owner of Record

Owner TRE TORRI, LLC  
Co-Owner  
Address 66 SILVA LN  
DRACUT, MA 01826

Sale Price \$925,000  
Certificate  
Book & Page 21664/0277  
Sale Date 10/12/2007  
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRE TORRI, LLC	\$925,000		21664/0277	1G	10/12/2007
BROX INDUSTRIES, INC.	\$425,000		13809/0035	1S	10/16/2002
ESSEX HOLDINGS, INC.	\$700,000		13809/0027	1L	10/16/2002
CASSIDY JAMES P. , JR. TRUSTEE	\$440,000		10686/0007	1O	02/28/2000
SILVA EDWARD	\$34,000		2269/0531		10/03/1977

Building Information

Building 1 : Section 1

Year Built: 2016  
Living Area: 37,984  
Building Percent Good: 94  
Replacement Cost  
Less Depreciation: \$2,703,700

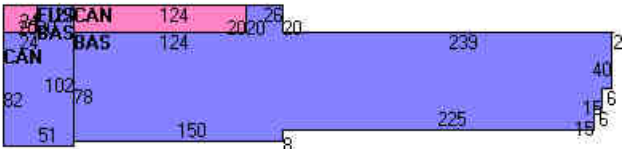
Building Attributes	
Field	Description
STYLE	Office/Warehs
MODEL	Industrial
Grade	Average +20
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Enam Mtl Shing
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	IND WAREHOUSE
Total Rooms	
Total Bedrms	
Total Baths	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	20.00
% Corn Wall	

Building Photo



(http://images.vgsi.com/photos/DracutMAPhotos/\00\02\06\19.jpg)

Building Layout



(http://images.vgsi.com/photos/DracutMAPhotos//Sketches/2378\_2318.jp

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	33,262	33,262
FUS	Upper Story, Finished	4,722	4,722
CAN	Canopy	2,960	0
		40,944	37,984

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
LDL1	LOAD LEVELERS	1.00 UNITS	\$2,700	1
ELV1	ELEVATOR	2.00 UNITS	\$47,000	1
SPR1	SPRINKLERS-WET	37984.00 S.F.	\$28,600	1
MEZ2	FINISHED	2470.00 S.F.	\$27,900	1

MEZ1	MEZZANINE-UNF	910.00 S.F.	\$6,800	1
------	---------------	-------------	---------	---

Land

Land Use		Land Line Valuation	
Use Code	4010	Size (Sqr Feet)	277912
Description	IND WAREHOUSE	Frontage	0
Zone	I1	Depth	0
Neighborhood		Assessed Value	\$593,500
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			28356.00 S.F.	\$35,400	1
SHD1	SHED FRAME			96.00 S.F.	\$500	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$2,261,425	\$593,500	\$2,854,925
2019	\$2,501,700	\$567,500	\$3,069,200
2017	\$2,037,800	\$567,500	\$2,605,300

NOTICE – SPECIAL PERMIT  
BOARD OF SELECTMEN

Notice is hereby given that a Special Permit [has] [REDACTED] been granted for:

A Marijuana Retail Establishment at 61 Silva Lane – Special Permit # 20-3.

TO: New England Craft Cultivators, LLC

HOME ADDRESS: 61 Silva Lane

CITY/TOWN: Dracut, MA 01826

LAND AFFECTED ASSESSOR'S MAP # 21 LOT # 17-3

by the Town of Dracut/Board of Selectmen affecting the rights of the owner  
with respect to the use of premises on:

STREET/LOCATION: 61 Silva Lane

The record title standing in the name of: TRE Torri, LLC

Whose address is: 61 Silva Lane

By a deed duly recorded in the Registry of Deeds in:

BOOK 21664 PAGE 277

The application and the decision of the board are on file in the Town Clerk's Office.

For the Board Jesse Forcier Chairman  
Jesse Forcier

Alison Hughes Clerk  
Alison Hughes

(Town Seal)



2020 MAR 24 AM 11:24  
TOWN CLERK'S OFFICE  
RECEIVED



# Town of Dracut

TOWN HALL  
62 ARLINGTON STREET  
DRACUT, MASSACHUSETTS 01826

Board of Selectmen  
License Commissioners

Jesse Forcier, Chairman  
Tony Archinski, Vice-Chairman  
Alison Hughes, Clerk  
Joseph DiRocco, Jr., Member  
Tami M. Dristiliaris, Member

TEL: 978-452-1908  
FAX: 978-937-9885

Email: [boardofselectmen@dracutma.gov](mailto:boardofselectmen@dracutma.gov)

## RECORD OF PROCEEDINGS- SPECIAL PERMIT – 20-3 TOWN OF DRACUT, MASSACHUSETTS BOARD OF SELECTMEN

NEW ENGLAND CRAFT CULTIVATORS, LLC  
61 SILVA LANE  
DRACUT, MA. 01826

Application: **#20-3**

Copies of this Record of Proceedings with all attachments, and plans referred to in the decision, if any, must be filed with the Town Clerk.

I, Alison Hughes, Alison Hughes, Clerk of the Board of Selectmen, hereby certify that the following is a detailed record of all its proceedings relative to this application by New England Craft Cultivators, LLC. for a Special Permit under Sections 1.16.00 and 2.11.30 of the Dracut Zoning Bylaws for the property located at 61 Silva Lane, Dracut, Massachusetts.

### STATEMENT OF FACTS

The Board of Selectmen of the Town of Dracut conducted a public hearing at Town Hall, 62 Arlington Street, Dracut, MA on the special permit application of New England Craft Cultivators, LLC for a special permit to allow a Marijuana Establishment (a licensed marijuana retail facility), which consists of a retail facility to be located at 61 Silva Lane. The property, which is zoned Industrial 1, contains 6.38 acres of land and one large, 40,944 square foot (gross) building with 37,984 square feet of living space. Additionally, there is outside storage, parking and landscaping on the property, all located in an Industrial-1 (I-1) zone.

Said hearing was held on February 25, 2020, at which time the hearing was continued to the March 10, 2020 meeting. The Board of Selectmen also scheduled a site visit to the property on March 4, 2020 at 4pm, where the applicants and their representatives, Mr. DiRocco, Mr. Forcier and Ms. Ware attended.

At the March 10, 2020 meeting Mr. Archinski made the motion to close the public hearing, with Mrs. Dristiliaris providing a second to the motion. All members voted in favor of the motion to close the hearing. The Board voted its decision on March 10, 2020.

The following Board of Selectmen members were present:

Jesse Forcier, Chairman  
Tony Archinski, Vice-Chairman  
Alison Hughes, Clerk  
Joseph DiRocco, Member  
Tami Dristiliaris, Member

### **HISTORY OF THE SITE**

#### **Tre Torri and A&G Realty Trust**

On November 13, 2012, Tre Torri, LLC and A&G Realty Trust was issued a special permit from the Board of Selectmen for Heavy Vehicular Sales/Repair Garage. The special permit contained 28 stipulations. The building was constructed on the site and includes a large second floor area, where New England Craft Cultivators, LLC is proposing to locate their business.

Due to a condition of the special Permit to Tre Torri, LLC, a condition of their special permit will need to be amended in order to allow New England Craft Cultivators to operate on the site.

#### **New England Craft Cultivators (NECC)**

NECC is applying for a special permit and a license to operate a retail cannabis facility on the second floor of 61 Silva Lane. The facility, about 4,300 square feet in size, would be used for retail cannabis, office spaces for the retail establishment and corporate offices for the company. The company anticipates hiring 10-20 for the retail operations and an additional 4-10 for the corporate operations.

Area surrounding the entry to the building will have 16 parking spaces (separated from the Equipment East parking and operations), two ADA parking spaces, and a dedicated area for deliveries. Upon entering the building, there will be a receptionist who will direct clients to the elevator, which leads to the second floor. On the second floor there will be a secured waiting area, the dispensary and corporate offices.

Police Chief Peter Bartlett has visited the site and building and has provided a letter of approval of the security systems for the operation.

NECC is planning on buying from regional and area "boutique" crafters of marijuana products, which is a different approach than the other marijuana establishments proposed and permitted to operate in Dracut. They have reviewed Dracut's demographics and are working to target the older populations, particularly with their own brand of topical products. They intend on having a full education program to all ages, with a focus on the older population.

### **EVIDENCE PRESENTED AT THE HEARING**

1. A Zoning Compliance Determination letter dated December 18, 2019, from Dan McLaughlin, the Building Inspector indicating the zoning requirements for the proposed use and for amending the existing special permit to Tre Torri, LLC.
2. A staff memo prepared by Betsy Ware, Director of Community Development, dated February 20, 2020, on issues relative to the proposed use on the site.

The Application, with plans, security plan, traffic study and other documents, submitted by New England Craft Cultivators is included in the special permit by reference. The plans noted are:

Detail plans include the following:

Proposed Site Plan of Silva Lane, Dracut, Ma.

Prepared by A-Plus Construction Services Corporation

17 Accord Park Drive, Norwell, Ma.

Scale: 1"= 50';

Dated: November 22, 2016; and

As-Built Plan

Prepared by A-Plus Construction Services Corporation

17 Accord Park Drive, Norwell, Ma.

Scale: 1"= 50';

Dated: November 22, 2016.

During the public hearings, the Applicant was represented by:

Erin Riley, Esq.

Wesley Richie, Partner

Ture Turnbull, Managing Partner

Joseph Solomon, Security Consultant

One abutter, Samantha Couture, spoke at the February 25, 2020 meeting, and voiced her concerns about trespassing hunters, lack of landscaped buffer and bright lighting abutting her property at 534 Wheeler Road. On March 10, 2020, Ms. Couture spoke in favor of the project, noting that the NECC had addressed all of her concerns. She thanked Mr. Turnbull and Mr. Richie for their efforts.

### **MANDATORY FINDINGS**

At the Board of Selectmen meeting of March 10, 2020 on a motion made by Mr. Archinski and seconded by Mrs. Dristiliaris to approve the special permit with the stipulations plus standard conditions. The Board voted four members in favor and one opposed (Ms. Hughes) to grant the requested Special Permit #20-3, with the conditions below.

1. The proposed use is in harmony with the purpose and intent of the bylaw. The marijuana establishment is allowed by Special Permit by the Dracut Board of Selectmen in accordance with 2.11.30 of the Dracut Zoning Bylaw.
2. The marijuana establishment will not be detrimental or injurious to the neighborhood with the conditions imposed by the Board. The proposed use, as represented by the applicant, will generate a substantial number of vehicle trips/day, however the proposed facility is being located on Silva Lane, a dead end street, which is off of Broadway Road, a major access roadway into and out of Dracut. The proposed facility is also providing all required parking and security provisions on site, in conformance with the Dracut Zoning Bylaw.
3. The marijuana establishment is appropriate for the site in question, as it is zoned Industrial -1, and has sufficient parking and other safeguards in place to safely operate in this proposed location. The Applicants have provided information about their operations and comply with the Town of Dracut Zoning Bylaw.
4. The submitted application package and presentation at the public hearing complies with the requirements of the bylaw.



Under Sections 1.16.14 and 4.19.6 the Board of Selectmen make the following findings regarding the proposed use:

- a. The proposed use meets all the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will, as proposed, be in compliance with all applicable state laws and regulations;
- b. If the proposed use is a Registered Marijuana Dispensary (RMD) or an Off-Site Medical Marijuana Dispensary (OMMD), complies with 105 CMR 725, and the approved regulations of the MA Department of Public Health;
- c. Is designed to minimize any adverse visual or economic impacts on abutters and other parties of interest;
- d. Provides adequate security measures to ensure that no individual participant will pose a direct threat to the health or safety of other individuals, and that the storage and/or location of cultivation of marijuana is adequately secured in enclosed, locked facilities. Additionally, the facility provides a secure waiting area for customers;
- e. Adequately addresses issues of vehicular and pedestrian traffic, circulation, parking and queuing, especially during peak periods of operation at the facility, and adequately mitigates the impacts of vehicular and pedestrian traffic on neighboring uses;
- f. Does not impose undue use of police, fire and/or emergency services of the Town of Dracut in the operation of the facility.

### **CONDITIONS/STIPULATIONS**

1. The Applicant shall comply with all conditions and stipulations set forth within the Cannabis Control Commission's license approval of the marijuana establishment for this location. No operation shall take place on the premises unless and until the Cannabis Control Commission's approval has been issued and the daily operations of the establishment shall be in conformance with the Cannabis Control Commission's requirements;
2. The Applicant shall comply with all conditions and stipulations set forth within the host agreement, established between New England Craft Cultivators and the Town of Dracut and executed on January 7, 2020;
3. The Applicant shall comply with all conditions and stipulations set forth within the security plan provided within this application. The occupancy permit for the premises shall not be issued unless and until the Police Chief has confirmed that all security systems have been installed in accordance with the approved security plan;

4. The Applicant shall comply with all fire codes and building codes as it relates to the use of the building for marijuana sales. No occupancy permit shall be issued until the fire suppression system has been tested and confirmed to operate as required by the Dracut Fire Department; The Applicant shall provide the Fire Department and the Building Department with the annual fire alarm test results prior to occupancy;
5. No renting or subleasing of space designated for marijuana use shall be permitted under this permit. Additionally, no additional square footage of space will be added to the establishment without the approval of the Special Permit Granting Authority and an amended special permit and license;
6. This special permit is granted to the Applicant only and is not transferable without further action of the Special Permit Granting Authority. Furthermore, in the event that the Applicant would like to expand the operation at the site to include cultivation, processing or another other element of a cannabis establishment, the Applicant will need to amend this special permit as well as the host agreement to allow for an expanded operation;
7. The Applicant shall not create excessive noise, fumes or other noxious activity that might disturb area businesses and residents;
8. The Applicant's products shall be provided from various marijuana suppliers who have been licensed by the State of Massachusetts Cannabis Control Commission and any raw product grown on site. Any other source of marijuana products shall require review and approval of the Special Permit Granting Authority, as well as an amendment to the security plan, with review by the Police Chief, prior to any changes in source providers;
9. For the proposed retail facility, the hours of operation are approved to be:  
  
Monday through Saturday- 9:00 AM to 10:00 PM  
Sunday from 10:00 AM to 6:00 PM;
10. The Applicant will recycle as required by the town. There will be an on-site dumpster for standard waste. Any returned marijuana products will be processed in accordance with accepted industry practices so that marijuana is not placed in the trash;
11. The proposed use shall not display on-premises signage or other marketing on the exterior of the building or in any manner visible from the public way, which, in the opinion of the Special Permit Granting Authority, may promote or encourage the use of marijuana or other drugs by minors;

12. The "by appointment" protocol is encouraged to be used by NECC, as well as the standard retail operation. As needed and as determined by the Police Chief and the Code Enforcement Officer, a police detail may be required to control traffic should there be a need. This action shall be in consultation with the Applicant. In the event that traffic issues become an issue to the Silva Lane businesses, the Board of Selectmen may be consulted to amend the permit for more stringent traffic controls on the site;
13. With a proposed 13 hour business day, the Applicant shall be hiring new staff for the operation of the site. The Applicant shall make every effort to hire Dracut residents, who must be 21 years of age to staff the facility;
14. The Applicant shall comply with all sign requirements of the Dracut Zoning Bylaw;
15. For the first three (3) months of operation, security staff shall be required to be present at the exterior of the building during the facility's operating hours. After the first three months of operation, an assessment shall be made by the building owner, NECC, the Code Enforcement officer and the Police Chief to determine if the security systems are working as planned and whether the security staff may be eliminated from the exterior of the building;
16. A panic alarm shall be incorporated into the secretary/security station on the first floor of the building;
17. The Applicant is required to mitigate the impacts to the abutting property owner at 534 Wheeler Street as follows: a) connect the two existing chain linked fences towards the rear of 61 Silva Lane so to provide a fence that limits access to 534 Wheeler Road; b) either replace the existing exterior lights on the building and/or provide down lighting or shields on the existing lights in order to minimize glare and light onto the abutting property; c) install motion sensors, which will be connected to the lighting system on the back of the building; and d) install a sufficient number of evergreen trees to provide a green buffer to the abutting property owner;
18. The Applicant's landlord, Tre Torri, LLC, is required to amend their 2014 Special permit to permit other uses on the property at 61 Silva Lane;
19. In addition to the other conditions within this decision, the Board reserves the right to periodically review the Special Permit for compliance at intervals of 90 days, 6 months from the date of issuance, one year from the date of issuance and annually thereafter. The review shall be by the Board at any scheduled

meeting and the applicant shall be deemed notified by registered mail, return receipt. Should the Board deem that Permit conditions are not being adhered to, modification of the permit up to, and including, revocation may be taken by the Board;

20. By recording this Special Permit and specified plans at the Northern Middlesex Registry of Deeds, the Special Permit holder agrees to the above and shall present recorded documents and/or plans to the Building Inspector;

21. NECC shall also obtain a license from the Board of Selectmen in accordance with Chapter 28 of the Town's General Bylaws.

**The Board voted in Favor of the requested special permit.**

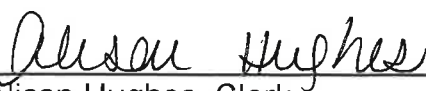
The petitioner filed his petition with the Board of Selectmen on January 28, 2020 and requested a special permit, in accordance with the provisions of Sections 1.16.00 and 2.11.30 of the Town of Dracut Zoning By-Laws. Said property is located at 61 Silva Lane, Dracut, MA.

Due notice was given by mail on Tuesday, February 14, 2020, to all abutters within a 300 foot radius of the property line as named in the Certified List prepared by the Assessor's office and to the Board of Selectmen, Building Inspector and the Planning Board of every abutting municipality. Notice was also given in the Lowell Sun, a newspaper of daily circulation in Dracut, MA on Tuesday, February 11, 2020 and Tuesday, February 18, 2020 and posted in the Town Hall on February 11, 2020.

**THE DRACUT BOARD OF SELECTMEN**

  
\_\_\_\_\_  
Jesse Forcier, Chairman

  
\_\_\_\_\_  
Tony Archinski, Vice-Chairman

  
\_\_\_\_\_  
Alison Hughes, Clerk

2020 MAR 24 AM 11:25  
TOWN CLERK'S OFFICE  
RECEIVED

  
Joseph DiRocco, Member

  
Tami M. Dristiliaris, Member

2020 MAR 25 AM 11:25  
TOWN CLERK'S OFFICE  
PLANTATION

APPLICATION FOR PUBLIC HEARING  
WITH THE DRACUT BOARD OF SELECTMEN  
FOR A  
SPECIAL PERMIT OR SITE PLAN/SPECIAL PERMIT

NAME OF APPLICANT: New England Crab Cultivators, LLC (Wesley Fletcher & Ture Turnbull)

HOME ADDRESS: 113 George Street Boston MA 02119

TELEPHONE #: 508-479-8344

EMAIL: wes.fletcher@gmail.com and tturnbul@gmail.com

PROPERTY LOCATION (INCLUDING MAP AND LOT NUMBERS):

51 Silva Lane, Dracut MA 01826 Book 21864 Page 277 - MER 21 17 3

NAME OF OWNER: The Tort, LLC

HOME ADDRESS: 61 Silva Lane, Dracut MA 01826

TELEPHONE #: 781-454-3020

SIGNATURE OF OWNER: 

EXPLANATION OF PROPOSED USE: Marijuana Retail Establishment

*I hereby request a hearing before the Dracut Board of Selectmen with regard to the above noted application for a Special Permit. I agree to pay all cost for mailing and advertising the notice of the public hearing.*

SIGNATURE OF APPLICANT: 

PRINTED NAME OF APPLICANT: Wesley Fletcher & Ture Turnbull

TITLE: Cultivators

Office Use:

Date of submission to Board of Selectmen Meeting of

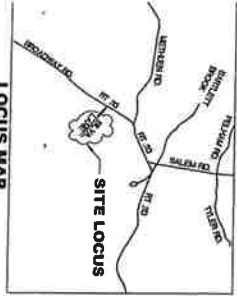
January 28, 2020

Received filing fee of \$75

CK # 89 \$1,075.00

1/28/20

RECEIVED  
TOWN CLERK'S OFFICE  
2020 FEB 11 AM 11:43  
KATHLEEN M. GRAHAM  
TOWN CLERK  
DRACUT, MA



LOCUS MAP (N.T.S.)

CENTERVILLE SPORTSMEN'S CLUB

JOSEPH E. DUNBARO REGISTERED PROFESSIONAL CIVIL ENGINEER #47166

CARL MONTE, JR.

N/F RALPH & THERESA SURANELLO

SILVA LANE (SILVA LANE)

N/F EDWARD SILVA & ELIZABETH SILVA

N/F PETER BROX/ WILLIAM H. & NANCY BROX

N/F DONALD A & ALISON R. COUTURE

ZONING SUMMARY TABLE	
USE: HEAVY EQUIPMENT SALES	
INDUSTRIAL, I-1 ZONING REQUIREMENTS	PROPOSED
AREA: 90,000 S.F.	470,000 S.F.
FRONT: 125'	232.25'
DEPT: 100'	101.16'
REAR: 50' INDUSTRIAL, R2 RESIDENTIAL	87.75'
HEIGHT: 35'	150.00'
AREA: 150,000 S.F.	232,251 S.F.
HEIGHT: 45.33%	45.33%
INDUSTRIAL, I-1 BUFFERING SETBACK REQUIREMENTS	PROPOSED
SIDE (A): 50' FROM RESIDENTIAL ZONE, ABUTTING	45'
SIDE (B): 50' FROM NON-RESIDENTIAL ZONE, ABUTTING	32'
SIDE (C): 50' FROM NON-RESIDENTIAL ZONE, ABUTTING	20'
REAR: 50' FROM RESIDENTIAL ZONE, ABUTTING	91'

- NOTES:
1. Ground area required for parking, grade, truck equipment.
  2. Parking lot to be used as infiltration recharge area to the ground.
  3. Ground area to be used as infiltration recharge area to the ground.
  4. Appropriate measures will be taken to prevent contaminants from entering the ground.

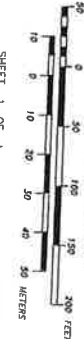
PARKING SUMMARY TABLE

PARKING: 1 SPACE PER 200 S.F. = 79 SPACES
1.4 SPACES PER EMPLOYEE = 5 SPACES
1 SPACE PER VEHICLE FOR BUSINESS USE = 3 SPACES
TOTAL REQUIRED SPACES = 39
TOTAL SPACES PROVIDED = 40

PROPOSED SITE PLAN  
IN  
DRACUT, MASS.  
SILVA LANE

SCALE: 1"=50'

PREPARED BY:  
A-PLUS CONSTRUCTION  
SERVICES CORPORATION  
2755-01



SHEET 1 OF 1

2755-01

REFERENCE:  
TOWN OF DRACUT PLANNING BOARD, NOTICE OF SPECIAL PERMIT, RECORDED IN THE MIDDLESEX NORTH REGISTRY OF DEEDS IN BOOK 10878 PAGE 230.

- LEGEND:
- CATCH BASIN
  - DRAIN MANHOLE
  - TREE LINE
  - JANITOR
  - WATER
  - SPRINKLER
  - WHITE PINE
  - PIN OAK
  - EXISTING GRADE
  - PROPOSED GRADE
  - PROPOSED SPOT GRADE
  - HAY BALES AND SILT FENCE
  - SILT FENCE
  - WETLAND FLAG
  - EXISTING RETAINING WALL
  - PROPOSED WATER
  - PROPOSED SEWER
  - PROPOSED ELECTRIC
  - PROPOSED GAS
  - PROPOSED LANDSCAPED OPEN SPACE
  - PROPOSED PAVEMENT
  - PROPOSED GRAVEL SURFACE
  - PROPOSED SIDEWALK
  - PROPOSED BUILDING
  - PROPOSED FENCE
  - SETBACK LINE

NOTE:  
UNDERGROUND UTILITIES INCLUDING GAS, ELECTRIC, FIRE ALARM,  
AND COMMUNICATIONS LOCATIONS PROVIDED BY OWNER.

LEGEND:

- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRICAL MANHOLE
- AIR CONDITIONER UNIT
- EIRHH
- EIRHH
- EIRHH
- IRRIGATION HANDHOLE
- IRRIGATION HANDHOLE
- BOLLARD
- TREE LINE
- 12" — CONTOUR
- RETAINING WALL
- WATER
- SEWER
- ELECTRIC
- GAS
- FIRE ALARM
- CHAIN LINK FENCE
- OWS
- OIL/WATER SEPARATOR
- SIGN
- WING WATER VALVE
- GAS VALVE

# AS-BUILT PLAN

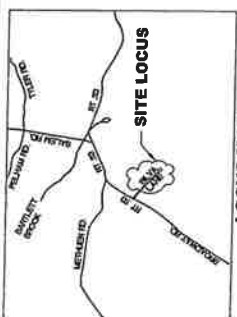
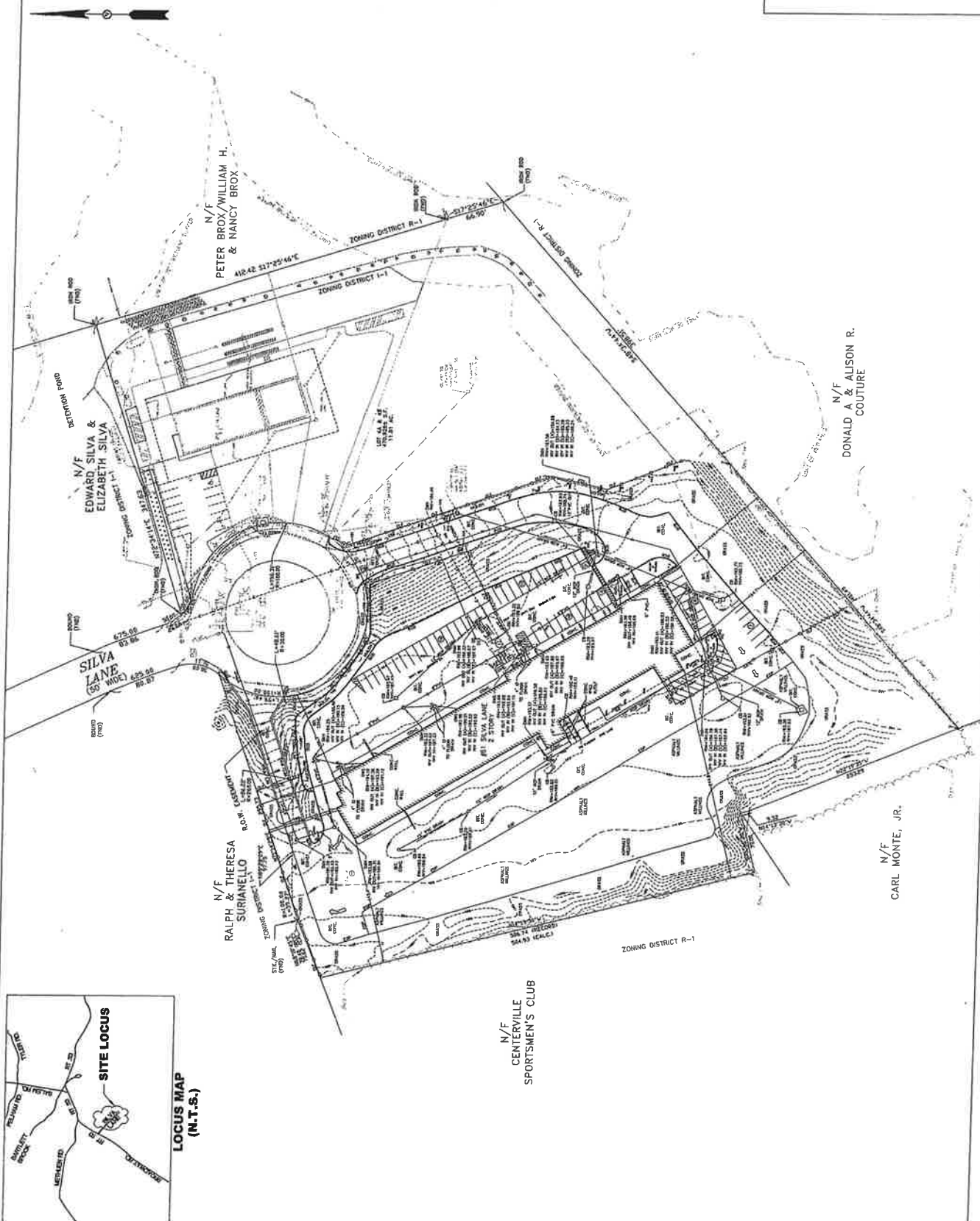
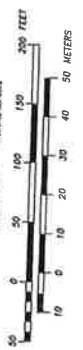
IN  
**DRACUT, MASS.**

61 SILVA LANE

SCALE: 1"=50' November 22, 2016

PREPARED BY:

**A-PLUS CONSTRUCTION  
SERVICES CORPORATION**  
1000 WILLOW LANE  
DRACUT, MASS. 01927  
TEL: 508-253-1111 FAX: 508-253-1112





**NOTICE OF SPECIAL PERMIT ISSUANCE**  
**TOWN OF DRACUT**  
**BOARD OF SELECTMEN**

**NEW ENGLAND CRAFT CULTIVATORS, LLC**  
**61 SILVA LANE**  
**DRACUT, MA 01826**  
**SPECIAL PERMIT #20-3**

Appeals of the decision must be taken under Chapter 40A within twenty (20) days of filing with the Town Clerk's Office, Town Hall, 62 Arlington Street, Dracut, MA 01826.

*I certify that no appeal has been received within 20-days of the filing of this notice in my office, or that if an appeal has been filed, that it has been dismissed or denied.*

---

Kathleen M. Graham  
Town Clerk

**Time Stamp and Seal of the Town of Dracut**

---

Received and entered with the Registry of Deeds in the County of Middlesex District having jurisdiction in Dracut.

Book No \_\_\_\_\_ Page \_\_\_\_\_

(Copy of recording to be attached)

*NOTE: Building Permits or Certificates of Occupancy shall not be issued until such time as the attestation is made and recording provided.*

2020 MAY 27 10:00 AM  
TOWN CLERK  
DRACUT, MA 01826

## Community Outreach Meeting Attestation Form

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

I, Wesley Ritchie, (*insert name*) attest as an authorized representative of New England Craft Cultivators, LLC (*insert name of applicant*) that the applicant has complied with the requirements of 935 CMR 500 and the guidance for licensed applicants on community outreach, as detailed below.

1. The Community Outreach Meeting was held on February 13, 2020 (*insert date*).
2. A copy of a notice of the time, place, and subject matter of the meeting, including the proposed address of the Marijuana Establishment, was published in a newspaper of general circulation in the city or town on January 28, 2020 (*insert date*), which was at least seven calendar days prior to the meeting. A copy of the newspaper notice is attached as Attachment A (*please clearly label the newspaper notice in the upper right hand corner as Attachment A and upload it as part of this document*).
3. A copy of the meeting notice was also filed on February 3 & 6, 2020 (*insert date*) with the city or town clerk, the planning board, the contracting authority for the municipality, and local licensing authority for the adult use of marijuana, if applicable. A copy of the municipal notice is attached as Attachment B (*please clearly label the municipal notice in the upper right-hand corner as Attachment B and upload it as part of this document*).
4. Notice of the time, place and subject matter of the meeting, including the proposed address of the Marijuana Establishment, was mailed on February 1, 2020 (*insert date*), which was at least seven calendar days prior to the community outreach meeting to abutters of the proposed address of the Marijuana Establishment, and residents within 300 feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town. A copy of one of the notices sent to abutters and parties of interest as described in this section is attached as Attachment C (*please clearly label the municipal notice in the upper right hand corner as Attachment C and upload it as part of this document; please only include a copy of one notice and please black out the name and the address of the addressee*).

5. Information was presented at the community outreach meeting including:
  - a. The type(s) of Marijuana Establishment 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 Marijuana Establishment to prevent diversion to minors;
  - d. A plan by the Marijuana Establishment to positively impact the community; and
  - e. Information adequate to demonstrate that the location will not constitute a nuisance as defined by law.
6. Community members were permitted to ask questions and receive answers from representatives of the Marijuana Establishment.

# CLASSIFIEDS

**FOR SALE • FOR RENT • HELP WANTED • TAG SALES • AUTOMOTIVE • REAL ESTATE • WANTED • PERSONALS • LEGALS**

marketplace.newspaperclassifiedsma.com

**TO PLACE A CLASSIFIED AD:**  
**CALL 866.896.4979**
**EMAIL advertising@mediaonemarketplace.com**
**FAX 1-978-970-4723**
**LEGAL ADS legals@mediaonene.com**
**HOURS OF OPERATION: MON. - FRI. 8AM - 5PM**

 The ad deadline is 4:30pm for publication the following day.  
 (Friday @ 4:30pm for publication Sunday or Monday).


AUTOMOTIVE



EMPLOYMENT



HANDYMAN



PETS



REAL ESTATE

POLICIES/ADJUSTMENTS: Please check your ad and report errors immediately. Adjustments to billing will be made to the incorrect portion of the first insertion only. We are not responsible for failure to publish and reserve the right to reject, edit or cancel any ad. All ads are subject to credit approval or prepayment prior to publication. We accept Visa, Mastercard, AMEX, cash or check only.

**Public Notice**

All bids received on January 21, 2020 have been rejected and The Lowell Housing Authority re-invites bids from qualified vendors interested in providing

**CENTRALVILLE GARDENS**  
 ELEVATOR REPLACEMENT, in accordance with the terms, conditions and specifications outlined in the Invitation for Bids (IFB). A contract will be awarded to the responsive and eligible bidder offering the lowest bid price. A pre-bid walk through will be held at 10:00 AM on Tuesday, February 11, 2020, at Centralville Gardens, 111 Hildreth Street, Lowell MA 01854. The IFB is available by visiting projectdog.com. Project Code #636597 as of January 29, 2020. Filled Sub-Bids are due at the Lowell Housing Authority Dept. of Finance & Procurement, 350 Moody Street Lowell, MA 01854 on or before 11:00 AM Tuesday, February 18, 2020 and General Contractor Bids are due on or before 11:00 AM Friday, February 28, 2020 when bids will be publicly opened and read forthwith.

All bids submitted in response to this Invitation for Bids shall be accompanied by a Bid Deposit of 5% of the bid price. Bids will be evaluated and awarded in accordance with the provisions established under Massachusetts General Law Chapter 149. Vendors will be required to abide by the guidelines established under this statute.

These contracts are subject to Massachusetts Prevailing Wage Rates/Davis Bacon, OSHA Certification and DCA/MM Eligibility. The LHA reserves the right to amend or cancel this IFB, accept or reject any and all bids and waive minor informalities.

By: Rita V. Brousseau, Chief Procurement Officer

January 28 2020

**Public Notice**
**Public Notice**

For Town of Dracut: Notice is hereby given that a Community Outreach Meeting for a proposed Marijuana Establishment is scheduled for February 13th, 2020 at 6PM at the American Legion Post 315 located at 574 Broadway Road, Dracut MA 01826. The proposed Adult-Use Marijuana Dispensary is anticipated to be located at 61 Silva Lane, Floor 2, Dracut MA 01826. There will be an opportunity for the public to ask questions.

New England Craft Cultivators, LLC

January 28 2020

**TOWN OF DRACUT BOARD OF SELECTMEN HEARING NOTICE**

In accordance with the Town of Dracut Zoning Bylaws notice is hereby given that a public hearing will be held by the Board of Selectmen on Tuesday, February 11, 2020 at 7:20 p.m. at Town Hall, 62 Arlington St. on the application of Allan Kouba d/b/a Northeast Cars for a Special Permit to conduct Light Vehicle Sales (5 cars) at 744 Merrimack Avenue. To obtain this document in an alternative format (Braille, large print) or to make a reasonable accommodation (hearing device, signer, etc.) please contact ADA Officer Christine Lindberg at 978-453-9492.

BOARD OF SELECTMEN, Jesse Forcier, Chairman

January 28, 2020

February 4, 2020

 Commonwealth of Massachusetts  
 The Trial Court  
 Probate and Family Court  
 Docket No. M12001250R  
 Middlesex Probate and

**762 Under \$100**

Ten new replacement house windows sizes vary \$40 per window. Tel: 978-345-5131

PANASONIC TH-58PX60U 58" PLASMA TV EXCELLENT CONDITION, \$50 603-635-3085

**758 Wanted to Buy**
**MILITARY ITEMS**  
 Swords, knives, medals, bayonets, helmets, flags, uniforms, guns. 603-886-7346

 Wanted to Purchase  
 Pembroke Welch Corp  
 Pup or Adult  
 (978) 256-1030

**760 Wood, Coal & Fuel**

 Seasoned Firewood  
 1/2 Cord, Delivered  
 \$195, 603-498-0647

**763 \$101-\$250**

 Insulated Leather Jacket  
 For motorcycle or snowmobile. Brand new, never worn \$200. 978-869-4718

**510 Help Wanted General**

 Handyman to work on Lowell Apt bldg  
 10-20 hrs per month  
 978.459.7000

**MAINTENANCE**  
 Full time maintenance and upkeep

**764 \$251-\$500**

Parrot Cage on stand perch on top. Paid \$300 asking \$125.00 978-9572584

Snow Blower Single Stage 21" electric start. 4 Cycle 179cc 6 HP. \$350 or B/O 978-957-2584

Twin Size Floral Bedspread \$25.00 (978) 727-2596

Unusual stainless steel tool cabinet 5'x4', \$499.00. Moved: 978-256-1030

Women's Long Quilted Winter Coat-Teal Blue Size 18 \$25.00 (978) 453-0897

Women's Wool Winter Coat-Camel Color Size 1X, Hardly Used \$25.00 (978) 453-0897

Women's Clothing-Dresses, Jumpsuits and Pants-Different Sizes (978) 727-2596

Women's Calvin Klein Jacket, Black, looks new Size 10/12 \$12.00 978-452-6240

4 Vinyl/Plastic Chairs Green Good condition \$25.00 for Four chairs 978-452-6240

Ceramic Country Scene-Lights Up, House/Covered Bridge \$30.00 B.O. (978) 727-2596

Comforter Queen Size 86X86 Never Used Floral Print \$50.00 (978) 727-2596

Great Hospital Bed 211 moves \$350.00 978-995-3727

Home Light Chain Saw 18" with Case, manual \$65.00 or B/O 978-5377721

Ladies Shoes Never Used Size 7-7 1/2 WW \$15.00 Each Pair (978) 727-2596

LaserLine CD Spinner Holds 160 CD's Made in USA \$30.00 (978) 727-2596

## Get INTO Our Classifieds

# MEDIAone

**102 Autos for Sale**
**102 Autos for Sale**

 Herb Chambers  
 33 Cambridge St.  
 Burlington, MA 01803  
 (877) 889-4952  
 herbachambershondaofburlington.com

 \*14 Honda CRV EXL AWD  
 auto, 32k miles  
 stk# H200212...\$18,998

 \*16 Honda CRV LX AWD  
 auto, 17k miles  
 stk# HP6657...\$19,998

 \*16 Honda Odyssey SE  
 auto, 41k miles  
 stk# HP6573...\$20,698

 \*14 Honda Accord Hybrid Base  
 auto, 40k miles  
 stk# H200179...\$14,998

 \*14 Honda Odyssey EX  
 auto, 59k miles  
 stk# H1917561...\$16,998

 \*17 Honda Accord EX  
 auto, 12k miles  
 stk# H200273...\$19,998

 \*16 Honda Civic LX  
 auto, 26k miles  
 stk# H192019...\$15,998

 \*16 Honda Civic LX  
 auto, 14k miles  
 stk# HP6647...\$15,998

 \*17 Honda Civic LX  
 auto, 35k miles  
 stk# H20019...\$15,998

 \*17 Honda Civic EX  
 auto, 24k miles  
 stk# H200019...\$24,998

Official Notice of Community Outreach Meeting: Sent February 1, 2020

For Town of Dracut:

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New England Craft Cultivators, LLC

Submitted to the Lowell Sun, January 24, 2020

RECEIVED  
OWN CLERK'S OFFICE  
2020 FEB - 3 AM 11:14  
KATHLEEN M. GRAHAM  
TOWN CLERK  
DRACUT MA

RECEIVED

FEB - 3 2020

TOWN MANAGER'S OFFICE  
TOWN OF DRACUT



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New England Craft Cultivators, LLC

Submitted to the Lowell Sun, January 24, 2020

RECEIVED  
TOWN CLERK'S OFFICE  
2020 FEB -6 PM 4:00  
KATHLEEN M. GRAHAM  
TOWN CLERK  
DRACUT, MA

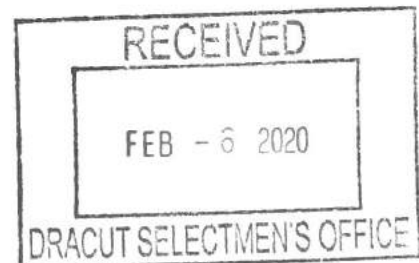
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RECEIVED

FEB - 5 2020

TOWN MANAGER'S OFFICE  
TOWN OF DRACUT



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New England Craft Cultivators, LLC

Submitted to the Lowell Sun, January 24, 2020

RECEIVED  
TOWN CLERK'S OFFICE  
2020 FEB - 6 PM 4:00  
KATHLEEN M. GRAHAM  
TOWN CLERK  
DRACUT, MA

**Subject:** Quick Question re: Provisional License Renewal

**Date:** Wednesday, May 26, 2021 at 8:05:39 PM Eastern Daylight Time

**From:** Wes Ritchie

**To:** Ann Vandal

**CC:** Elizabeth Ware

Hey Ann and Betsy,

We hope all is well with you both! I just wanted to check in to let you know our status: we just finished construction and have called for electrical and fire inspections which we think are happening shortly. We're looking to open this summer and believe we're on track to do so.

In the meantime, we have to renew our provisional license with the CCC annually and it requires us to ask the following:

*Please upload documentation demonstrating that the licensee requested from the host community records of any cost to the city or town reasonably related to the operation of the establishment.*

*The host community costs can include actual and anticipated costs associated with the operation of the establishment. Additionally, please include the host community's response, or if no response was provided, a letter from the licensee attesting that they did not receive a response.*

We're assuming there isn't much cost associated with us yet, but do you mind letting us know if there is one and providing this documentation so we can submit it to the CCC?

Thanks,

Wes

## **Plan for Positive Impact**

Property Address: 61 Silva Lane, Floor 2, Dracut MA 01826

Applicant: New England Craft Cultivators, LLC

### **INTENT**

England Craft Cultivators, LLC recognizes that it has a responsibility to contribute to the communities in which it does business and the surrounding areas in need. New England Craft Cultivators will focus its time and resources investing in people who have faced hardships because of past drug convictions, people who have barriers to entering the cannabis industry, as well as people in the area of disproportionate impact closest to our proposed stores. Lowell, Massachusetts is the area of disproportionate impact that is located closest to both of our proposed marijuana retail establishments in Pepperell and Dracut. New England Craft Cultivators, LLC is committed making positive and lasting contributions to areas of disproportionate impact.

It is our intent from the specific goals, programs and measurements below to have a positive impact in four of the five identified populations of disproportionately harmed people. Our proposed programs are designed to have a positive impact with: (1) Past or present residents of the geographic “areas of disproportionate impact;” (2) Commission-designated Social Equity Program participants; (3) Massachusetts residents who have past drug convictions; and (4) Massachusetts residents with parents or spouses who have drug convictions.

*Any actions taken, or programs instituted, by the applicant will not violate the Commission’s regulations with respect to limitations on ownership or control or other applicable state laws.*

### **PURPOSE**

The purpose of this document is to summarize New England Craft Cultivators, LLC’s plan to ensure our business creates positive and lasting impacts on the communities in which it will be involved. New England Craft Cultivators is committed to fostering positive relationships within the community and endeavoring to identify ways in which to give back. New England Craft Cultivators, LLC will utilize our resources, including time, human capital and monies, to provide assistance to those who may be underserved and/or in need. We will achieve these goals through corporate accountability, intentional outreach, charitable giving, volunteer time and community engagement.

### **GOALS, PROGRAMS, AND MEASUREMENTS**

New England Craft Cultivators, LLC will implement the following (5) initiatives to assist those communities that have been disproportionately impacted.

### Proposed Program #1: Corporate Accountability, Coordination, and Oversight of Impact Opportunities.

GOAL: To model corporate responsibility by charging our senior staff with overseeing and reporting on the outcomes of our cumulative efforts to have a positive impact in areas of disproportionate impact, to assist social equity applicants, and to benefit Massachusetts residents who themselves or their parents have past drug convictions.

PROGRAMS: New England Craft Cultivators, LLC will task a member of its senior leadership team with no less than 50% of their job responsibilities to be committed to keeping community outreach and positive impact at the forefront of our corporate mission. This senior leadership team member will be responsible for facilitating the success of the commitments we make through this plan, to our host communities, and to the people, charities, and other groups we decide to partner with along the way. This person's success is what enables the corporate integration and comprehensiveness of our overall Positive Impact Plan.

MEASUREMENTS: New England Craft Cultivators, LLC will publicly release an annual "impact report" that thoroughly examines and measures our positive impact prior to our annual license renewal. This report will be released through our social media channels, to the towns of our marijuana retail establishment, to the cannabis control commission, and likely to our customers as well. This person will be successful in their position also by continually identifying opportunities for partnerships that are consistent with our plans and our values. We will report and track the requests our company receives and report on the outcomes of those requests.

### Proposed Program #2: Creating Jobs in Areas of Disproportionate Impact

GOAL: To create jobs and hire at least 20% of our workforce from areas of disproportionate impact.

PROGRAMS: New England Craft Cultivators, LLC believes that the recreational cannabis industry in Massachusetts will drive economic growth for the state by increasing overall job creation and taxable revenue. New England Craft Cultivators, LLC will work diligently to attract and hire local qualified talent from areas of disproportionate impact in Lowell, or individuals who have been disproportionately harmed by marijuana prohibition in Pepperell and Dracut. These individuals will be given priority in the hiring process for open positions of employment. Senior leadership and management of New England Craft Cultivators, LLC will attend community job fairs, at least one annually, in Lowell with the intent of garnering employment interest and applications from residents in areas of disproportionate impact. If permissible under 935 CMR 500.105(4)(b), senior leadership and management will post employment opportunity advertisements in Lowell newspapers to attract a variety of local job applicant interest. New England Craft Cultivators, LLC will adhere to the requirements set forth in 935 CMR 500.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every Marijuana Establishment.

MEASUREMENTS: New England Craft Cultivators, LLC will track the number of community job fairs attended in Lowell, at least one annually, and the number of employees hired that are past or present residents of areas of the geographic “areas of disproportionate impact” as defined by the Commission. It is our goal that 20% of our workforce are past or present residents of areas of disproportionate impact. These records will allow New England Craft Cultivators, LLC to demonstrate progress toward its goals to the Commission upon the annual renewal of its license. These metrics will be outlined in a comprehensive report that will be completed prior to our annual license renewal to the Cannabis Control Commission.

### Proposed Program #3: Creating Jobs for LGBTQ People and Their Families Who Have Past Drug Convictions

GOAL: To create jobs for and provide economic opportunity to Massachusetts residents who have past drug convictions, or have family members with past drug convictions, through partnership with service organizations that serve the LGBTQ-community and their families. It is New England Craft Cultivators, LLC’s goal to hire 25% of our workforce from this outreach work.

PROGRAMS: New England Craft Cultivators, LLC intends to construct its own outreach program that is focused on recruiting and training people with past drug convictions who identify as LGBTQ and their family members, to work at our marijuana retail establishments. We will give hiring preference to people who come through this network, and other LGBTQ identified people and their family member who have past drug convictions. LGBTQ-identified people more likely to be incarcerated than non-LGBTQ people. Like the general population, many LGBTQ people have been incarcerated for drug crimes. Accordingly, we plan to partner specifically with the County Sheriff’s from Middlesex, Essex and Suffolk Counties, and existing organizations to do outreach and build a pipeline from prisons to jobs. New England Craft Cultivators, LLC plans to reach out to organizations like “Black and Pink” which has a chapter in Massachusetts and is primarily focused on supporting LGBTQ people while they are incarcerated and after incarceration.

MEASUREMENTS: New England Craft Cultivators, LLC is aiming to hit our goal of hiring 25% of our workforce from this outreach work. New England Craft Cultivators, LLC will have a goal of reaching out to each of the county sheriff’s departments identified in this proposal by the time of opening and reaching out to relevant organizations also by the time of opening. Additionally, New England Craft Cultivators will regularly post all staff recruitment offerings with organizations that serve or are likely to serve people who have past drug convictions. New England Craft Cultivators, LLC will keep all records of these job postings and outreached efforts. These records will allow New England Craft Cultivators, LLC to demonstrate progress toward its goals to the Commission upon the annual renewal of its license. These metrics will be outlined in a comprehensive report that will be completed prior to our annual license renewal to the Cannabis Control Commission.

#### Proposed Program #4: A Corporate Duty to Promote and Work with Social Equity Applicants

GOAL: New England Craft Cultivators, LLC sees itself as having a duty to promote and work with Social Equity Applicants. We will seek to send 100% of our job postings to the Cannabis Control Commission's Social Equity Program to recruit qualified applicants directly from the social equity applicant pool with a goal of hiring 20% of our workforce from this applicant pool. We will seek out social equity businesses through our work and offer free advice and technical assistance to no fewer than 5 businesses annually. We seek to serve as an access point for entrepreneurs who are interested in the Social Equity Program by connecting no fewer than 2 entrepreneurs with the application material annually.

PROGRAMS: To serve as an access point for entrepreneurs who are interested in entering the industry, New England Craft Cultivators, LLC will share all job descriptions with the Cannabis Control Commission's Social Equity Group so that we can recruit quality applicants directly from social equity applicants who are seeking to enter the industry. At the directive of our corporate officer who is responsible for overseeing outreach, we will also lead an effort to identify people who would qualify to join the Commission's social equity program and refer them to the program. We will serve as a door for people who are eager to enter the cannabis industry but lack the resources to know how to enter.

MEASUREMENTS: New England Craft Cultivators, LLC will seek to send 100% of job postings to the Cannabis Control Commission's Social Equity program to recruit qualified applicants directly from the social equity applicant pool. New England Craft Cultivators, LLC will maintain a record of its annual donations to the Cannabis Social Equity Loan Trust Fund, should it become operational. New England Craft Cultivators, LLC will keep records of feedback that we receive relative to the impact of our contributions, if any. We will keep a record of the references made of people to apply to be social equity program members. These metrics will be outlined in a comprehensive report that will be completed prior to our annual license renewal to the Cannabis Control Commission.

#### Proposed Program #5: Donating Time in Areas of Disproportionate Impact

GOAL: To direct local charitable contributions in the form of volunteer time to The Center for Hope and Healing, Inc. in Lowell, MA, which serves areas of disproportionate impact. Our goal is to have at least 90% of our employees volunteer for 10 hours each annually.

PROGRAMS: New England Craft Cultivators, LLC will provide all employees with paid time to participate in a minimum of 10 hours per year to volunteer with a nonprofit called The Center for Hope and Healing that serves identified areas of disproportionate impact and is located in Lowell.

The Center for Hope and Healing, Inc. (CHH) was founded in 1976 by a group of physicians, social workers and students who came together out of concern for the number of rapes in Lowell and who then committed themselves to eradicating sexual violence in Lowell and the surrounding communities. CHH envisions a world where gender, race and other oppressions are erased: a world where women and girls are safe and valued. They envision a world where men and boys engage in healthy masculinity and where concepts of gender are inclusive and not necessarily binary. They also work to place survivors lives and voice at the center of all they do in the movement, particularly the voices of SE Asian, Black, and Latinx survivors who have been most marginalized in our communities. The center has a specific focus on LGBTQ communities, and serves the communities of Pepperell and Dracut where both of New England Craft Cultivators, LLC's proposed MRE's are located.

New England Craft Cultivators is committed to serving communities that have been disproportionately impacted by serving individuals and organizations through the contribution of employee volunteer time courtesy of the company.

MEASUREMENTS: New England Craft Cultivators, LLC will maintain records of each employee who participates through paid volunteer or nonprofit service. New England Craft Cultivators, LLC will track the number of hours contributed by each employee with a goal of donating 10 hours per employee per year. New England Craft Cultivators, LLC will have a goal of 90% participation in the volunteer program by its employees each calendar year. New England Craft Cultivators, LLC will have a corporate officer who decided and hosts two volunteer days annually, one in the Spring and one in the Fall. New England Craft Cultivators, LLC employees will have the option to meet some of their volunteer hours at these activities or at other service activities through the year. New England Craft Cultivators, LLC will then solicit feedback from each employee to learn about their experiences and determine whether adjustments should be made in the future with regards to this program. These metrics will be outlined in a comprehensive report that will be completed prior to our annual license renewal to the Cannabis Control Commission and in our report we release to the wider community.

## **CONCLUSION**

New England Craft Cultivators, LLC will go above the requirements from the Commission by including a dedicated senior management team member to perform no less than 50% of their job in service of our commitments to our communities and the state. This senior management team member will conduct continuous and regular evaluations of the implementation of New England Craft Cultivators, LLC's goals and at any point will make adjustments in its policies and procedures in order to better accomplish the goals set out in this Plan for Positive Impact. New England Craft Cultivators, LLC has not made a commitment to give financially to any local nonprofits, but it is our desire to do so as our commitment to the communities grows over time. Prior to any contribution being offered, New England Craft Cultivators, LLC will receive

confirmation from an organization that it can receive a donation or work with the marijuana establishment in furthering its goals.

It is the commitment of New England Craft Cultivators, LLC to be an outstanding community partner and to model the best of corporate behavior through our actions.



## Donation Acceptance Letter

Applicant: New England Craft Cultivators, LLC

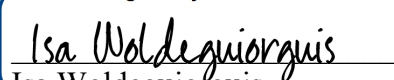
Dear Cannabis Control Commission:

My name is Isa Woldeguorguis and I am the Executive Director of the Center for Hope and Healing, Inc. in Lowell, Massachusetts.

The Center for Hope and Healing, Inc is willing to accept inkind and/or monetary donations from New England Craft Cultivators, LLC.

Sincerely,

DocuSigned by:

A blue ink signature of Isa Woldeguorguis is written over a horizontal line. The signature is cursive and matches the printed name below it.

Isa Woldeguorguis

Center for Hope and Healing  
Lowell, MA



William Francis Galvin  
Secretary of the  
Commonwealth

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

March 24, 2020

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

**NEW ENGLAND CRAFT CULTIVATORS LLC**

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **April 23, 2019.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **TURE R TURNBULL**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **TURE R TURNBULL, WESLEY RICHIE**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **NONE**



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

*William Francis Galvin*

Secretary of the Commonwealth



Commonwealth of Massachusetts  
Department of Revenue  
Kevin W. Brown, Acting Commissioner

mass.gov/dor

Letter ID: L1312064064  
Notice Date: March 24, 2020  
Case ID: 0-000-534-978



## CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



NEW ENGLAND CRAFT CULTIVATORS LLC  
12 ROBESON ST APT 1  
JAMAICA PLAIN MA 02130-2916

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

The Commissioner of Revenue certifies that, as of the date of this certificate, NEW ENGLAND CRAFT CULTIVATORS LLC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

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

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

### ***What if I have questions?***

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 8:30 a.m. to 4:30 p.m..

### ***Visit us online!***

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

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

Edward W. Coyle, Jr., Chief  
Collections Bureau



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

Charles D. Baker  
GOVERNOR

Karyn E. Polito  
LT. GOVERNOR



179885467

Rosalin Acosta  
SECRETARY

Richard A. Jeffers  
DIRECTOR

New England Craft Cultivators LLC  
12 ROBESON ST  
JAMAICA PLAIN, MA 02130-2916

EAN: 22161119  
March 23, 2020

Certificate Id:36354

The Department of Unemployment Assistance certifies that as of 3/23/2020 ,New England Craft Cultivators LLC is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

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

Richard A. Jeffers, Director

Department of Unemployment Assistance



**The Commonwealth of Massachusetts**  
**William Francis Galvin**

Minimum Fee: \$500.00

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

**Certificate of Organization**

(General Laws, Chapter )

Identification Number: 001380107

1. The exact name of the limited liability company is: NEW ENGLAND CRAFT CULTIVATORS LLC

**2a. Location of its principal office:**

No. and Street: 12 ROBESON STREET

City or Town: JAMAICA PLAIN

State: MA

Zip: 02130

Country: USA

**2b. Street address of the office in the Commonwealth at which the records will be maintained:**

No. and Street: 12 ROBESON STREET

City or Town: JAMAICA PLAIN

State: MA

Zip: 02130

Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

APPLYING FOR A LICENSE WITH THE CANNABIS CONTROL COMMISSION.

**4. The latest date of dissolution, if specified:**

**5. Name and address of the Resident Agent:**

Name: TURE TURNBULL

No. and Street: 12 ROBESON STREET

City or Town: JAMAICA PLAIN

State: MA

Zip: 02130

Country: USA

I, TURE TURNBULL resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

**6. The name and business address of each manager, if any:**

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	TURE R TURNBULL	12 ROBESON STREET JAMAICA PLAIN, MA 02130

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
SOC SIGNATORY	WESLEY RICHIE	12 ROBESON STREET JAMAICA PLAIN, MA 02130

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name <small>First, Middle, Last, Suffix</small>	Address (no PO Box) <small>Address, City or Town, State, Zip Code</small>

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 23 Day of April, 2019,  
TURE TURNBULL  
*(The certificate must be signed by the person forming the LLC.)*

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:

April 23, 2019 04:24 PM

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*

**LIMITED LIABILITY COMPANY OPERATING AGREEMENT**  
**NEW ENGLAND CRAFT CULTIVATORS, LLC (NECC, LLC)**  
A Member-Managed Limited Liability Company

**NECC, LLC - OPERATING AGREEMENT**

THIS OPERATING AGREEMENT is made and entered into effective April 23, 2019 by and among: Ture Turnbull and Wesley Ritchie, (collectively referred to in this agreement as the "Members").

**SECTION 1**

**THE LIMITED LIABILITY COMPANY**

**1.1 Formation.** Effective April 23, 2019, the Members form a limited liability company under the name New England Craft Cultivators L.L.C. (NECC, LLC), (the "Company") on the terms and conditions in this Operating Agreement (the "Agreement") and pursuant to Chapter 156C Massachusetts Limited Liability Company Act (State Law) of the State of Massachusetts (the "Act"). The Members agree to file with the appropriate agency within the State of Massachusetts charged with processing and maintaining such records all documentation required for the formation of the Company. The rights and obligations of the parties are as provided in the Act except as otherwise expressly provided in this Agreement.

**1.2 Name.** The business of the Company will be conducted under the name New England Craft Cultivators, L.L.C., or such other name upon which the Members may unanimously may agree.

**1.3 Purpose.** The purpose of the Company is to engage in any lawful act or activity for which a Limited Liability Company may be formed within the State of Massachusetts.

**1.4 Office.** The Company will maintain its principal business office within the State of Massachusetts at the following address: 12 Robeson Street, Boston MA 02130.

**1.5 Registered Agent.** Ture Turnbull is the Company's initial registered agent in the State of Massachusetts, and the registered office is 12 Robeson Street, Boston MA 02130.

**1.6 Term.** The term of the Company commences on April 23, 2019 and shall continue perpetually unless sooner terminated as provided in this Agreement.

**1.7 Names and Addresses of Members.** The Members' names and addresses are attached as Schedule 1 to this Agreement.

**1.8 Admission of Additional Members.** Except as otherwise expressly provided in this Agreement, no additional members may be admitted to the Company through issuance by the company of a new interest in the Company without the unanimous written consent of the Members. New member admission shall be consistent with this agreement Section 8.6.

**SECTION 2**

**CAPITAL CONTRIBUTIONS**

**2.1 Initial Contributions.** The Members initially shall contribute to the Company capital as described in Schedule 2 attached to this Agreement.

**2.2 Additional Contributions.** No Member shall be obligated to make any additional contribution to the Company's capital without the unanimous written consent of the Members.

**2.3 No Interest on Capital Contributions.** Members are not entitled to interest or other



compensation for or on account of their capital contributions to the Company except to the extent, if any, expressly provided in this Agreement.

### **SECTION 3**

#### **ALLOCATION OF PROFITS AND LOSSES; DISTRIBUTIONS**

**3.1 Profits/Losses.** For financial accounting and tax purposes, the Company's net profits or net losses shall be determined on an annual basis and shall be allocated to the Members in proportion to each Member's relative capital interest in the Company as set forth in Schedule 2 as amended from time to time and will be consistent with all applicable state laws, rules and regulations.

**3.2 Distributions.** The Members shall determine and distribute available funds annually or at more frequent intervals as they see fit. Available funds, as referred to herein, shall mean the net cash of the Company available after appropriate provision for expenses and liabilities, as determined by the Managers. Distributions in liquidation of the Company or in liquidation of a Member's interest shall be made in accordance with the positive capital account balances pursuant all applicable state laws, rules and regulations.

**3.3 No Right to Demand Return of Capital.** No Member has any right to any return of capital or other distribution except as expressly provided in this Agreement. No Member has any drawing account in the Company.

### **SECTION 4**

#### **INDEMNIFICATION**

The Company shall indemnify any person who was or is a party defendant or is threatened to be made a party defendant, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Company) by reason of the fact that he is or was a Member of the Company, Manager, employee or agent of the Company, or is or was serving at the request of the Company, against expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred in connection with such action, suit or proceeding if the Members determine that he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Company, and with respect to any criminal action proceeding, has no reasonable cause to believe his/her conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of "no lo Contendere" or its equivalent, shall not in itself create a presumption that the person did or did not act in good faith and in a manner which he reasonably believed to be in the best interest of the Company, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his/her conduct was lawful.

### **SECTION 5**

#### **POWERS AND DUTIES OF MANAGERS**

##### **5.1 Management of Company.**

5.1.1 The Members, within the authority granted by the Act and the terms of this Agreement shall have the complete power and authority to manage and operate the Company and make all decisions affecting its business and affairs.

5.1.2 Except as otherwise provided in this Agreement, all decisions and documents relating to the management and operation of the Company shall be made and executed by a Majority in Interest of the Members.

5.1.3 Third parties dealing with the Company shall be entitled to rely conclusively upon the power and authority of a Majority in Interest of the Members to manage and operate the business and affairs of the Company.

**5.2 Decisions by Members.** Whenever in this Agreement reference is made to the decision, consent, approval, judgment, or action of the Members, unless otherwise expressly provided in this Agreement, such decision, consent, approval, judgment, or action shall mean a Majority of the Members.

**5.3 Withdrawal by a Member.** A Member has no power to withdraw from the Company, except as otherwise provided in Section 8.

### **SECTION 6**

#### **SALARIES, REIMBURSEMENT, AND PAYMENT OF EXPENSES**

**6.1 Organization Expenses.** All expenses incurred in connection with organization of the Company will be paid by the Company.

**6.2 Salary.** No salary will be paid to a Member for the performance of his or her duties under this Agreement unless the salary has been approved in writing by a Majority of the Members.

**6.3 Legal and Accounting Services.** The Company may obtain legal and accounting services to the extent reasonably necessary for the conduct of the Company's business.

## **SECTION 7**

### **BOOKS OF ACCOUNT, ACCOUNTING REPORTS, TAX RETURNS, FISCAL YEAR, BANKING**

**7.1 Method of Accounting.** The Company will use the method of accounting previously determined by the Members for financial reporting and tax purposes.

**7.2 Fiscal Year; Taxable Year.** The fiscal year and the taxable year of the Company is the calendar year.

**7.3 Capital Accounts.** The Company will maintain a Capital Account for each Member on a cumulative basis in accordance with federal and state income tax accounting principles.

**7.4 Banking.** All funds of the Company will be deposited in a separate bank account or in an account or accounts of a savings and loan association in the name of the Company as determined by a Majority of the Members. Company funds will be invested or deposited with an institution, the accounts or deposits of which are insured or guaranteed under all applicable state laws, rules and regulations.

## **SECTION 8**

### **TRANSFER OF MEMBERSHIP INTEREST**

**8.1 Sale or Encumbrance Prohibited.** No member may voluntarily or involuntarily transfer, sell, convey, encumber, pledge, assign, or otherwise dispose of (collectively, "Transfer") an interest in the Company without the prior written consent of a majority of the other non-transferring Members determined on a per capita basis.

**8.2 Right of First Refusal.** Notwithstanding Section 8.1, a Member may propose the transfer of all or any part of the Member's interest in the Company (the "Interest") as follows:

8.2.1 The Member desiring to transfer his or her Interest first must provide written notice (the "Notice") to the other Members, specifying the price and terms on which the Member is prepared to sell the Interest (the "Offer").

8.2.2 For a period of 30 days after receipt of the Notice, the Members may acquire all, but not less than all, of the Interest at the price and under the terms specified in the Offer. If the other Members desiring to acquire the Interest cannot agree among themselves on the allocation of the Interest among them, the allocation will be proportional to the Ownership Interests of those Members desiring to acquire the Interest.

8.2.3 Closing of the sale of the Interest will occur as stated in the Offer; provided, however, that the closing will not be less than 45 days after expiration of the 30-day notice period.

8.2.4 If the other Members fail or refuse to notify the transferring Member of their desire to acquire all of the Interest proposed to be transferred within the 30-day period following receipt of the Notice, then the Members will be deemed to have waived their right to acquire the Interest on the terms described in the Offer, and the transferring Member may sell and convey the Interest consistent with the Offer to any other person or entity; provided, however, that notwithstanding anything in Section 8.2 to the contrary, should the sale to a third person be at a price or on terms that are more favorable to the purchaser than stated in the Offer, then the transferring Member must reoffer the sale of the Interest to the remaining Members at that other price or other terms; provided, further, that if the sale to a third person is not closed within six months after the expiration of the 30-day period describe above, then the provisions of Section 8.2 will again apply to the Interest proposed to be sold or conveyed. All transfers of interest in this section are subject to the provisions of Section 8.1 and must be approved by a

majority of non-selling members.

8.2.5 Notwithstanding the foregoing provisions of Section 8.2, should the sole remaining Member be entitled to and elect to acquire all the Interests of the other Members of the Company in accordance with the provisions of Section 8.2, the acquiring Member may assign the right to acquire the Interests to a spouse, lineal descendant, or an affiliated entity if the assignment is reasonably believed to be necessary to continue the existence of the Company as a limited liability company.

**8.3 Substituted Parties.** Any transfer in which the Transferee becomes a fully substituted Member is not permitted unless and until:

8.3.1 The transferor and assignee execute and deliver to the Company the documents and instruments of conveyance necessary or appropriate in the opinion of counsel to the Company to effect the transfer and to confirm the agreement of the permitted assignee to be bound by the provisions of this Agreement; and

8.3.2 The transferor furnishes to the Company an opinion of counsel, satisfactory to the Company, that the transfer will not cause the Company to terminate for federal income tax purposes or that any termination is not adverse to the Company or the other Members.

**8.4 Death, Incompetency, or Bankruptcy of Member.** On the death, adjudicated incompetence, or bankruptcy of a Member, unless the Company exercises its rights under Section 8.5, the successor in interest to the Member (whether an estate, bankruptcy trustee, or otherwise) will receive only the economic right to receive distributions whenever made by the Company and the Member's allocable share of taxable income, gain, loss, deduction, and credit (the "Economic Rights") unless and until a majority of the other Members determined on a per capita basis admit the transferee as a fully substituted Member in accordance with the provisions of Section 8.3.

8.4.1 Any transfer of Economic Rights pursuant to Section 8.4 will not include any right to participate in management of the Company, including any right to vote, consent to, and will not include any right to information on the Company or its operations or financial condition. Following any transfer of only the Economic Rights of a Member's Interest in the Company, the transferring Member's power and right to vote or consent to any matter submitted to the Members will be eliminated, and the Ownership Interests of the remaining Members, for purposes only of such votes, consents, and participation in management, will be proportionately increased until such time, if any, as the transferee of the Economic Rights becomes a fully substituted Member.

**8.5 Death Buy Out.** Notwithstanding the foregoing provision of Section 8, the Members covenant and agree that on the death of any Member, the Company, at its option, by providing written notice to the estate of the deceased Member within 180 days of the death of the Member, may purchase, acquire, and redeem the Interest of the deceased Member in the Company pursuant to the provision of Section 8.5.

8.5.1 The value of each Member's Interest in the Company will be determined on the date this Agreement is signed, and the value will be endorsed on Schedule 3 attached and made a part of this Agreement. The value of each Member's Interest will be redetermined unanimously by the Members annually, unless the Members unanimously decide to redetermine those values more frequently. The Members will use their best efforts to endorse those values on Schedule 3. The purchase price for a decedent Member's interest conclusively is the value last determined before the death of such Member; provided, however, that if the latest valuation is more than two years before the death of the deceased Member, the provisions of Section 8.5.2 will apply in determining the value of the Member's Interest in the Company.

8.5.2 If the Members have failed to value the deceased Member's Interest within the prior two-year period, the value of each Member's Interest in the Company on the date of death, in the first instance, will be determined by mutual agreement of the surviving Members and the personal representative of the estate of the deceased Member. If the parties cannot reach an agreement on the value within 30 days after the appointment of the personal representative of the deceased

Member, then the surviving Members and the personal representative each must select a qualified appraiser within the next succeeding 30 days. The appraisers so selected must attempt to determine the value of the Company Interest owned by the decedent at the time of death based solely on their appraisal of the total value of the Company's assets and the amount the decedent would have received had the assets of the Company been sold at that time for an amount equal to their fair market value and the proceeds (after payment of all Company obligations) were distributed in the manner contemplated in Section 8. The appraisal may not consider and discount for the sale of a minority Interest in the Company. In the event the appraisers cannot agree on the value within 30 days after being selected, the two appraisers must, within 30 days, select a third appraiser. The value of the Interest of the decedent in the Company and the purchase price of it will be the average of the two appraisals nearest in amount to one another. That amount will be final and binding on all parties and their respective successors, assigns, and representatives. The costs and expenses of the third appraiser and any costs and expenses of the appraiser retained but not paid for by the estate of the deceased Member will be offset against the purchase price paid for the deceased Member's Interest in the Company.

8.5.3 Closing of the sale of the deceased Member's Interest in the Company will be held at the office of the Company on a date designated by the Company, not be later than 90 days after agreement with the personal representative of the deceased Member's estate on the fair market value of the deceased Member's Interest in the Company; provided, however, that if the purchase price are determined by appraisals as set forth in Section 8.5.2, the closing will be 30 days after the final appraisal and purchase price are determined. If no personal representative has been appointed within 60 days after the deceased Member's death, the surviving Members have the right to apply for and have a personal representative appointed.

8.5.4 At closing, the Company will pay the purchase price for the deceased Member's Interest in the Company. If the purchase price is less than \$1,000.00, the purchase price will be paid in cash; if the purchase price is \$1,000.00 or more, the purchase price will be paid as follows:

- (1) \$1,000.00 in cash, bank cashier's check, or certified funds;
- (2) The balance of the purchase price by the Company executing and delivering its promissory note for the balance, with interest at the prime interest rate stated by primary banking institution utilized by the Company, its successors and assigns, at the time of the deceased Member's death. Interest will be payable monthly, with the principal sum being due and payable in three equal annual installments. The promissory note will be unsecured and will contain provisions that the principal sum may be paid in whole or in part at any time, without penalty.

8.5.5 At the closing, the deceased Member's estate or personal representative must assign to the Company all of the deceased Member's Interest in the Company free and clear of all liens, claims, and encumbrances, and, at the request of the Company, the estate or personal representative must execute all other instruments as may reasonably be necessary to vest in the Company all of the deceased Member's right, title, and interest in the Company and its assets. If either the Company or the deceased Member's estate or personal representative fails or refuses to execute any instrument required by this Agreement, the other party is hereby granted the irrevocable power of attorney which, it is agreed, is coupled with an interest, to execute and deliver on behalf of the failing or refusing party all instruments required to be executed and delivered by the failing or refusing party.

8.5.6 On completion of the purchase of the deceased Member's Interest in the Company, the Ownership Interests of the remaining Members will increase proportionately to their then existing Ownership Interests.

**8.6 Admission of New Members to the Company.** The Company may admit a Person other than original members as a Member. A Person may be admitted as a Member under this section only upon (a) approval of such admission and the terms and conditions of such admission, including without limitation, appropriate amendments to this Agreement by the affirmative vote of Members representing two-thirds of the

Percentage Interests; (b) an initial capital contribution in an amount determined by Members representing no less than equal to initial Member contributions; and (c) agreement by Members representing three-fourths of the Percentage Interests as to the necessary amendments to this Agreement to allow for additional membership in the Company.

## **SECTION 9**

### **DISSOLUTION AND WINDING UP OF THE COMPANY**

**9.1 Dissolution.** The Company will be dissolved on the happening of any of the following events:

- 9.1.1 Sale, transfer, or other disposition of all or substantially all of the property of the Company;
- 9.1.2 The agreement of all of the Members;
- 9.1.3 By operation of law; or
- 9.1.4 The death, incompetence, expulsion, or bankruptcy of a Member, or the occurrence of any event that terminates the continued membership of a Member in the Company, unless there are then remaining at least the minimum number of Members required by law and all of the remaining Members, within 120 days after the date of the event, elect to continue the business of the Company.

**9.2 Winding Up.** On the dissolution of the Company (if the Company is not continued), the Members must take full account of the Company's assets and liabilities, and the assets will be liquidated as promptly as is consistent with obtaining their fair value, and the proceeds, to the extent sufficient to pay the Company's obligations with respect to the liquidation, will be applied and distributed, after any gain or loss realized in connection with the liquidation has been allocated in accordance with Section 3 of this Agreement, and the Members' Capital Accounts have been adjusted to reflect the allocation and all other transactions through the date of the distribution, in the following order:

- 9.2.1 To payment and discharge of the expenses of liquidation and of all the Company's debts and liabilities to persons or organizations other than Members;
- 9.2.2 To the payment and discharge of any Company debts and liabilities owed to Members; and
- 9.2.3 To Members in the amount of their respective adjusted Capital Account balances on the date of distribution; provided, however, that any then outstanding Default Advances (with interest and costs of collection) first must be repaid from distributions otherwise allocable to the Defaulting Member pursuant to Section 9.2.3.

## **SECTION 10**

### **GENERAL PROVISIONS**

**10.1 Amendments.** Amendments to this Agreement may be proposed by any Member. A proposed amendment will be adopted and become effective as an amendment only on the written approval of all of the Members.

**10.2 Governing Law.** This Agreement and the rights and obligations of the parties under it are governed by and interpreted in accordance with the laws of the State of Massachusetts (without regard to principles of conflicts of law).

**10.3 Entire Agreement; Modification.** This Agreement constitutes the entire understanding and agreement between the Members with respect to the subject matter of this Agreement. No agreements, understandings, restrictions, representations, or warranties exist between or among the members other than those in this Agreement or referred to or provided for in this Agreement. No modification or amendment of any provision of this Agreement will be binding on any Member unless in writing and signed by all the Members.

**10.4 Attorney Fees.** In the event of any suit or action to enforce or interpret any provision of this Agreement (or that is based on this Agreement), the prevailing party is entitled to recover, in addition to other costs, reasonable attorney fees in connection with the suit, action, or arbitration, and in any appeals. The determination of who is the prevailing party and the amount of reasonable attorney fees to be paid to the prevailing party will be decided by the court or courts, including any appellate courts, in which the

matter is tried, heard, or decided.

**10.5 Further Effect.** The parties agree to execute other documents reasonably necessary to further effect and evidence the terms of this Agreement, as long as the terms and provisions of the other documents are fully consistent with the terms of this Agreement.

**10.6 Severability.** If any term or provision of this Agreement is held to be void or unenforceable, that term or provision will be severed from this Agreement, the balance of the Agreement will survive, and the balance of this Agreement will be reasonably construed to carry out the intent of the parties as evidenced by the terms of this Agreement.

**10.7 Captions.** The captions used in this Agreement are for the convenience of the parties only and will not be interpreted to enlarge, contract, or alter the terms and provisions of this Agreement.

**10.8 Notices.** All notices required to be given by this Agreement will be in writing and will be effective when actually delivered or, if mailed, when deposited as certified mail, postage prepaid, directed to the addresses first shown above for each Member or to such other address as a Member may specify by notice given in conformance with these provisions to the other Members.

**10.9 Arbitration and Dispute Resolution.** Any dispute, controversy or claim arising out of or relating in any way to this agreement, including without limitation any dispute concerning the construction, validity, interpretation, enforceability or breach of agreement shall be exclusively resolved by binding arbitration upon a Party's submission of the dispute to arbitration. In the event of a dispute, controversy or claim arising out of or relating in any way to the agreement, the complaining Party shall notify the other Party in writing thereof. Within thirty (30) days of such notice, management level representatives of both Parties shall meet at an agreed location to attempt to resolve the dispute in good faith. Should the dispute not be resolved within thirty days after such notice, the complaining Party shall seek remedies exclusively through arbitration. The demand for arbitration shall be made within a reasonable time after the claim, dispute or other matter in question has arisen, and in no event shall it be made after two years from when the aggrieved party knew or should have known of the controversy, claim, dispute or breach.

**10.10 Potential Acquisition of the Company.** If at any time any Member or one of the Members is approached by any person or entity which desires to (a) acquire all the equity interests of the Company; (b) merge or consolidate with the company; or (c) acquire substantially all of the assets of the Company (a "Sale Transaction"), each Member shall promptly be informed of all material facts related thereto. The Company shall not enter into a definitive agreement providing for a Sale Transaction, or a letter of intent, or other document indicating an interest in sale or acquisition without unanimous agreement of members.

**10.11 Pronouns and Plurals.** Whenever the context may require, any pronouns used in this Agreement shall include the corresponding masculine, feminine, or neutral, forms, and the similar forms of nouns, pronouns, and verbs shall include the plural and vice versa.

## **SECTION 11**

### **MEETINGS & MEETING PROVISIONS**

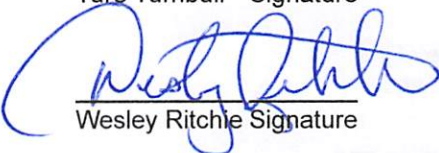
**11.1 Regular Meetings.** Regular Meetings of the Members shall be held on such dates, at such times, and at such places as may be established by, and publicized among, the Members through formal or routine communications.

**11.2 Decisions As A Result of Meetings.** Company operations decisions may be made through regular meetings including but not limited to in-person communications, through electronic messaging, phone conference, and any other form of modern communication used by members to discuss operations decisions.

IN WITNESS WHEREOF, the parties to this Agreement execute this Operating Agreement as of the date and year first above written.

MEMBERS:

  
Ture Turnbull Signature

  
Wesley Ritchie Signature

#### Listing of Members - Schedule 1

#### LIMITED LIABILITY COMPANY OPERATING AGREEMENT

#### NEW ENGLAND CRAFT CULTIVATORS, L.L.C.

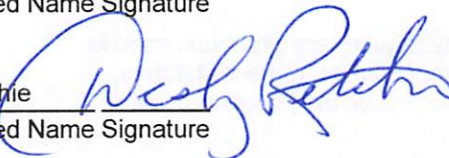
#### LISTING OF MEMBERS

As of the 23rd day of April, 2019, the following is a list of Members of the Company:

NAME	ADDRESS
<u>Ture Turnbull</u>	<u>12 Robeson Street</u> <u>Boston, MA 02130</u>
<u>Wesley Ritchie</u>	<u>113 George Street</u> <u>Boston, MA 02119</u>

Authorized by Member(s) to provide Member Listing as of this (Day) day of (Month, Year).

Ture Turnbull   
Printed/Typed Name Signature

Wesley Ritchie   
Printed/Typed Name Signature

#### Listing of Capital Contributions - Schedule 2

#### LIMITED LIABILITY COMPANY OPERATING AGREEMENT

#### FOR NEW ENGLAND CRAFT CULTIVATORS, L.L.C.

#### CAPITAL CONTRIBUTIONS

Pursuant to ARTICLE 2, the Members' initial contribution to the Company capital is stated to be \$100. The description and each individual portion of this initial contribution is as follows:

NAME	CONTRIBUTION	% OWNERSHIP
------	--------------	-------------



Ture Turnbull          \$100                  50%  
(Member)

Wes Ritchie            \$100                  50%  
(Member)

SIGNED AND AGREED on 7/1/19 (Date).

Ture Turnbull [Signature]  
Printed/Typed Name Signature

Wesley Ritchie [Signature]  
Printed/Typed Name Signature

**Listing of Valuation of Members Interest - Schedule 3**  
**LIMITED LIABILITY COMPANY OPERATING AGREEMENT**  
**FOR NEW ENGLAND CRAFT CULTIVATORS, L.L.C.**  
**VALUATION OF MEMBERS INTEREST**

Pursuant to ARTICLE 8, the value of each Member's interest in the Company is endorsed as follows:

NAME	VALUATION ENDORSEMENT
Ture Turnbull	\$100
Wes Ritchie	\$100

SIGNED AND AGREED 7/1/19 (Date).

Ture Turnbull [Signature]  
Printed/Typed Name Signature

Wesley Ritchie [Signature]  
Printed/Typed Name Signature



NOTARY SEAL OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Massachusetts

County of Suffolk

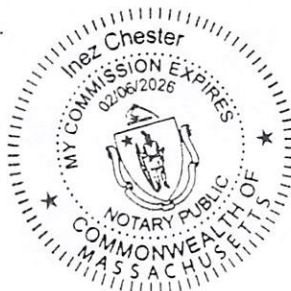
On 7/1/2019 before me, Ture Turnbull & Wesley Ritchie (insert name)  
personally appeared Inez Chester, who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),  
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Massachusetts  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)





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

Charles D. Baker  
GOVERNOR

Karyn E. Polito  
LT. GOVERNOR



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Rosalin Acosta  
SECRETARY

Richard A. Jeffers  
DIRECTOR

New England Craft Cultivators LLC  
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JAMAICA PLAIN, MA 02130-2916

EAN: 22161119  
March 23, 2020

Certificate Id:36354

The Department of Unemployment Assistance certifies that as of 3/23/2020 ,New England Craft Cultivators LLC is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

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

Richard A. Jeffers, Director

Department of Unemployment Assistance

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# Business Plan of NECC Marijuana Dispensaries

By New England Craft Cultivators, L.L.C.  
3.20



THE FINANCIAL PROJECTIONS AND OTHER ESTIMATES CONTAINED IN THIS BUSINESS PLAN WERE PREPARED BY NECC LLC (THE "COMPANY") BASED ON ITS EXPERIENCE IN THE INDUSTRY AND ON ASSUMPTIONS OF FACT AND OPINION AS TO FUTURE EVENTS WHICH THE COMPANY, AT THE DATE OF THE ISSUANCE OF THIS BUSINESS PLAN, BELIEVED TO BE REASONABLE, BUT WHICH THE COMPANY CANNOT AND DOES NOT ASSURE OR GUARANTEE THE ATTAINMENT OF IN ANY MANNER.

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## SUMMARY

### Business Overview

New England Craft Cultivators, LLC (NECC) is a company driven by two professionals who have each built careers in Massachusetts advocating for progressive social change across drug policy, LGBTQ equality, law, and electoral politics. We have created a company that is committed to opening 3 marijuana retail establishments, the maximum allowed under law in Massachusetts for one corporate owner, and has gained traction in the process of opening its first two locations in Dracut and Pepperell, Massachusetts. The dispensaries will be owned by NECC and we will be building a brand around our company name.

NECC is a different kind of Marijuana Retail Establishment (MRE) in Massachusetts – we’re committed to partnering with locally owned small cultivators, small manufacturers, and microbusinesses to bring the highest quality, locally and sustainably grown craft cannabis products to the market. This is different than most other players in the retail marijuana market here in Massachusetts in one major way: most retail outlets in Massachusetts try to maximize profits at the expense of guaranteeing the highest quality craft products by growing and manufacturing the products they sell themselves. We know that we can still turn a strong profit by intentionally creating a “craft market” of products that are grown often by small, family-run businesses that use only the highest standards of marijuana cultivation and manufacturing.

We have completed detailed market research determining there is great demand for marijuana products across Massachusetts in both of our targeted areas – the Merrimack Valley/Greater Lowell region, along the New Hampshire state border, and the Metro-Boston region. In this emerging market, we are poised to draw three distinct categories of marijuana customers: (1) existing users who are accustomed to illicit market purchases, (2) new users who are exploring the cannabis experience, and (3) discerning customers who are interested in high quality specialty products from boutique producers, especially as more stores begin to operate across the state.

NECC’s two founders have extensive understanding of the dynamic and rapidly developing and changing marijuana market in Massachusetts. We have 4 distinct phases of our business.

(Phase 1) Dispensary #1 and #2: We have secured properly-zoned locations for our first two stores and are in the local approval process for both. Our Pepperell Store is located at 112-114 Main Street and our Dracut Store is located at 61 Silva Lane in Dracut. We have secured Host Community Agreements in both locations, hosted community meetings in both communities, are on track to secure all remaining local and state approvals to open our first stores in 2020.

(Phase 2) Third Dispensary: We have scouted properties and are in the process of locating our third location.

(Phase 3) Craft Online Marketplace and Brand Wars: We are talking to experts in the technology space to develop and launch a transformative online marketplace that centralizes delivery for small craft cultivators and manufacturers to help them compete in the delivery space.

(Phase 4) Possible Brand Expansion & Continued Brand Wars: In both of our Dracut and Pepperell locations, we have the space to grow marijuana if we decide to expand into cultivation. We expect to explore acquisition plays or work with our existing partners to adapt into a craft cannabis brand for sale in our stores and potentially beyond.

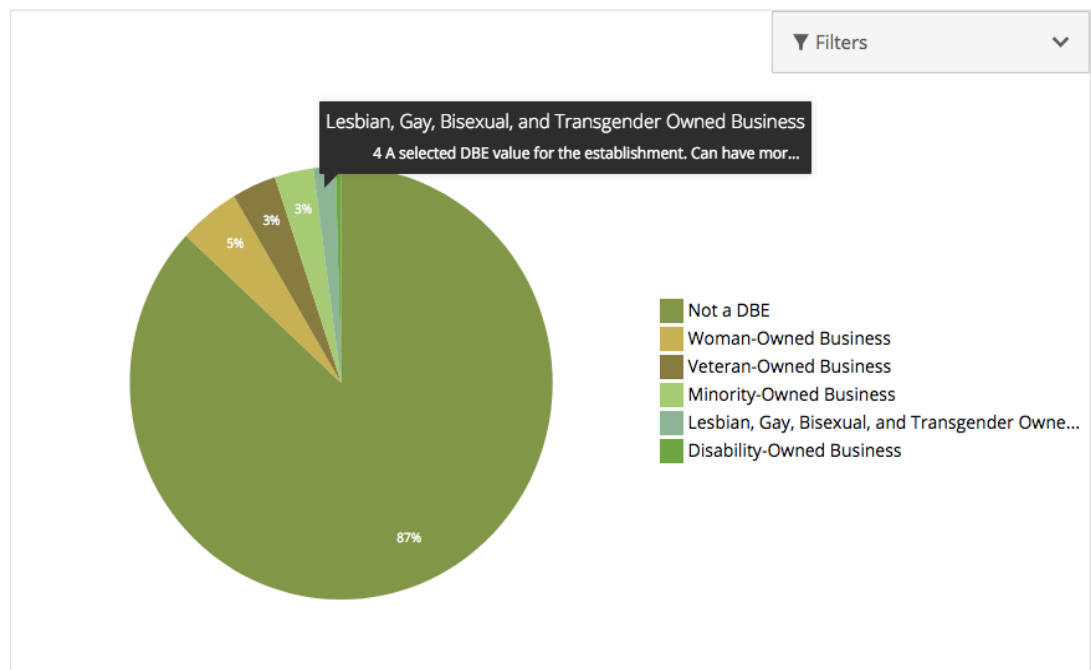


To support these phases, NECC needs to raise funds at each juncture to support our growth: we estimate that Phase 1 requires us to raise \$2,600,000, \$200,000 of which will be raised through a convertible note offering and \$2,000,000 through a general offering.

## Vision and Values

NECC is a 100% LGBTQ-owned, inclusive, and socially responsible business. We are a “little guy” company that is committed to creating marijuana retail establishments that are designed to support other “little guy” craft cultivators and manufacturers. We will bring these quality products to market instead of the lower quality products that are mass-produced by many of the vertically integrated operators in business in Massachusetts and other states

## Disadvantaged Business Enterprise (DBE) Statistics for Applications with Provisional and Final Approval



We will engage intentionally to help disrupt the illicit market, and we will be aggressive in our advertising and outreach while always remaining compliant with all relevant laws and regulations. Our sophisticated targeting of people aged 21+, consistent with all regulations, will be one of the ways that NECC stands out and makes its name and reputation in this market.

## Topline market opportunity

The marijuana industry across Massachusetts and the country is a dynamic one – changing weekly. 11 states and the District of Columbia have fully legalized adult-use marijuana. The stigma around



marijuana use has begun to erode, with nearly 60% of adults supporting legalization of marijuana for adult use<sup>1</sup>.

As of March, 2020, there are 36 licensed and open marijuana retail establishments across Massachusetts. The “big guys” in marijuana own the majority of the open stores, and none are focused bringing craft cultivator products to market. Increasingly and with few exceptions, our competitors are vertically integrated companies that produce, manufacture, and sell their own products, often solely to benefit large corporate investors. As the 165 marijuana retail businesses with pending applications come online over the next several years, the market in Massachusetts will become decentralized. At the same time, well-funded national and international companies will be seeking to corner the market by consolidating cannabis businesses.

Adult-use marijuana sales in Massachusetts to date have exceeded \$549,000,000 since the first store came online in November of 2018. According to the Boston Globe, the vast majority of marijuana sales remain on the black market even one year after legalization.<sup>2</sup> This presents a tremendous opportunity not to enter a market simply to divide an existing customer base between newly entering MRE’s but to expand and become a hub of retail sales for a newly emerging market of consumers who are exiting the illicit market in favor of affordable, regulated and safety-tested marijuana products.

Importantly, attitudes around marijuana consumption are also changing according to a Massachusetts Department of Public Health survey.<sup>3</sup> The survey noted that in the 21% of adult residents in Massachusetts have used marijuana in the past 30 days.

The study found no significant difference in marijuana usage across races and noted 53% of Massachusetts residents believe that marijuana use has slight or no risks to the user, indicating an openness to cannabis from a wider segment of the population than current regular users. This study was conducted before the first MRE outlet opened, and speaks to the pervasiveness of the illicit market, which has functioned virtually undisturbed for decades.

According to data provided by the Cannabis Control Commission as of December 2019, current cannabis sales in Massachusetts exceed \$1 million per day (and around \$2.7 million on weekend days) with each item averaging about \$40 per unit. Sales remain on a steady upward trajectory as more stores open and more consumers’ move from the illicit market to the regulated cannabis economy.

## Core Competencies & Professional Team

To date, NECC’s two founders, aided by a fantastic team as well as council of advisors, have provided the necessary guidance, assistance and preliminary funds to bring its Phase 1, Dracut and Pepperell Dispensaries to their current state. Each of NECC’s founders has over 15 years of government and public policy experience. Our team has activists who have been involved in harm reduction and legalization for nearly 10 years. Our founders have led organizations – one is an attorney who recently managed a \$1.2 million political organization and another has led a statewide Massachusetts

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<sup>1</sup> <https://www.pewresearch.org/fact-tank/2018/10/08/americans-support-marijuana-legalization/>

<sup>2</sup> <https://www.bostonglobe.com/news/marijuana/2019/02/02/illicit-pot-market-remains-stubbornly-robust/Fqg5baxLvqkrTB1ABJRbEL/story.html>

<sup>3</sup> <https://www.mass.gov/files/documents/2018/06/29/DPH%20Legislative%20Report%20-%20Marijuana%20Baseline%20Health%20Study.pdf>

nonprofit. NECC boasts a talented duo of founders with a broad wealth of skills and experiences needed to execute on our vision of three retail locations across Massachusetts.

Our council of advisors includes experienced businesspeople, with over 30 years in a variety of businesses, activists, advisors for other Massachusetts and national marijuana dispensaries, and other skilled professionals across relevant industries.

**Our team of support professionals includes:**

Julie O'Neill, Esq.: Julie focuses her practice on business, corporate and securities law, and counseling individuals and entities at all stages of the corporate life cycle on a wide variety of sophisticated transactions in the U.S., Canada, and abroad. Julie has extensive expertise representing start-up businesses, including helping entrepreneurs in selecting the right legal structures for their businesses, securing debt and equity financing and handling ongoing operational matters. She frequently represents clients from the formation stage through multiple rounds of financings and finally to liquidity events. In addition, Julie represents multiple family offices, wealth managers and high net worth individuals, and families with planning, investing and structuring matters.

Dwayne Dancy, Architect: Dwayne established ISOPARM DESIGN GROUP to be an NYC-based practice that creates unforgettable experiences through the built environment. ISOPARM pushes the boundaries of architecture through an interdisciplinary and technology driven approach that emphasizes close client collaboration. Practicing for more than 15 years, D.Dancy is a hands-on leader whose range of experience spans all phases of projects from conceptual design to completion. He is Fluent in CAD management, 3d modeling and parametric design, his scope of work includes all aspects of planning, documentation, project management and coordination based on the needs of each project. D. Dancy's portfolio comprises completed work for corporate, university, public school, industrial and municipal clients.

Joseph D. Alaimo, CEO of Eagle Investigation Services. Joe is a former Deputy Chief of Police. He is highly decorated and accomplished management professional in the areas of Homeland Security, Law Enforcement, Criminal Law Investigation and Response to School Emergencies. Areas of expertise include in-depth knowledge and skilled in law enforcement with a strong understanding of law, regulations, ordinances, and operating policies and procedures. More than 30 years of law enforcement with a proven ability to create and direct security and investigative programs. Joseph is a Massachusetts Notary Public, his commission expires in 2020. Joseph maintains memberships in The International Association of Chiefs of Police (IACP). He US Navy veteran that served aboard the USS San Bernardino LST 1189.

Joseph E. Solomon, CFO of Eagle Investigation Services. Joseph E. Solomon is a current Chief of Police in a major city police department who has experience and training in both the field of law enforcement and business management and has a unique understanding of police management skills. Joseph is well versed in Criminal Justice and Business Management, Accounting, Accident Reconstruction, Internal Affairs Investigations, Union management negotiations, Law enforcement operations, school risk mitigation, school safety and security, CPR/AED, First Aid & various medical certification training, Emergency Services, Firearms and Tactical Operations Training. He is a recognized expert and innovator in School Safety and Security, Crisis Mitigation and Community Relations. Joseph is a national lecturer and trainer in the areas of personnel, government and corporate risk management, crisis response and personal safety.

Ron Muller, Ron Muller & Associates, Traffic & Planning Committee. Mr. Müller has over 30 years of experience in the permitting of land development projects through the preparation of Traffic Impact

and Access Studies and Environmental Impact Reports involving the design of site access and off-site roadway improvements. He has extensive knowledge in the procedures and politics of governmental permitting in Massachusetts, New Hampshire, Connecticut, and Rhode Island and the approval of development projects and transportation improvements. He is capable of coordinating the permitting of development projects involving multiple consultants and numerous permitting issues.

### **New England Craft Cultivators, L.L.C. History and Accomplishments**

NECC was incorporated in April of 2019 after forming 6 months prior through discussions and planning. NECC has come a long way very fast. After business formation, we entered two leases, one in Dracut and one in Pepperell. NECC then successfully negotiated Host Community Agreements with both communities and held open public meetings. NECC has received its special permit to operate a marijuana dispensary in Dracut and is in the local approval process in Pepperell, where it expects a favorable outcome.

NECC has hit other milestones that have also eluded other companies: we have successfully secured banking through Bay Coast Bank in Swansea, Massachusetts. We have a legally compliant website and web presence. We have secured letters of intent from suppliers of craft marijuana products that we intend to partner with, and have developed deep business relationships with small companies that operate in this space. We have successfully completed a comprehensive operations plan, a detailed traffic and security plan, positive impact plan, and engaged with an architect to make sure our facility is in compliance with local regulations. We have also hired a top-notch security firm with a strong local reputation. NECC has hired an outstanding startup business and finance attorney to make sure our fundraising is compliant with all local and federal securities and other regulations.

NECC has draft design and security plans in hand. We expect to submit our application to the state licensing authority, the Cannabis Control Commission, in March of 2020.

## **OPPORTUNITIES ANALYSIS**

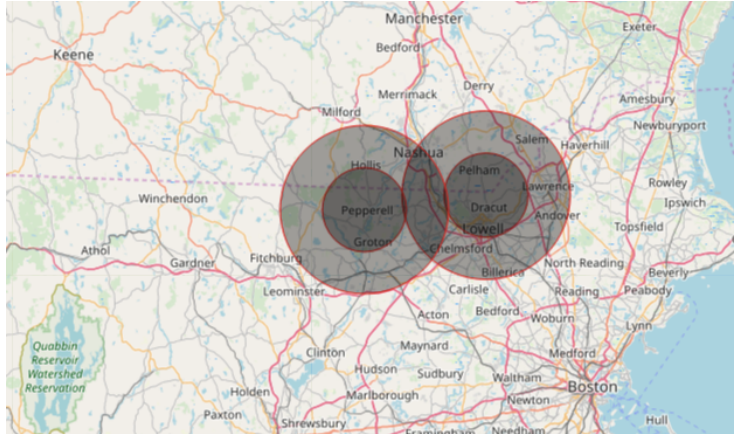
### **Current Opportunity**

Few industries are as dynamic and evolving as the Massachusetts adult use marijuana market. The market is both new in that marijuana is newly legal in Massachusetts, but there is a customer base that is used to purchasing this product in a different way for decades. Customers live everywhere – they're of all ages (above 21), and there is a high demand for our products. Paradoxically, it's a market that is truly in its infancy – few consumers have been as discerning on the black market as they are now that products are legal. We expect to enter in a time where the education around marijuana is new and exciting; with the expertise to make sure we are offering certain types of consumers not just marijuana, but the types of marijuana that they would prefer to use. The strong economy and continued wealth of many residents in the Northeast allows us access to a customer base that can afford to buy marijuana for recreational use.

## Market Size and Segmentation

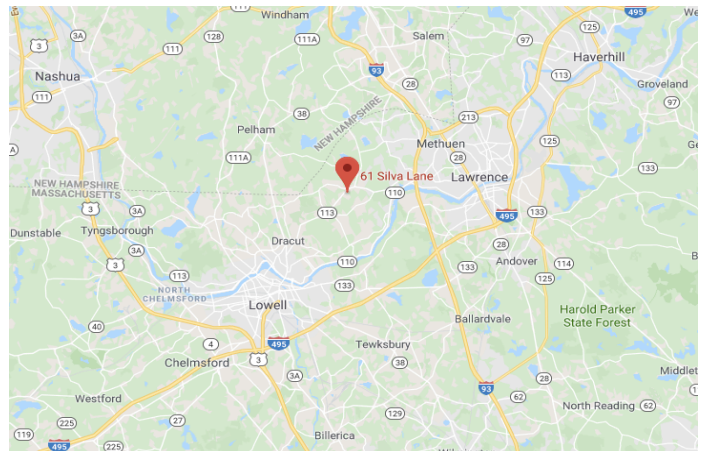
We see our market opportunities in three ways: hyperlocal, regional, and by affinity.

**Dracut:** Our hyperlocal population count includes a 5-mile radius from our location. There are 148,632 people in this 5 mile zone. Regionally, at a 10-mile radius from our location, there are 521,752 in our zone.

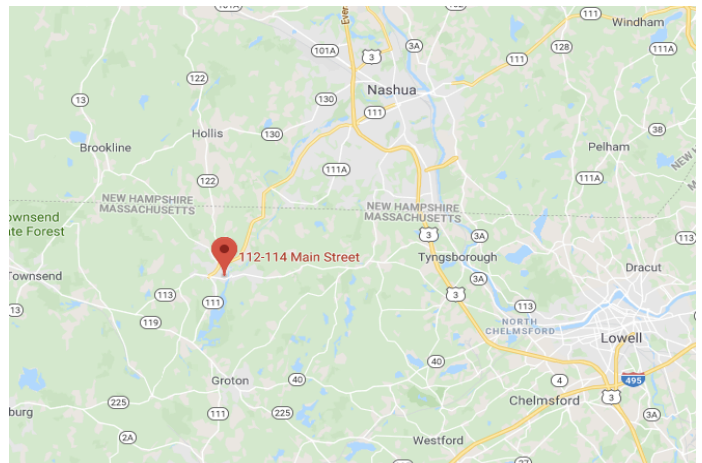


**Peppercell:** Our hyperlocal population count in a 5 mile radius of our location is 26,022 people. Regionally, there are 189,780 people at a 10-mile radius from our location in Peppercell.

**Affinity:** As a 100% LGBTQ-owned company, we expect to have an affinity group of LGBTQ folks who will travel locally and a little farther to buy marijuana from a trusted LGBTQ business. We don't yet account for that affinity numerically, but we do know that will be an important segment of our customer base.



More broadly, there are about 2.4 million people residing within 20 miles of Dracut center in Massachusetts.<sup>4</sup> Using Census data about the age distribution of Massachusetts's residents combined with DPH data about the age of past month users; we estimate there are 388,000 past month cannabis users within a 20-mile radius of the store. If 75% of cannabis sales remain in the illicit market in Massachusetts,<sup>5</sup> 97,000 individuals who use cannabis at least once a month reside in the market area and are potential immediate customers, with more coming online over time.



<sup>4</sup> [http://www.hoosierdata.in.gov/big\\_radius/radius.asp](http://www.hoosierdata.in.gov/big_radius/radius.asp)

<sup>5</sup> <https://www.bostonglobe.com/news/marijuana/2019/02/02/illicit-pot-market-remains-stubbornly-robust/Fqq5baxLvqkrTB1ABJRbEL/story.html>

Assuming, extremely conservatively, that each past monthly user makes only four purchases of \$46 over the course of the year, this would yield 388,000 individual purchases totaling \$17.85 million annually. This market will be split with other competitors in the area, including the one dispensary that is already serving Lowell residents and others soon coming online around the same time we expect to come online. Although we project, conservatively, that NECC will have approximately 12% of the local marijuana market, if NECC's share of the total market in the area is about 25% that would generate gross sales of \$4.46 annually (per location). We expect the realistic margin to be in between.

We expect the market to grow considerably as more stores come online and more consumers move away from the illicit market. In Colorado, for instance, where the recreation market is more mature, regulated retailers are predicted to capture 2/3 of the cannabis market in 2019, demonstrating that we can anticipate the size of the regulated market in Massachusetts more than doubling over the next several years.

Our customers are going to primarily come from the surrounding 20 miles, with some customers traveling farther because they're seeking to purchase "craft" marijuana products or because they prefer to shop at LGBTQ-owned stores. This geographic region includes the Merrimack Valley and Greater Lowell areas, radiating outward to surrounding communities and upwards into New Hampshire's most populous counties. NECC will draw consumers that are conscious of the quality and origin of the products they consume.

In Dracut and Pepperell, we are going to be some of the closest marijuana establishments to the New Hampshire state line, located less than 2 miles from the line in both places. Purchasing marijuana is legal in Massachusetts for any adult who is over 21 years old with a valid driver's license, regardless of the state of origin of the purchaser.

#### Dracut By The Numbers:

- a. Dracut's population is slightly over 31,000 people. Pepperell's population is over 12,000 people.
- b. Dracut sits in the northeast most section of Middlesex County (population 1.6 million) and abuts Essex County (population 785,000) in Massachusetts. Pepperell is also located in the northern part of Middlesex county.
- c. Our Dracut store is located 3 miles off of Interstate 93 Exit 46 B, near the borders of Methuen and Lawrence, MA two major cities that have locally outlawed the sale of marijuana and have residents who will be seeking a place to legally purchase cannabis.<sup>6</sup>
- d. Average daily traffic<sup>7</sup> for the area surrounding Exit 46 B on Interstate 93 ranges between 97,800 and 166,300 unique travelers each day.
- e. Our customers will primarily live and work in the 20-mile radius region in both locations with specialty traffic driven by the unique items that are available at our store.

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<sup>6</sup> Population numbers use 2010 census data

<sup>7</sup> <https://web.archive.org/web/20090721002141/http://www.mhd.state.ma.us/traffic.asp?f=&C=RTE.I-%2093>

#### Pepperell By the Numbers:

- a. Pepperell's population is around 12,146 people.
- b. Pepperell sits in the north of Middlesex County (population 1.6 million) and borders Hillsborough County (population 400,000).
- c. Our property is located on Route 113 and directly next to route 111.
- d. Our property is located next to Dunstable and Groton, both are local communities that are not expected to have retail sales.
- e. The average daily traffic at our intersection where we are located is 2,200 cars per day, according to a North Middlesex Regional Traffic Volume Report.

### Competitive Analysis

The number of MRE's in each community may be limited to 20% of the number of liquor licenses at the discretion of municipal authorities. Dracut has 20 liquor stores, so will allow four MREs to locate in the town. To date, three other companies have secured host community agreements from the town, and are seeking to open around the same time as NECC, in 2020. The three companies include Green Star Herbals, Lazy River Products, Inc., and 103 Pleasant Street. Our NECC dispensary location is closer to the major highway and to most of the population centers. Lowell currently hosts one MRE and more will likely open there over the coming years. We consider the market to still be in its infancy for a number of reasons, including a slow state-wide licensing process and the control that is afforded to municipalities to each write their own community rules and processes for licensure. In Pepperell, there are going to be two licensed stores and we are one of the only two companies working with the town. The other, Uma Flowers, is a small, family owned business that is seeking to locate in Pepperell but is struggling to get local zoning approval due to traffic flow issues.

Competition Regionally & Statewide: As mentioned above, there are 36 operational marijuana dispensaries across Massachusetts and 165 more waiting in the state licensure process to come online.

Dracut and Pepperell Competition: All three of the stores that have received host community agreements from Dracut are planning to operate vertically integrated marijuana companies or exclusive distribution arrangements, which is different than our plan to operate a retail dispensary with a focus on product variety. This provides us with two distinct opportunities and one possible drawback. The same is true of the one store in Pepperell.

Each of these competitor companies plan to maximize their own profits by not offering a diversity of brands and products, and just by selling their own products. We are likely to be the only stores offering a variety of brands that are specifically curated to appeal to a wide market. The additional advantage is that while two of the stores have already submitted their application to the CCC, each of the build-out and cultivation/manufacturing cycles for these companies indicates a longer time before they open and go to market. We are unencumbered by the cultivation and production components, and can source from many different stores in order to keep our inventory fresh and "craft" focused.

Green Star Herbals: This company, <https://www.greenstarherb.com/dracut/> is planning to enter the market by opening stores in Dracut, Chelsea and Maynard, Massachusetts. They are likely to open in 2020, and plan to be a vertically integrated company that grows, manufactures and sells its own products. They have submitted their full application to the cannabis control commission and have advanced deeply in the local process.

Lazy River Products, Inc: This company, <https://www.lazyriverproducts.com/> is planning to enter the market by operating a vertically integrated store in Dracut. They are also likely to be online in 2020. They have submitted their full application to the cannabis control commission and have advanced deeply in the local process.

BKPN, LLC: This company has hosted two community meetings as a result of non-compliance with their first meeting, also, they have not submitted their application to the state. They are planning a vertically integrated company, and are clustered close to the other two operators on the other side (away from us) of Dracut. They are having challenges getting permitted that the other companies and we have not encountered and do not expect to encounter.

Eyes on Metro-Boston: Boston proper has among the most opaque and difficult licensing process, and only has a single open store in the city, with NETA in Brookline still owning the biggest market share from the region. While Boston has a backlog of licensees in the process, we believe the ground is still fertile for us to enter the market in Boston for our third store if we go in that direction.

Policy Analysis & Market Transformation Long-Term: We expect to encounter the challenges that all Massachusetts companies face as it relates to legalization nationally. We expect, upon legalization, that the market will be flooded by national marijuana brands including those that are owned by big tobacco and pharmaceutical companies. This could cause large challenges for all smaller stores and companies, and we are clear-eyed about the risks that this could pose to our company as well as the doors this could open.

## **NECC Differentiation**

Our competitive advantage is fourfold: (1) our long-term focus and vision on what consumers want both now and down the line in 2, 5, and 10 years, (2) our dynamic and entrepreneurial team with a deep background in cannabis and public policy and regulation, dynamic campaign and public relations skills, and compliance (3) our partnerships with and commitment to small craft cultivators, manufacturers and microbusinesses, and (4) our strong relationship and commitment to our state, communities and region.

## **Growth Strategy**

(Phase 1) Dispensary #1 and #2: We have secured properly-zoned locations for our first two stores and are in the local approval process for both. Our Pepperell Store is located at 112-114 Main Street and our Dracut Store is located at 61 Silva Lane in Dracut. We have secured an HCA in Dracut, are negotiating a HCA in Pepperell, are on track to secure all remaining local and state approvals to open our first stores in 2020.

(Phase 2) Third Dispensary: We have explored other sites but have not yet chosen our preferred site for our third dispensary. That could be in metro-Boston, Boston-proper or elsewhere in the state.



(Phase 3) Craft Online Marketplace and Brand Wars: We are talking to experts in the technology space to develop and launch a transformative online marketplace that centralizes delivery for small craft cultivators and manufacturers to help them compete in the delivery space.

(Phase 4) Vertical Expansion & Continued Brand Wars: In both of our Dracut and Pepperell locations, we have the space to grow marijuana if we decide to expand into cultivation. We expect to explore acquisition plays or work with our existing partners to adapt into a craft cannabis brand for sale in our stores and potentially beyond.

## Promotion Strategy

Our financial projections plan for the investment into an aggressive marketing plan targeted toward our affinity communities, including activists and LGBTQ folks, as well as regional growth and marketing. The advertising regulations are strict in the adult use marijuana laws, and require that all advertising and promotion is directed only to people who are over the age of 21 years old, and at least 80% of every audience must reasonably respected to be of legal age to consume marijuana products. Directed digital advertising is planned and maximization of free public media is also expected consistent with all state laws and regulations. Our website [www.NECraftCultivators.com](http://www.NECraftCultivators.com) is currently live and will be incorporated into the promotion of the brand and retail location.

## SALES PLAN

### Sales Strategy

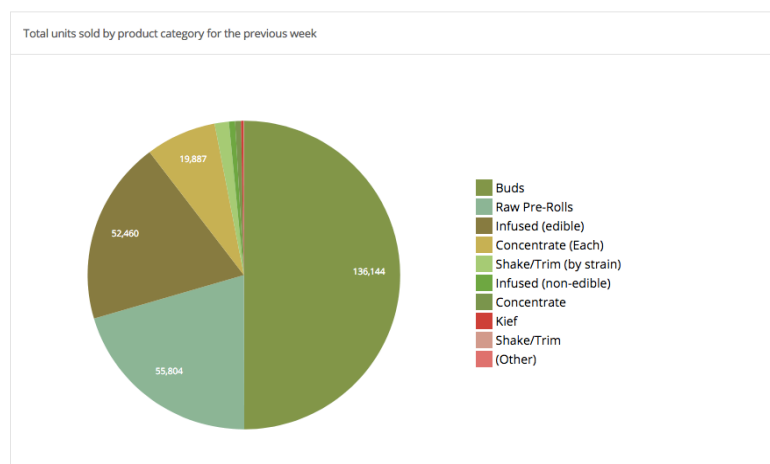
Right now, according to conversations with our partners and council of advisors, demand for marijuana at dispensaries can barely keep up with the available supply. Seventy-five percent of Massachusetts marijuana sales are still on the black market. The sales strategy is roughly twofold: some of the marijuana will "sell itself" as the market heats up - while the power of creating a lasting brand is in our hands to accomplish. We plan to sell the following high-demand products:

The products NECC intends to offer reflect market trends:

- a. Flower of the indica, sativa and hybrid varieties
- c. Edible infused products (gummies, chocolates, etc.)
- d. Flower based pre-rolls
- e. Infused (non-edible topicals)
- f. Vegan & specialty products across areas, geared toward health and wellness

We expect to offer the best variety of "craft" cultivation

Previous Week Product Distribution





products of any retailer from a selection of small growers across the state. We expect to serve no less than an average of 274 customers per day, per location, and for our store to be at full sales capacity for 360 days per year after a brief period of ramp-up.

We are also going to experiment with socially-conscious business and profit decisions, for example, only selling “safe vape” products where toxic chemicals are guaranteed to not be a part of the design. We are in conversations with Airgraft for next-generation safe vapor technology.

## Pricing

NECC will seek a “middle-of-the-road” and “variable” pricing strategy relative to its competitors in the area. We expect our shelves to have products on the medium and high-end quality spectrum at the beginning and have them all priced and sold next to each other. We expect a roughly 50% profit margin on each spectrum of products, and expect and are comfortable adjusting with the market and customer demands of our clients.

NECC will offer a variety of carefully chosen marijuana strains and manufactured products from Massachusetts that meet using the highest standards of quality, methodology and environmental consciousness. Our products will include buds/flower, concentrates, edibles, pre-rolls, infused external (topical) products, and other craft and niche products from Massachusetts, and upon federal legalization, a more curated set of products that cater to our customer’s expectations. We believe that by supporting other local businesses, we will be keeping the market accessible to them to keep the market accessible to small businesses, and believe many of our customers will share these values.

Cannabis sold by NECC will be sourced from microbusinesses, small cultivators, and small manufacturers in Massachusetts, with some craft products carefully selected from larger corporations if they are on-brand and meet our quality sourcing requirements.

We also will source and price our products in a way that honors the quality of the products. Some larger cultivators and retailers in Massachusetts have resorted to “microwaving” plants to speed the curing process; the process matters to us and we know will matter to many of our customers. Craft cultivators grow organically or near-organically; larger manufacturers tend to walk right up to (and in some cases have been fined for crossing) the acceptable/legal line of pesticides and chemical growth accelerators that result in a final product that lacks the nuanced flavor profile of small batch cannabis. The craft cannabis product manufacturers that NECC is partnered with pride themselves on using high quality food ingredients to create products that rival the candies and chocolates created by the finest chocolatiers.

Craft cannabis can be thought of much like microbrew or craft beer, specialty coffee, premium wine, or organic food. Consumers gravitate to these products because they are manufactured with attention to detail and created using sustainable practices resulting in a higher quality product. Craft cannabis producers also make a commitment to social responsibility. Many in the process of being permitted in Massachusetts are economic empowerment applicants, or those that met the state’s qualifications to promote minority ownership and to promote economic development in communities devastated by the drug war.

NECC currently has or is negotiating agreements with small cultivators that have been licensed to operate or are in the application process. We have spoken and entered discussions with 17

companies and one distributorship at various stages of the licensing process. There are two companies we feel demonstrate the nature of our partnerships:

**Gibby's Garden:** Gibby's Garden is a female-owned and family operated marijuana cultivator. They are the first licensed microbusiness in Massachusetts and recently began sale of their products to retail outlets.

**Freshly Baked Co.:** Freshly Baked Co. is a disabled-veteran and female owned microbusiness that is in the licensing process and makes one product exceedingly well: 5mg-infused marijuana gummies.

We plan to partner with these and other companies and showcase their products and help build brand loyalty both to their brands and to our stores.

## DESIGN AND DEVELOPMENT PLAN

### Facility descriptions

NECC has a signed lease to 112-114 Main Street, Unit 1 in Pepperell and 61 Silva Lane in Dracut, Massachusetts.

Our Dracut location is in mint condition, has 20 spaces of dedicated parking, and the existing parking is sufficient to meet local approvals. Our unit is on the second floor, and Equipment East, which owns the building and operates a company from the building, occupies the first floor. Our spaces, aside from the entryway, will be completely separate.



Our Pepperell location is approximately 1,000 square feet that is a rental unit in the outdoor Pepperell Mall building that has 64 parking spaces that are shared between all 10 businesses in the location. We expect no traffic and parking concerns or issues with the space.

NECC will comply with state regulation 935 CMR 500.140(3) and any additional local regulations, including procedures for how MRE's interact with customers. NECC will only allow customers that are 21 years or older and have a verified and scanned government issued photo identification like a driver's license, official state ID, or Passport. Customers enter the dispensary into a holding room and will be greeted by security staff for the above verification before they are permitted into the retail floor inside. Customers who do not meet the security clearance and ID check will not be permitted into the store.

Each customer who passes the initial security holding area will be granted entry into the main sales floor.



Expertly trained staff will greet customers and begin the process of guiding them through their shopping experience. The customer is not permitted to handle marijuana products prior to the sale, though we will have display items and a menu of items and descriptions that customers can interact with. All products for sale will be stored securely and only accessed and delivered to the customer over the counter at the time of purchase.

## Development Plan

The final design will commence with the closing of funding and the final local building approvals, though we have design and architecture plans that are being discussed with town officials today. NECC's goal is for construction to begin in earnest in the Summer of 2020 once we receive our provisional license from the Cannabis Control Commission.

## OPERATIONS PLAN

### Operations after building

NECC has a 43-page, comprehensive operations plan that covers a range of mission-critical issues and outlines how our dispensaries will operate. The table of contents of the plan is as follows:

Section 1: Internal Employee Operations:	
1. Job Descriptions:	3
2. Employee Services	6
3. Employee Handbook	8
4. Hiring Procedures and Standards	9
5. Dress Code & Hygiene	11
6. Employee Training	12
7. Employee Timesheets & Payment Issues for Employees	13
8. Performance Evaluations & Professional Development	14
9. Logs, Personnel Files and Record Keeping	15
Section 2: Dispensary Customer-Focused Procedures and Processes:	
10. Customer Service	17
11. Opening Procedures	19
12. Customer Intake Process	20
13. Point of Sale	21
14. Display of Marijuana Products	23
15. Consumer Education	24
16. Guest Registration	25
Section 3: Dispensary Security and Safety Toplines:	
17. Room Area Descriptions	26
18. Inventory Controls	27
19. Storage Procedures	28
20. Dispensary Security	29
21. Incident Reporting	30
22. Emergency Protocol	31
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Section 4: Facilities & Inventory Management:	
24. Inventory Management	33
25. Facility Cleaning	35
26. Disposal of Cannabis by Facility	36
27. Power Loss	37
28. After Hours Contact Information	38
Section 5: Community, Public Safety & Security:	
29. Good Neighbor Plans	39
30. Environmental Plan	40
31. Plans to Prevent Diversion of Marijuana	41
32. Security Plans and Procedures (Elaborated Upon)	42

## ADMINISTRATION AND PERSONNEL

### Employees

NECC will have two distinct types of employees: corporate staff who are responsible for corporate administration, strategic vision and operations, as well as dispensary staff. The owners, Ture Turnbull and Wes Ritchie, Esq. have been working for the corporation since its inception and will continue to advance the corporation's goals. The dispensary will be staffed in a different way, outlined thoroughly in our Operations Plan and roughly outlined here:

Employees at NECC initially staff its first dispensary facility with seven to eleven on-site employees for efficient and smooth operations. The staff will include the Dispensary General Manager, a Lead Sales Directors, Sales Directors, and Security.

### Key Management Personnel

Ture Turnbull, Co-founder and President  
Wes Ritchie, Esq., Co-founder and President

### Officers and Board of Managers

Ture Turnbull, Co-founder and President  
Wes Ritchie, Esq., Co-founder and President

Brief resumes are presented in Appendix I

### Supporting Professional Services

Legal Wes Ritchie, Esq. & Julie O'Neill, Esq.

## CRITICAL RISKS

### Competitors

As discussed previously there is plenty of market for the demand of our products. Barriers to entry of new competitors are high, both financially and in navigating local logistics and the licensure process. That said, we expect competition to be high from stores that will come online on or around our times, including our direct competitors in Dracut and Pepperell.

### State Regulations and Approval Process

Massachusetts has one of the most highly regulated cannabis industries in the country. State approval is required for every license, and the Cannabis Control Commission has faced criticism from business owners and applicants for the speed of review of applications. Ultimately, the commission has some discretion on which and how many licenses to grant and when, and the local cities and towns also have some discretion. Public criticism, discontentment from municipal officials, concerns from state legislators, or other political issues could cause the commission to halt licensing. While stakeholders including state legislators have expressed the need for the Commission to move forward quickly with licensing more establishments, the chair of the commission has said that it is more important to “get it right” than to license numerous businesses rapidly. Meanwhile, some businesses say they have been held up for 6 months or longer as they wait for state and local approval. NECC may face significant time delays out of its control in obtaining state licensure.

### Legalization in Other States & Nationally

Massachusetts is not an ideal location to cultivate marijuana because of our climate. That said, cultivation here is likely to keep prices high for retailers. If the market is nationally saturated, that could lead to a local depression in prices and profitability. Similarly, if legalization happens in New Hampshire, that is likely to impact our market share.

### Extreme recession

Extreme recession could negatively impact sales as consumers will have less disposable income. However, cannabis will prices are likely relatively inelastic compared to other goods.<sup>8</sup> Cannabis is safer and less habit forming than alcohol, but in many cases used in a similar manner and environment, and therefore may perform similarly in the market place, making it similar

### Federal Illegality of Marijuana


While the federal government is looking like it’s taking hands off approach to legalization, it’s not a guarantee that states can operate with impunity in the legal state market. We’re subject to public policy whims and enforcement whims of the federal government especially, and to a lesser extent the state and local government.

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<sup>8</sup> <http://www.ias.org.uk/Alcohol-knowledge-centre/Price/Factsheets/How-does-the-price-of-alcohol-affect-consumption.aspx>

## **Local opposition**

We expect some folks to be opposed to all marijuana due to the stigma and issues around “drug use.” Public opposition has been a barrier to marijuana businesses opening in communities across the state. However, the city of Dracut has already approved two cannabis businesses, indicating that there is local support for the industry.



## EXHIBIT 1. HUMAN CAPITAL – DESCRIPTIONS AND BACKGROUNDS

### **Wes Ritchie, Esq., Co-founder and President**

Wes is an attorney licensed to practice law in Massachusetts since 2013 and has worked in state and local government for over 14 years, including as a local elected official, appointed local board member, and in a variety of roles in state government. Most recently, Wes managed a \$1.2 million congressional campaign and served as the Chief of Staff for Dracut's Senator Barbara L'Italien for 4 years, from 2015-2019. While the Chief of Staff for Senator L'Italien, he helped oversee new state funding for Dracut focused on several new projects, including public safety initiatives in Marsh Hill, funding for the local Fire Department, and secured millions of dollars in bond funding through legislation.

Wes is an activist at heart, and he got his start in 2004's "equal marriage" movement as an organizer for MassEquality. This passion has been a thread of his career. Wes graduated from law school and went back to work at MassEquality as the Political and Organizing Director of Mass-Equality nearly 10 years later.

Wes has experience in small retail management and on public policy around marijuana. He advised the Massachusetts Senate Committee on Marijuana Chair on Massachusetts' first legislatively-passed home-grow regulations and has been actively running a small business as well as political campaigns across Massachusetts for many years. Wes has also served on the board of progressive and prevention organizations like Planned Parenthood of MA Advocacy Fund and the Framingham Coalition for the Prevention of Alcohol and Drug Abuse.

### **Ture Turnbull, Co-founder and President**

Ture Turnbull has been the executive director for a statewide nonprofit for the last five years, managing every operational aspect of the company. Ture is a recognized health care expert and experienced policy advocate in state and local government.

Ture was sworn in as a Commissioner by former Governor Deval Patrick to the LGBTQ Youth Commission, spending his time there focusing on creating positive health outcomes for vulnerable communities.

Additionally, Ture has worked in local government for nearly 10 years.

He enrolled at Northeastern University to receive his B.S. in Public Administration (International Affairs Specialization) followed by a M.S. in Urban and Regional Policy. Ture went on to receive a certificate of education in Shaping Healthcare Delivery Policy from the Kennedy School of Government at Harvard University.

### **Our Team of Professionals:**

**Julie O'Neill, Esq.:** Julie focuses her practice on business, corporate and securities law, and counseling individuals and entities at all stages of the corporate life cycle on a wide variety of sophisticated transactions in the U.S., Canada, and abroad. Julie has extensive expertise representing start-up businesses, including helping entrepreneurs in selecting the right legal structures for their businesses, securing debt and equity financing and handling ongoing operational

matters. She frequently represents clients from the formation stage through multiple rounds of financings and finally to liquidity events. In addition, Julie represents multiple family offices, wealth managers and high net worth individuals, and families with planning, investing and structuring matters.

**Dwayne Dancy**, Architect: Dwayne established ISOPARM DESIGN GROUP to be an NYC-based practice that creates unforgettable experiences through the built environment. ISOPARM pushes the boundaries of architecture through an interdisciplinary and technology driven approach that emphasizes close client collaboration. Practicing for more than 15 years, D.Dancy is a hands-on leader whose range of experience spans all phases of projects from conceptual design to completion. He is Fluent in CAD management, 3d modeling and parametric design, his scope of work includes all aspects of planning, documentation, project management and coordination based on the needs of each project. D. Dancy's portfolio comprises completed work for corporate, university, public school, industrial and municipal clients.

**Joseph D. Alaimo**, CEO of Eagle Investigation Services. Joe is a former Deputy Chief of Police. He is highly decorated and accomplished management professional in the areas of Homeland Security, Law Enforcement, Criminal Law Investigation and Response to School Emergencies. Areas of expertise include in-depth knowledge and skilled in law enforcement with a strong understanding of law, regulations, ordinances, and operating policies and procedures. More than 30 years of law enforcement with a proven ability to create and direct security and investigative programs. Joseph is a Massachusetts Notary Public, his commission expires in 2020. Joseph maintains memberships in The International Association of Chiefs of Police (IACP). He US Navy veteran that served aboard the USS San Bernardino LST 1189.

**Joseph E. Solomon**, CFO of Eagle Investigation Services. Joseph E. Solomon is a current Chief of Police in a major city police department who has experience and training in both the field of law enforcement and business management and has a unique understanding of police management skills. Joseph is well versed in Criminal Justice and Business Management, Accounting, Accident Reconstruction, Internal Affairs Investigations, Union management negotiations, Law enforcement operations, school risk mitigation, school safety and security, CPR/AED, First Aid & various medical certification training, Emergency Services, Firearms and Tactical Operations Training. He is a recognized expert and innovator in School Safety and Security, Crisis Mitigation and Community Relations. Joseph is a national lecturer and trainer in the areas of personnel, government and corporate risk management, crisis response and personal safety.

**Ron Muller**, Ron Muller & Associates, Traffic & Planning Committee. Mr. Müller has over 30 years of experience in the permitting of land development projects through the preparation of Traffic Impact and Access Studies and Environmental Impact Reports involving the design of site access and off-site roadway improvements. He has extensive knowledge in the procedures and politics of governmental permitting in Massachusetts, New Hampshire, Connecticut, and Rhode Island and the approval of development projects and transportation improvements. He is capable of coordinating the permitting of development projects involving multiple consultants and numerous permitting issues.



## **Plan for Obtaining Liability Insurance**

Property Address: 61 Silva Lane, Floor 2, Dracut MA 01826

Applicant: New England Craft Cultivators, LLC

New England Craft Cultivators, LLC plans to contract with a qualified insurance provider to maintain general liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate annually, as well as product liability coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate annually. The policy deductible will be no higher than \$5,000 per occurrence. New England Craft Cultivators, LLC will maintain full compliance with the insurance requirements from state and local lawmakers and regulators.

If adequate coverage is unavailable at an affordable rate, New England Craft Cultivators, LLC will place in escrow at least \$250,000 to be expended for liabilities coverage. Any withdrawal from such escrow will be replenished within ten (10) business days.

New England Craft Cultivators, LLC will keep reports documenting compliance with all state regulations related to insurance coverage.

## **Quality Control and Testing**

Property Address: 61 Silva Lane, Floor 2, Dracut MA 01826

Applicant: New England Craft Cultivators, LLC

### Testing

New England Craft Cultivators, LLC will only purchase and sell products at its locations from properly credentialed, licensed cultivators and manufacturers. All products for sale shall have been tested and approved for sale by a licensed independent testing laboratory prior to their sale and delivery to New England Craft Cultivators, LLC.

### Quality Control:

New England Craft Cultivators, LLC will comply with the following sanitary requirements:

1. Any New England Craft Cultivators, LLC agent who has any contact with marijuana or nonedible marijuana products, for example through creating the floor displays, will comply with the requirements for food handlers set forth in all laws and regulations.
2. All edible marijuana products will be handled and stored in compliance with the sanitation requirements in all laws and regulations.
3. Any New England Craft Cultivators, LLC agent working in direct contact with marijuana or nonedible marijuana products will conform to sanitary practices while on duty.
4. New England Craft Cultivators, LLC's hand-washing facilities will be adequate and convenient and will be furnished with running water at a suitable temperature. Hand-washing facilities will provide effective hand-cleaning and sanitizing preparations and sanitary towel service or suitable drying devices
5. New England Craft Cultivators, LLC's facility will have sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations.
6. New England Craft Cultivators, LLC will ensure that litter and waste is properly removed and disposed of so as to minimize the development of odor and minimize the potential for the waste attracting and harboring pests. The operating systems for waste disposal will be maintained in an adequate manner pursuant to state laws and regulations.
7. New England Craft Cultivators, LLC floors, walls, and ceilings will be constructed in such a manner that they may be adequately kept clean and in good repair.
8. New England Craft Cultivators, LLC buildings, fixtures, and other physical facilities will be maintained in a sanitary condition.
9. New England Craft Cultivators, LLC will provide its employees with adequate, readily accessible toilet facilities that are maintained in a sanitary condition and in good repair.
10. New England Craft Cultivators, LLC will store all products under conditions that will protect them against physical, chemical, and microbial contamination, as well as against deterioration of the products or their containers.

New England Craft Cultivators, LLC will follow established policies and procedures for handling voluntary and mandatory recalls of marijuana products due to any action initiated at the request or order of the Cannabis Control Commission, and any voluntary action by New England

Craft Cultivators, LLC to remove defective or potentially defective marijuana products from the market, as well as any action undertaken to promote public health and safety.

## **Personnel Policies Including Background Checks**

Property Address: 61 Silva Lane, Floor 2, Dracut MA 01826

Applicant: New England Craft Cultivators, LLC

### Overview:

All New England Craft Cultivators, LLC employees will be agents certified by the Cannabis Control Commission.

New England Craft Cultivators, LLC: will maintain personnel records as a separate category of records due to the sensitivity and importance of information concerning agents, including registration status and background check records. New England Craft Cultivators, LLC will keep, at a minimum, the following personnel records.

1. Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
2. A personnel record for each marijuana establishment agent;
3. A staffing plan that will demonstrate accessible business hours and safe conditions;
4. Any specific records related to performance;
5. Personnel policies and procedures; and
6. All background check reports obtained in accordance with state regulations.

### Job Descriptions:

#### Co-Founders and Co-CEO's

1. These roles will be filled by our co-founders and co-CEO's and will lead the organization and the executive management team.
2. The roles will have defined decision-making areas related to the business and areas of supervision of all other roles.
3. Will oversee all staff, contractors, vendors and finances for the organization and overall implementation of plans, company goals, and staff success goals.

#### Chief Executive of Compliance

1. This person will serve on the executive leadership team.
2. Provide leadership and administration of the diversity plan and positive impact plans throughout the company and marijuana retail establishments.
3. Oversee vendors related to all areas of compliance within the organization including but not limited to record keeping procedures, financial management, reporting, and other operational plans.
4. Work directly with the Co-Chief Executive Officers in delineated ways to lead the organization.

#### Chief Financial Officer

1. This person will serve on the executive leadership team.
2. Provide day to day financial management, accountability and responsibility from New England Craft Cultivators.

3. Oversee any financial vendors and consultants.
4. Work closely with the Co-CEO's and Chief Executive of Compliance to ensure responsible corporate decision making and financial prudence.

#### Director of Security:

1. This person will serve on the executive leadership team.
2. Under the supervision of the Chief Executive Officers, the Director of Security is responsible for the development and overall management of the Security Policies and Procedures for New England Craft Cultivators, LLC, while implementing, administering, and revising the policies as needed.
3. Provide introductory and regular training to New England Craft Cultivators, LLC agents at all times of onboarding and continuing education.
4. Provide initial and regular training to all security agents and maintain best practices with all security staff.
5. Stay abreast of new industry regulations and industry best practices and recommend modifications as needed.
6. Review and approve incident reports and other reports written by Security Agents prior to submitting to the executive management team—follow up with Security Agent if needed.
7. Maintain lists of Agents authorized to access designated areas of the New England Craft Cultivators, LLC facility, including cash and product storage vaults, the surveillance and network equipment room, and other highly sensitive areas of the New England Craft Cultivators, LLC facility.
8. Ensure that all required background checks have been completed and documented prior to an agent performing job functions; ensure agent is granted appropriate level of access to the facility necessary to complete his / her job functions.
9. Maintain all security-related records, incident reports and other reports written by security agents;.
10. Evaluate and determine the number of security agents assigned to each shift and proper shift change times. and
11. Maintain frequent contact with local law enforcement authorities.

#### Security Agent

1. Security Agents monitor New England Craft Cultivators, LLC security systems including alarms, video surveillance, and motion detectors. Security Agents are responsible for ensuring that only authorized individuals are permitted access to the New England Craft Cultivators, LLC facility by verifying appropriate ID cards and other forms of identification, including for customers.
2. Investigate, communicate, and provide leadership in the event of an emergency such as an intrusion, fire, or other threat that jeopardizes customers, authorized visitors, and New England Craft Cultivators, LLC Agents.
3. Respond and investigate security situations and alarm calls; clearly document the incident and details surrounding the incident in a written report for the Director of Security.
4. Oversee the entrance to the facility and verify credentials of each person seeking access to the New England Craft Cultivators, LLC facility.
5. Answer inquiries, maintain visitor logs,

6. Oversee the delivery of marijuana in conjunction with other New England Craft Cultivators, LLC staff.

#### Director of Inventory Management

1. This person will serve on the executive leadership team.
2. The Director of Inventory Management is responsible for inventory on a day-to-day basis as well as the weekly and monthly inventory counts and waste disposal requirements. The Inventory Manager will perform the comprehensive annual inventory in conjunction with the executive management team.
3. Implementing inventory controls to track and account for all establishment inventory.
4. Coordinate inventory delivery and ensure appropriate staff is present to receive deliveries compliantly and safely.
5. Implementing procedures and notification policies for proper disposal.
6. Maintaining records, including operating procedures, inventory records, audit records, storage and transfer records.
7. Maintaining documents with each day's beginning, acquisitions, sales, disposal, and ending inventory.
8. Proper storing, labeling, tracking, and reporting of inventory.

#### Director of Human Resources

1. This person will serve on the executive leadership team.
2. The New England Craft Cultivators, LLC Director of Human Resources will support the executive management team on a day-to-day basis to effectively implement all personnel policies and procedures for New England Craft Cultivators, LLC, including hiring processes.
3. Work directly with the Chief Executive of Compliance to ensure the positive impact plan goals and diversity plan goals are woven into every process of the recruiting, hiring and maintaining of employees.
4. Oversee onboarding and offboarding of all New England Craft Cultivators, LLC employees.
5. Review and revise New England Craft Cultivators, LLC personnel policies and procedures in consultation with the executive management team and other relevant staff.
6. Develop training schedules and policies for New England Craft Cultivators, LLC Agents under the supervision of the executive management team and department managers.
7. Take the lead on communicating with Agents about advancement opportunities within the industry, including conference and sponsorship opportunities available from New England Craft Cultivators, LLC.
8. Take the lead on any and all Agent discipline if necessary.
9. Ensure compliance with any and all workplace policy laws and requirements.
10. Lead additional human resources tasks as determined by the executive management team.

#### Marijuana Retail Management and Assistant Management

1. Marijuana retail management team members will be responsible for the day to day operations of the marijuana retail establishments and will interface regularly with other corporate positions.

2. Oversee the operations and schedule of employees who are front facing in all marijuana retail establishments.
3. Communicate issues and needs to the corporate staff on a regular basis and work cross-departmentally to ensure the success of the employees and an exceptional customer experience.
4. Regularly interact with relevant departments related to personnel, inventory management, and other essential functions.
5. Stay abreast of industry trends and education to help educate customers about products that will fit their needs.
6. Serve as establishment backup staff when necessary, and perform all of the regular functions of other establishment staff members when needed.

#### Marijuana Retail Establishment Staff.

1. As the most visible staff working for New England Craft Cultivators, LLC, establishment staff will be knowledgeable and personable while maintaining education about all of New England Craft Cultivators, LLC's products.
2. Manage the point of sale and conduct customer transactions for marijuana products.
3. Other responsibilities as necessary.

#### Standards of Conduct

New England Craft Cultivators, LLC is committed to maintaining an environment conducive to the health and well-being of customers and employees. It is New England Craft Cultivators, LLC's mission to provide a professional workplace free from harassment and discrimination for employees. New England Craft Cultivators, LLC will not tolerate harassment or discrimination on the basis of sex, race, color, national origin, age, religion, disability, sexual orientation, gender identity, gender expression, or any other trait or characteristic protected by any applicable federal, state, or local law or ordinance. Harassment or discrimination on the basis of any protected trait or characteristic is contrary to New England Craft Cultivators, LLC values and is a violation of the Company Code of Conduct. Harassment is a form of discrimination. There is a broad range of behavior that could constitute harassment and that will not be tolerated.

Employees are expected to maintain the highest degree of professional behavior. All harassment or discrimination by employees is strictly prohibited. Further, harassing or discriminatory behavior of nonemployees directed at New England Craft Cultivators, LLC employees or customers also is condemned and will be promptly addressed.

#### Violence in the Workplace:

Any and all acts of violence in the workplace will result in immediate dismissal of the employee, customer, or parties involved. Law enforcement will be contacted immediately in the case of a violent event. Weapons are not permitted on site by employees, customers, or other parties. Employees found carrying weapons on New England Craft Cultivators, LLC facilities will be immediately terminated. Customers found carrying weapons on the premises will be asked to leave and / or the police will be notified accordingly.

### Employment Status

All New England Craft Cultivators, LLC jobs will be quality paying jobs with a generous benefits package. In the state of Massachusetts, employment is assumed to be at-will unless otherwise stated. At-will employment implies that employer and employee alike may terminate the work relationship at any given moment and for any legitimate purpose.

### Workplace Attire

The required attire for registered Agents at New England Craft Cultivators, LLC varies based upon required duties. New hire training and the onboarding process will go over the workplace attire specific to each role and the department manager will be responsible for ensuring compliance with all requirements is met.

### Proposed Hours of Operation

Hours of operation are subject to the special permit granting authority, and the proposed hours are:

Monday Through Saturday, 9:00am to 10:00pm.  
Sunday, 10am to 6pm.

### After Hours Contact Information

Co-Founder and Co-CEO: Wes Ritchie, 508-479-8344  
Co-Founder and Co-CEO: Ture Turnbull, 617-602-7868

### Overview of Personnel Policies and Procedures

Standard Employment Practices: New England Craft Cultivators, LLC values the contributions of its management and staff positions. The Company will strive to be the industry leader in workplace satisfaction by offering highly competitive wage and benefits packages and developing a culture that values a proper work-life balance, boasts a transparent and accessible executive management team, and fosters a work ethic that focuses on the mission of the company and spirit of a small business-adult use marijuana program in Massachusetts.

Advancement: The organization will be structured in a collaborative manner, with promotional opportunities within each department and a special attention to detail to advance the careers of every employee of New England Craft Cultivators, LLC. Participation in training and regular performance evaluations will be critical for any promotions or pay increases, and access to growth opportunities will be intentional and abundant.

Written Policies: New England Craft Cultivators, LLC written policies will address, among other things, the Family and Medical Leave Act (FMLA), the Consolidated Omnibus Budget Reconciliation Act (COBRA), equal employment opportunity, discrimination, harassment, the Employee Retirement Income Security Act (ERISA), disabilities, maintenance of personnel files,



privacy, email policy, state regulations, holidays, hours, sick time, personal time, overtime, performance reviews, disciplinary procedures, working hours, pay rates, overtime, bonuses, veteran preferences, drug testing, personnel policies, military leaves of absence, bereavement leave, jury duty, CORI checks, smoking, HIPAA, patient confidentiality, and compliance hotline.

Investigations: New England Craft Cultivators, LLC will set forth policies and procedures to investigate any complaints or concerns identified or raised internally or externally in order to stay in compliance with state regulations.

Possible Outside Counsel: New England Craft Cultivators, LLC may retain counsel specializing in employment law to assist the Director of Human Resources with any issues and questions.

### Job Status

Job Classifications: Positions at New England Craft Cultivators, LLC are categorized by rank and by department. The executive management team oversees the overall success of the mission of the company; the Co-Founders and Co-CEO's are responsible for implementation of the mission and the executive management team as a whole is responsible for ensuring that all departments are properly executing their functions and responsibilities. Job classification is comprised of three rank tiers: Executive Management, Management, and Non-Management Employee.

Work Schedules: Work schedules will be either part-time, full-time, or salaried, depending of the specific position. Schedules will be set according to the needs of each department as determined by the department manager and the executive manager they report to. It is the department manager's responsibility to develop and implement a work schedule that provides necessary duty and personnel coverage but does not exceed what is required for full implementation of operations. It is also the department manager's responsibility to ensure that adequate coverage occurs on a daily basis and does not lead to unnecessary utilization of overtime coverage.

Mandatory Meetings and Service Requirements: There will be a mandatory, recurring company-wide meeting on a monthly basis. All required personnel will be notified of their required attendance. Certain personnel, such as maintenance staff and consultants, may not be required to attend. Each department will have a mandatory weekly meeting scheduled by the department manager. The department managers will provide agendas for all meetings and will report to their executive manager.

Breaks: Daily breaks, including lunch breaks, will at minimum comply with the laws of the Commonwealth.

Performance Reviews: All performance reviews will be conducted by executive or department managers. Entry reviews will help identify the goals and aspirations of all of our employees and intermittent reviews will be tailored to the individual employees. Reviews will be conducted, a minimum, at three-month intervals for new employees during the first year and at 6-month intervals thereafter. A written synopsis must be provided to, and signed by, the employee under review. Reviews must be retained in each employee's employment file. Performance reviews

must take into account positive performance factors and areas requiring improvement. Scoring systems may be utilized to help reflect the employee's overall performance.

**Leave Policies:** New England Craft Cultivators, LLC's leave policies will comport with all state and federal statutes. All fulltime employees will receive two 40-hour weeks of paid vacation per annum. Additional leave must be requested at least two (2) weeks in advance and approved by the employee's department manager. New England Craft Cultivators, LLC will determine which holidays will be observed and which departments will not be required to work. New England Craft Cultivators, LLC will offer paid family, maternity/paternity, leave. Additional leave will not be paid and must be approved by the department manager.

**Holidays:** New England Craft Cultivators, LLC anticipates observing the following holidays: New Year's Day; Martin Luther King Day; Presidents' Day; Memorial Day; Independence Day; Labor Day; Thanksgiving; and Christmas Day.

#### Corrective Action Policies:

New England Craft Cultivators, LLC's Corrective Action Policy and procedure is designed to provide a structured corrective action process to improve and prevent a recurrence of undesirable behavior and/or performance issues. The steps outlined below of New England Craft Cultivators, LLC Corrective Action Policy and procedure have been designed consistent with organizational values, best practices, and employment laws.

New England Craft Cultivators, LLC reserves the right to combine or skip steps depending upon the facts of each situation and the nature of the offense. The level of corrective intervention may also vary. Some of the factors that will be considered depend upon whether the offense is repeated despite coaching, counseling, and / or training; the employee's work record; and the impact the conduct and performance issues have on New England Craft Cultivators, LLC's organization.

The disposition of cases, depending on the severity of the action, can result in either a verbal warning, written warning, suspension and/or final warning. In each of these cases, the corrective action recommended will be written and documented in the employee's personnel file. In certain cases, employees may be immediately terminated when their conduct requires it. Employees may be terminated without prior notice or corrective action, consistent with all federal and state laws.

Behavior that is illegal is not subject to progressive discipline and may be reported to local law enforcement. Theft, intoxication at work, fighting and other acts of violence are also not subject to progressive discipline and may be grounds for immediate termination.

The employee will be provided copies of all progressive discipline documentation, including all performance improvement plans. The employee will be asked to sign copies of this documentation attesting to their receipt and understanding of the corrective action outlined in these documents. Copies of these documents will be placed in the employee's official personnel file.

Separation of employment within an organization can occur for several different reasons. Employment may end as a result of resignation, retirement, release (end of season or assignment), reduction in workforce, or termination. When an employee separates from New England Craft Cultivators, LLC, his or her supervisor must contact the Director of Human Resources to schedule an exit interview, typically to take place on employee's last workday. The separating employee will contact the Human Resources Department as soon as notice is given to schedule an exit interview. The interview will be on the employee's last day of work or other day, as mutually agreed upon.

Any separating employee must return all company property at the time of separation, including but not limited to uniforms, cell phones, keys, computers, and identification cards.

Health insurance terminates on the last day of the month of employment, unless employee requests immediate termination of benefits. Information about the Consolidated Omnibus Budget Reconciliation Act (COBRA) continued health coverage will be provided. Employees will be required to pay their share of the dependent health and dental premiums through the end of the month.

Former employees who left in good standing and were classified as eligible for rehire may be considered for reemployment. An application must be submitted to the Director of Human Resources, and the applicant must meet all minimum qualifications and requirements of the position. Department managers must obtain approval from the Director of Human Resources prior to rehiring a former employee. Rehired employees begin benefits just as any other new employee. Previous tenure may or may not be considered in calculating longevity, leave accruals, or any other benefits at the discretion of New England Craft Cultivators, LLC.

### Pay Levels and Compensation

New England Craft Cultivators, LLC believes that it is in the best interest of both the organization and its employees to fairly compensate its workforce for the value of the work provided. New England Craft Cultivators, LLC also believes that good pay, benefits and opportunities for advancement will help retain employees. It is New England Craft Cultivators, LLC's intention to use a compensation system that will determine the current market value of a position based on the skills, knowledge, and behaviors required of an employee. The system used for determining compensation will be objective and non-discriminatory in theory, application and practice. The company has determined that this can best be accomplished by using a professional compensation consultant, as needed, and a system recommended and approved by the executive management team. New England Craft Cultivators, LLC will pay special attention to making sure that equal pay for equal work is accomplished across all gender, demographic, ability, and other groups.

Pay Evaluation Criteria: The executive management team will give final approval for the compensation system that will be used by New England Craft Cultivators, LLC.

1. The compensation system will price positions to market by using local, national, and industry specific survey data;

2. The market data will primarily include marijuana-related businesses and will include survey data for more specialized positions and will address significant market differences due to geographical location;
3. The system will evaluate external equity, which is the relative marketplace job worth of every marijuana industry job directly comparable to similar jobs at New England Craft Cultivators, LLC, factored for general economic variances, and adjusted to reflect the local economic marketplace;
4. The system will evaluate internal equity, which is the relative worth of each job in the organization when comparing the required level of job competencies, formal training and experience, responsibility and accountability of one job to another, and arranging all jobs in a formal job-grading structure;
5. Professional support and consultation will be available to evaluate the compensation system and provide on-going assistance in the administration of the program;
6. The compensation system must be flexible enough to ensure that the company is able to recruit and retain a highly qualified workforce, while providing the structure necessary to effectively manage the overall compensation program.

### Background Checks

In addition to completing the Commission's Agent registration process, all Agents hired to work for New England Craft Cultivators, LLC will undergo a detailed background investigation prior to being granted access to New England Craft Cultivators, LLC facility or beginning work duties.

Background checks will be conducted on all Agents in their capacity as employees or consultants for New England Craft Cultivators, LLC pursuant to state regulations and will be used by the Director of Security, who will be registered with the Department of Criminal Justice Information Systems pursuant to 803 CMR 2.04: iCORI Registration and the Commission for purposes of determining the suitability of individuals for registration as a marijuana establishment agent with the licensee.

For purposes of determining suitability based on background checks performed in accordance with state regulations, New England Craft Cultivators, LLC will consider:

1. All conditions, offenses, and violations are construed to include Massachusetts law or like or similar law(s) of another state, the United States or foreign jurisdiction, a military, territorial or Native American tribal authority, or any other jurisdiction;
2. All criminal disqualifying conditions, offenses, and violations include the crimes of attempt, accessory, conspiracy, and solicitation. Juvenile dispositions will not be considered as a factor for determining suitability;
3. Where applicable, all look-back periods for criminal conditions, offenses, and violations included in state regulations commence upon the date of disposition; provided, however, that if disposition results in incarceration in any institution, the lookback period will commence upon release from incarceration.

Suitability determinations will be made in accordance with the procedures set forth in state regulations. In addition to the requirements established in state regulations, New England Craft Cultivators, LLC will:

1. Comply with all guidance provided by the Commission and state regulations to determine if the results of the background are grounds for Mandatory Disqualification or Presumptive Negative Suitability Determination;
2. Consider whether offense(s) or information that would result in a Presumptive Negative Suitability Determination under state regulations. In the event a Presumptive Negative Suitability Determination is made, New England Craft Cultivators, LLC will consider the following factors:
  - a. Time since the offense or incident;
  - b. Age of the subject at the time of the offense or incident;
  - c. Nature and specific circumstances of the offense or incident;
  - d. Sentence imposed and length, if any, of incarceration, if criminal;
  - e. Penalty or discipline imposed, including damages awarded, if civil or administrative;
  - f. Relationship of offense or incident to nature of work to be performed;
  - g. Number of offenses or incidents;
  - h. Whether offenses or incidents were committed in association with dependence on drugs or alcohol from which the subject has since recovered;
  - i. If criminal, any relevant evidence of rehabilitation or lack thereof, such as information about compliance with conditions of parole or probation, including orders of no contact with victims and witnesses, and the subject's conduct and experience since the time of the offense including, but not limited to, professional or educational certifications obtained; and
  - j. Any other relevant information, including information submitted by the subject.
3. Consider appeals of determinations of unsuitability based on claims of erroneous information received as part of the background check during the application process in accordance with 803 CMR 2.17: Requirement to Maintain a Secondary Dissemination Log and 2.18: Adverse Employment Decision Based on CORI or Other Types of Criminal History Information Received from a Source Other than the DCJIS;

Upon adverse determination, New England Craft Cultivators, LLC will provide the applicant a copy of their background screening report and a pre-adverse determination letter providing the applicant with a copy of their right to dispute the contents of the report, who to contact to do so and the opportunity to provide a supplemental statement. After 10 business days, if the applicant is not disputing the contents of the report and any provided statement does not alter the suitability determination, an adverse action letter will be issued providing the applicant information on the final determination made by New England Craft Cultivators, LLC along with any legal notices required.

All suitability determinations will be documented in compliance with all state regulations and guidance provided by the Commission.

Background screening will be conducted by an investigative firm holding the National Association of Professional Background Screeners (NAPBS®) Background Screening

Credentialing Council (BSCC) accreditation and capable of performing the searches required by the regulations and guidance provided by the Commission.

References provided by the agent will be verified before the time of hire.

As deemed necessary, individuals in key positions with unique and sensitive access (e.g. members of the executive management team) will undergo additional screening, which may include interviews with prior employers or colleagues.

As a condition of their continued employment, Agents, volunteers, contractors, and subcontractors are required to renew their Program ID cards annually and submit to other background screening as may be required by New England Craft Cultivators, LLC or the Commission.

## Record Keeping Procedures

Property Address: 61 Silva Lane, Floor 2, Dracut MA 01826

Applicant: New England Craft Cultivators, LLC

All of the records from New England Craft Cultivators, LLC are available for inspection by the Cannabis Control Commission upon request. New England Craft Cultivators, LLC's internal records are maintained in accordance with Generally Accepted Accounting Principles. Written records that are maintained and available for inspection by the Commission include, but are not necessarily limited to, all records required in any section of 935 CMR 500.000, in addition to the following:

1. Written operating procedures as required by 935 CMR 500.105(1);
2. Inventory records as required by 935 CMR 500.105(8);
3. Seed-to-sale tracking records for all marijuana products as required by 935 CMR 500.105(8)(e);
4. The following personnel records;
  - a. Job descriptions for each employee and other position, as well as organizational charts consistent with the job descriptions;
  - b. A personnel record for each marijuana establishment agent. New England Craft Cultivators, LLC records will be maintained for at least 12 months after termination of the individual's affiliation with New England Craft Cultivators, LLC and will include, at a minimum, the following:
    - i. All materials submitted to the Commission pursuant to 935 CMR 500.030(2);
    - ii. Documentation of verification of references;
    - iii. The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision;
    - iv. Documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
    - v. Documentation of periodic performance evaluations;
    - vi. A record of any disciplinary action taken; and
    - vii. Notice of completed responsible vendor and eight-hour related duty training.
  - c. A staffing plan that will demonstrate accessible business hours and safe cultivation conditions;
  - d. Personnel policies and procedures; and
  - e. All background check reports obtained in accordance with 935 CMR 500.030.
5. Business records: New England Craft Cultivators, LLC maintains its financial records within QuickBooks, including all retail and wholesale revenue, all expenses, wages, capital expenditures, liabilities, and all other items that would appear on New England Craft Cultivators, LLC's profit and loss or balance sheet. These records cover:
  - a. Assets and Liabilities;

- b. Monetary transactions;
  - c. Books of accounts, including journals, ledgers, and supporting documents;
  - d. Sales records including the quantity, form, and cost of marijuana products; and
  - e. Salary and wages paid to each employee, stipend 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 nonprofit corporation, if any.
6. Waste disposal records as required under 935 CMR 500.105(12); and In the event of closure, New England Craft Cultivators, LLC will maintain all records for at least two years in a form and location acceptable to the Commission.



## **Qualifications and Training**

Property Address: 61 Silva Lane, Floor 2, Dracut MA 01826

Applicant: New England Craft Cultivators, LLC

New England Craft Cultivators, LLC will ensure that all individuals hired to work at its Marijuana Retail Establishment are qualified to work as a marijuana establishment agent and properly trained to serve in their respective roles in a compliant manner.

### Qualifications of Employees:

In accordance with the state's cannabis laws and regulations, a candidate for employment as a marijuana establishment agent must be 21 years of age or older. In addition, the candidate cannot have been convicted of a criminal offense in the Commonwealth involving the distribution of controlled substances to minors, or a like violation of the laws of another state, the United States, or foreign jurisdiction, or a military, territorial, or Native American tribal authority.

New England Craft Cultivators, LLC will also ensure that its employees are suitable for registration consistent with state regulations concerning suitability. In the event that New England Craft Cultivators, LLC discovers any of its Agents are not suitable for registration as a marijuana establishment agent, the Agent's employment will be terminated, and New England Craft Cultivators, LLC will notify the Cannabis Control Commission within one (1) business day that the Agent is no longer associated with New England Craft Cultivators, LLC.

### Initial Training and Continued Education

In accordance with the state's cannabis laws and regulations and prior to performing job functions, each of New England Craft Cultivators, LLC's agents will complete training that is tailored to the roles and responsibilities of the Agent's job function. Agent training will at least include the Responsible Vendor Program and eight (8) hours of on-going training annually.

Initial onboard training for new employees will consist of the following:

1. New retail agents must complete an initial training regimen prior to performing actual job functions.
2. Training includes shadowing a retail agent in a similar role with similar job responsibilities
3. Training must also include training on confidentiality as well as in depth review of Marijuana adult-use regulations.
4. Incident de-escalation techniques and emergency policies.
5. Documentation of all required training, including training regarding privacy and confidentiality requirements, and a signed statement of the individual hired indicating the date, time, and place they received said training and the topics discussed, including the name and title of presenters. This must be included in employee's personnel file.
6. Responsible Vendor Training:

- a. Within 90 days of hiring all employees that are involved in the handling and sale of marijuana for adult-use will attend and successfully complete a responsible vendor program to be designated a “responsible vendor.”
- b. Administrative employees who do not handle or sell marijuana will also take the “responsible vendor” program.

Ongoing training shall include but not be limited to:

1. At a minimum, staff shall receive a minimum of 8 hours on-going, relevant training and/or supplemental education annually.
2. The Director of Security will determine the annual training agendas for both retail and cultivation staff.
3. All employees that are involved in the handling and sale of marijuana for adult-use will successfully complete the responsible vendor program once every year thereafter as required by the Commission to maintain designation as a “responsible vendor.”
4. Professional development opportunities to ensure employees are on track to meet their personal career goals and that New England Craft Cultivators, LLC is helping them meet those advancement goals.

As part of the Responsible Vendor program, New England Craft Cultivators, LLC’s agents will receive training on a variety of topics relevant to marijuana establishment operations, including but not limited to the following:

1. Marijuana’s effect on the human body, including physical effects based on different types of marijuana products and methods of administration, and recognizing the visible signs of impairment;
2. Best practices for diversion prevention and prevention of sales to minors;
3. Compliance with tracking requirements;
4. Acceptable forms of identification, including verification of valid photo identification and medical marijuana registration, and confiscation of fraudulent identifications;
5. Other such areas of training determined by the Commission to be included; and
6. Other significant state laws and rules affecting operators, such as:
  - a. Local and state licensing and enforcement;
  - b. Incident and notification requirements;
  - c. Administrative and criminal liability and license and court sanctions;
  - d. Waste disposal and health and safety standards;
  - e. Patrons prohibited from bringing marijuana onto licensed premises;
  - f. Permitted hours of sale and conduct of establishment;
  - g. Permitting inspections by state and local licensing and enforcement authorities;
  - h. Licensee responsibilities for activities occurring within licensed premises;
  - i. Maintenance of records and privacy issues; and
  - j. Prohibited purchases and practices.

## **Plan for Maintaining Financial Records**

Property Address: 61 Silva Lane, Floor 2, Dracut MA 01826

Applicant: New England Craft Cultivators, LLC

New England Craft Cultivators, LLC uses QuickBooks to maintain financial records. New England Craft Cultivators, LLC's operating policies and procedures ensure financial records are accurate and maintained in compliance with state regulations. Financial records maintenance measures include policies and procedures requiring that:

1. Including all retail and wholesale revenue, all expenses, wages, capital expenditures, liabilities, and all other items that would appear on New England Craft Cultivators, LLC's profit and loss or balance sheet. All records will be kept in accordance with Generally Accepted Accounting Principles (GAAP). These records cover:
  - a. Assets and liabilities;
  - b. Monetary transactions;
  - c. Books of accounts, including journals, ledgers, and supporting documents;
  - d. Sales records including the quantity, form, and cost of marijuana products; and
  - e. Salary and wages paid to each employee, stipends paid, and any executive compensation, bonus, benefit, or item of value paid to any individual affiliated with a Marijuana Establishment,
2. New England Craft Cultivators, LLC will comply with all sales recording requirements, including:
  - a. Utilizing a point-of-sale (POS) system approved by the Commission, in consultation with the Massachusetts Department of Revenue (the "DOR"), and a sales recording module approved by DOR
  - b. Conducting a monthly analysis of its equipment and sales data, and maintaining records, available to the Commission upon request, that the monthly analysis has been performed
3. Confidential financial information will be maintained in a secure location, kept separate from all other records, and will not be disclosed without the written consent of the individual to whom the information applies, or as required by law or regulation. However, the Cannabis Control Commission (the "Commission") may access this information as required.
4. All New England Craft Cultivators, LLC records will be maintained in a way that allows all records to be audited or examined by the Commission, the Department of Revenue, and other state agencies in order to ensure compliance with Massachusetts tax laws and state regulations.
5. Additional written financial records will be securely maintained, including but not necessarily limited to records of:
  - a. Compliance with liability insurance coverage or maintenance of escrow requirements and all bond or escrow requirements.
  - b. Fees, fines or penalties paid under state regulations and other applicable sections of the regulations.

Additional Maintenance of Financial Records Plan:

New England Craft Cultivators, LLC shall not utilize software or other methods to manipulate or alter sales data consistent with 935 CMR 500.140(6).

If New England Craft Cultivators, LLC determines that software or other methods have been installed/utilized to manipulate or alter sales data it shall immediately disclose the information to the Commission, cooperate in any investigation, and take such other action directed by the Commission consistent with 935 CMR 500.140.

New England Craft Cultivators, LLC shall comply with 830 CMR 62C.25.1: Record Retention and DOR Directive 16-1 regarding recordkeeping requirements consistent with 935 CMR 500.140(6).

New England Craft Cultivators shall adopt separate accounting practices at the point-of-sale for marijuana and non-marijuana sales consistent with 935 CMR 500.140(6).

## **Plan for Restricting Access to Age 21 and Older**

Property Address: 61 Silva Lane, Floor 2, Dracut MA 01826

Applicant: New England Craft Cultivators, LLC

New England Craft Cultivators, LLC Retail Establishment will only be accessible to individuals 21 years of age or older with a verified and valid, government-issued photo identification.

Before an individual may enter the facility, a New England Craft Cultivators, LLC security agent will inspect the individual's proof of identification and confirm that the individual is at least 21 years of age. New England Craft Cultivators, LLC trained security agents will be on-site during business hours to observe, report and prevent loitering, solicitation, diversion of marijuana and marijuana product, and access by individuals under the age of 21.

If New England Craft Cultivators, LLC discovers any of its agents intentionally or negligently sold marijuana to an individual under the age of 21, the agent will be immediately terminated, and the Commission will be promptly notified. New England Craft Cultivators, LLC also will not hire, as agents, any individuals who are under the age of 21 or who have been convicted of distribution of controlled substances to minors.

In compliance with state regulations, New England Craft Cultivators, LLC will not engage in any marketing, advertising or branding practices that are targeted to, deemed to appeal to, or portray minors under the age of 21. All marketing, advertising, and branding practices shall be compliant with Cannabis Control Commission and any other state and local regulations. New England Craft Cultivators, LLC will not engage in any advertising, marketing and branding by means of television, radio, internet, mobile applications, social media, or other electronic communication, billboard or other outdoor advertising, including charitable, sporting or similar events, unless at least 85% of the audience is reasonably expected to be 21 years of age or older as determined by reliable and current audience composition data.

New England Craft Cultivators, LLC will not sell any edible products that resemble a realistic or fictional human, animal or fruit, including artistic, caricature or cartoon renderings, that may be attractive to minors. In accordance with state regulations, any adult use marijuana marketing, advertising and branding materials for public viewing will include a warning stating, "For use only by adults 21 years of age or older. Keep out of the reach of children."

All New England Craft Cultivators, LLC product packaging will be tamper or child-resistant, and will not use bright colors, resemble existing branded products, feature cartoons or celebrities commonly used to market products to minors, feature images of minors or other words that refer to products commonly associated with minors or otherwise be attractive to minors.

New England Craft Cultivators, LLC's website will require all online visitors to verify they are 21 years of age or older prior to accessing the website.

All employees and registered agents must be 21 years of age or older consistent with 935 CMR 500.029 or 500.030.

All visitors must be 21 years of age or older consistent with 935 CMR 500.002.

All consumers entering a Marijuana Retailer must be 21 years of age or older unless the establishment is co-located with a Medical Marijuana Treatment Center consistent with 935 CMR 500.050(5).

## **Diversity Plan**

Property Address: 61 Silva Lane, Floor 2, Dracut MA 01826

Applicant: New England Craft Cultivators, LLC

### **I. Overview**

New England Craft Cultivators, LLC is an equal opportunity employer dedicated to promoting equity in its operations for diverse populations, which the Cannabis Control Commission has defined to include the following demographic distinctions: (1) Minorities, (2) Women, (3) Veterans, (4) People with disabilities, (5) LGBTQ+ people.

As an LGBTQ-owned company, New England Craft Cultivators, LLC will have a heightened and acute focus on providing LGBTQ+ people with the tools and opportunities they need to be successful. New England Craft Cultivators, LLC will have a senior member of our team who is responsible for implementing and directing the company's diversity plan, integrating the plan into the company fabric, and reporting on the plan's goals, programs and measurements.

### **II. Plan Goals**

Goal #1: New England Craft Cultivators, LLC has the goal of intentionally attracting a diverse applicant pool with a minimum of 50% of applicants who identify as members of the recognized diverse populations for our corporate and retail positions.

Goal #2: New England Craft Cultivators, LLC will provide advancement opportunities for the above populations in order to create and maintain a diverse workplace and to support the success of minority employees in all protected classifications, including, but not limited to, race, gender, veteran status, disability status, and LGBTQ+ expression. At least 50% of New England Craft Cultivators, LLC's internal promotions and advancements shall be awarded to employees who identify as members of the recognized diverse populations. New England Craft Cultivators, LLC shall make sure that 100% of its employees who identify as minorities, women, veterans, people with disabilities, or LGBTQ+ people will have the opportunity to attend at least one professional development or career advancement event that is fully sponsored and paid for by New England Craft Cultivators, LLC annually. It is the goal of New England Craft Cultivators, LLC to fully sponsor and pay for 50% of said employees to attend a second professional development or career advancement event per year.

Goal #3: New England Craft Cultivators, LLC has the goal of hiring 55% (20% LGBTQ, 20% Women, and 15% made up of Minorities, Veterans and People with Disabilities) of its overall employees and its employees who are involved in the operations of the Marijuana Establishment from the above-listed demographics within the first year of operation. New England Craft Cultivators, LLC then seeks to increase that percentage to at least 60% (20% LGBTQ, 20% Women, and 20% made up of Minorities, Veterans and People with Disabilities) of its overall employees and its employees who are involved in the operations of the Marijuana Establishment by the second year of operations. It is our plan to hire at least 20% of our staff who identify as

two or more of the following demographic distinctions: (1) Minorities, (2) Women, (3) Veterans, (4) People with disabilities, (5) LGBTQ+ people.

### III. Programs

Program #1: Direct Advertising and Active Recruitment of a diverse applicant pool. To obtain a diverse applicant pool, New England Craft Cultivators, LLC's recruiting efforts will include outreach via our programs set up within the positive impact plan which include outreach to the Middlesex, Essex and Suffolk county sheriff's groups as well as organizations like Black and Pink that work with LGBTQ inmates through reentry. Additionally, New England Craft Cultivators, LLC will reach out through the internet and to community organizations directly to encourage diversity among both retail job and operational management job applicants. This work will help us meet our 50% goal of hiring from the above listed demographics.

Program #2: Active Recruitment With Social Equity and Economic Empowerment Cannabis Companies. New England Craft Cultivators, LLC will work directly with our partners in the cannabis industry to identify talent. One example of this is our relationship with the company Freshly Baked out of Taunton. The principals of Freshly Baked are veterans, and New England Craft Cultivators, LLC will reach out to our partners like Freshly Baked and into their networks regularly and when we are looking to hire people and vendors and other services. This work will help us meet our 50% goal of hiring from the above listed demographics.

Program #3: Internal Advancement Procedures. New England Craft Cultivators, LLC will initiate a process that begins at hiring and helps our company understand how each of our employees is interested in growing within the industry. Staff tasked with any involved in any manner with hiring process will be properly trained and the process will be carefully monitored so as to optimize opportunity for job candidates who are in the above classifications, in compliance with the guidance of the Commission. Once hired, we will have a feedback system that creates the space for and encourages every employee to stay connected with growth opportunities within the industry. New England Craft Cultivators LLC, will have an amount of money set aside so that we can sponsor at 100% of costs for individual employees at professional development or career advancement events like cannabis conferences that could help the growth of all of our employees. These opportunities will be widely shared internally and our employees in all protected classifications will be encouraged to attend.

Program #4: Ongoing Training and Advancement. New England Craft Cultivators, LLC will emphasize ongoing training of management to support the success and retention of a diverse workforce. The principals will ensure that all employees receive the oversight, guidance and constructive feedback necessary to support their individual job performance. Dignity, respectful communication and collaboration will be the key values emphasized in all areas of training, continuing education and supervision. New England Craft Cultivators, LLC seeks to ensure all employees have the necessary training and opportunities to thrive both with our company and throughout the cannabis industry more generally.

### IV. Measurements and Accountability



Measurement #1: New England Craft Cultivators, LLC will calculate and record, upon issuance of its adult-use license, the number of self-identified members of under-represented populations among management and staff in order to provide a base measure of diversity employment at the outset of company operations.

Measurement #2: New England Craft Cultivators, LLC will maintain an up-to-date record of recruitment, hiring, and promotion of people falling into the above-mentioned demographic groups. This number will be reported to the commission and reported publicly as part of New England Craft Cultivators, LLC's internal reporting and communications.

Measurement #3: Regularly assessing success will be a key component of the senior leadership team at New England Craft Cultivators, LLC. New England Craft Cultivators, LLC will regularly gather pertinent information to measure the efficacy of each of the programs under this plan by evaluating the diversity profile of its applicant pool and employees at every level of the organization. As needed, based on the results of each assessment, recruitment and hiring, training and retention advancement programs will be modified to more effectively achieve the goals of the company and this plan.

Measurement #4: At the end of the first year from its initial final license, and each year thereafter, New England Craft Cultivators, LLC will undertake written assessments of its success in attracting and retaining a diverse workforce, consistent with the goals and programs within this plan. This information will be submitted to the Commission at each renewal period. The written assessment will include, but not be limited to, (1) self-reported and/or objective data on the characteristics of the overall applicant pool, (2) self-reported and/or objective data on the characteristics of the overall work force retained by New England Craft Cultivators, LLC, at each level of the organization, (3) an assessment of the resources that have been invested in New England Craft Cultivators, LLC's employees to advance their own personal industry growth goals, (4) a written good faith evaluation of New England Craft Cultivators, LLC success at attracting and maintaining diverse applicant pools and workforce, and (5) recommendations for improving the effectiveness of New England Craft Cultivators, LLC's diversity efforts. Such assessments will include evaluation of both qualitative and quantitative information, where available.

## V. Acknowledgements

New England Craft Cultivators, LLC acknowledges that it will adhere to the following requirements:

1. New England Craft Cultivators, LLC has contacted and received permission, or will do so in the future, prior to communicating employment openings to all organizations and other entities.
2. New England Craft Cultivators, LLC will adhere to the requirements set forth in 935 CMR 500.105(4), which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every Marijuana Establishment; and
3. Any actions taken, or programs instituted, by New England Craft Cultivators, LLC will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws.