



## Massachusetts Cannabis Control Commission

### Marijuana Retailer

#### General Information:

License Number: MR281427  
Original Issued Date: 12/17/2018  
Issued Date: 11/19/2020  
Expiration Date: 12/25/2021

### ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: The Green Lady Dispensary, Inc.

Phone Number: 914-490-5426 Email Address: nicole@thegreenladydispensary.com

Business Address 1: 11 Amelia Drive

Business Address 2:

Business City: Nantucket

Business State: MA

Business Zip Code: 02554

Mailing Address 1: 11 Amelia Drive

Mailing Address 2:

Mailing City: Nantucket

Mailing State: MA

Mailing Zip Code: 02554

### CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

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

### PRIORITY APPLICANT

Priority Applicant: yes

Priority Applicant Type: RMD Priority

Economic Empowerment Applicant Certification Number:

RMD Priority Certification Number: RPA201895

### RMD INFORMATION

Name of RMD: The Green Lady Dispensary, Inc.

Department of Public Health RMD Registration Number:

Operational and Registration Status: Obtained Provisional Certificate of Registration only

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

If no, describe the circumstances below:

### PERSONS WITH DIRECT OR INDIRECT AUTHORITY

#### Person with Direct or Indirect Authority 1

Percentage Of Ownership: 40.5

Percentage Of Control: 33.33

Role: Owner / Partner

Other Role: CEO, Head of Security, President, Director,  
Capital Contributor

First Name: Rupert

Last Name: Campbell

Suffix:

Gender: Male

User Defined Gender:

Date generated: 12/03/2020

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

Specify Race or Ethnicity:

#### Person with Direct or Indirect Authority 2

Percentage Of Ownership: 40.5

Percentage Of Control: 33.33

Role: Owner / Partner

Other Role: COO, CFO, Head of Cultivation, Treasurer, Director, Capital Contributor

First Name: Nicole

Last Name: Campbell

Suffix:

Gender: Female

User Defined Gender:

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

Specify Race or Ethnicity:

#### Person with Direct or Indirect Authority 3

Percentage Of Ownership: 10

Percentage Of Control:

33.33

Role: Owner / Partner

Other Role: Secretary, Treasurer

First Name: Corbet

Last Name: Campbell

Suffix:

Gender: Female

User Defined Gender:

What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali), White (German, Irish, English, Italian, Polish, French)

Specify Race or Ethnicity:

#### ENTITIES WITH DIRECT OR INDIRECT AUTHORITY

No records found

#### CLOSE ASSOCIATES AND MEMBERS

No records found

#### CAPITAL RESOURCES - INDIVIDUALS

##### Individual Contributing Capital 1

First Name: Rupert

Last Name: Campbell

Suffix:

Types of Capital: Debt

Other Type of Capital:

Total Value of the Capital Provided: \$243816.42

Percentage of Initial Capital: 50

Capital Attestation: Yes

##### Individual Contributing Capital 2

First Name: Nicole

Last Name: Campbell

Suffix:

Types of Capital: Debt

Other Type of Capital:

Total Value of the Capital Provided: \$243812.85

Percentage of Initial Capital: 50

Capital Attestation: Yes

#### CAPITAL RESOURCES - ENTITIES

No records found

#### BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

#### DISCLOSURE OF INDIVIDUAL INTERESTS

##### Individual 1

First Name: Rupert

Last Name: Campbell

Suffix:

Marijuana Establishment Name: The Green Lady Dispensary, Inc.

Business Type: Marijuana Cultivator

Marijuana Establishment City: Nantucket

Marijuana Establishment State: MA

#### Individual 2

First Name: Rupert

Last Name: Campbell

Suffix:

Marijuana Establishment Name: The Green Lady Dispensary, Inc.

Business Type: Marijuana Product Manufacture

Marijuana Establishment City: Nantucket

Marijuana Establishment State: MA

#### Individual 3

First Name: Nicole

Last Name: Campbell

Suffix:

Marijuana Establishment Name: The Green Lady Dispensary, Inc.

Business Type: Marijuana Cultivator

Marijuana Establishment City: Nantucket

Marijuana Establishment State: MA

#### Individual 4

First Name: Nicole

Last Name: Campbell

Suffix:

Marijuana Establishment Name: The Green Lady Dispensary, Inc.

Business Type: Marijuana Product Manufacture

Marijuana Establishment City: Nantucket

Marijuana Establishment State: MA

#### Individual 5

First Name: Corbet

Last Name: Campbell

Suffix:

Marijuana Establishment Name: The Green Lady Dispensary, Inc.

Business Type: Marijuana Cultivator

Marijuana Establishment City: Nantucket

Marijuana Establishment State: MA

#### Individual 6

First Name: Corbet

Last Name: Campbell

Suffix:

Marijuana Establishment Name: The Green Lady Dispensary, Inc.

Business Type: Marijuana Product Manufacture

Marijuana Establishment City: Nantucket

Marijuana Establishment State: MA

#### MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 11 Amelia Drive

Establishment Address 2:

Establishment City: Nantucket

Establishment Zip Code: 02554

Approximate square footage of the establishment: 7600

How many abutters does this property have?: 3

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	TGLD_Host Community Agreement Certification Form.pdf	pdf	5b761dbd18807b2d67c3fab6	08/16/2018
Plan to Remain Compliant with Local Zoning	TGLD_Plan to Remain Compliant with Local Zoning.pdf	pdf	5b761dce185bb22d71065a64	08/16/2018
Community Outreach Meeting Documentation	TGLD_Community Outreach Documentation.pdf	pdf	5ba43d51bd6f9a632cf3cf07	09/20/2018

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.: \$100265.57

### PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	TGLD_Plan to Positively Impact Areas of Disproportionate Impact - 10.9.18.pdf	pdf	5bc0d4252d28790c500810d2	10/12/2018

### ADDITIONAL INFORMATION NOTIFICATION

Notification: I understand

### INDIVIDUAL BACKGROUND INFORMATION

#### Individual Background Information 1

Role: Other Role:  
First Name: Rupert Last Name: Campbell Suffix:  
RMD Association: RMD Owner  
Background Question: yes

#### Individual Background Information 2

Role: Other Role:  
First Name: Nicole Last Name: Campbell Suffix:  
RMD Association: RMD Owner  
Background Question: yes

#### Individual Background Information 3

Role: Other Role:  
First Name: Corbet Last Name: Campbell Suffix:  
RMD Association: RMD Owner  
Background Question: yes

### ENTITY BACKGROUND CHECK INFORMATION

No records found

### MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Articles of Organization	TGLD Articles of Entity Conversion.pdf	pdf	5b76ca2f4e62492d8f3442b4	08/17/2018
Bylaws	TGLD Bylaws.pdf	pdf	5b76ca3789bc002d9918a479	08/17/2018
Secretary of Commonwealth - Certificate of Good Standing	TGLD SoC Cert of Good Standing.pdf	pdf	5b76ca3ccea8212d4c7b4e2b	08/17/2018
Department of Revenue - Certificate of Good standing	TGLD_DOR Cert of Good Standing.pdf	pdf	5b76ca425e9b3d2d528a744e	08/17/2018

Certificates of Good Standing:

Document Category	Document Name	Type	ID	Upload Date
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Department of Unemployment Assistance - Certificate of Good standing	TGLD_DUA CoGS_10.23.2020.pdf	pdf	5f9ae84f708362084028458e	10/29/2020
Secretary of Commonwealth - Certificate of Good Standing	TGLD_SoC CoGS 10.22.2020.pdf	pdf	5f9ae8545b823307b79b4ec6	10/29/2020
Department of Revenue - Certificate of Good standing	CertofGoodStanding_DOR.pdf	pdf	5f9c55cf7083620840284adf	10/30/2020

Massachusetts Business Identification Number: 001331160

Doing-Business-As Name:

DBA Registration City:

### BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Business Plan	TGLD_Business Plan.pdf	pdf	5b76ca4f185bb22d71065a88	08/17/2018

### OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Diversity plan	TGLD Diversity Plan.pdf	pdf	5da79539cdbfc22fc658b712	10/16/2019
Separating recreational from medical operations, if applicable	TGLD_Plan for Separating Recreational from Medical Operations_Retail.pdf	pdf	5f998ddc08242707d4a75a06	10/28/2020
Restricting Access to age 21 and older	TGLD_Plan for Restricting Access to 21.pdf	pdf	5f998deaa758690804869e42	10/28/2020
Security plan	TGLD_Security Policies and Procedures.pdf	pdf	5f998df6df85ec07dfb86dea	10/28/2020
Prevention of diversion	TGLD_Prevention of Diversion.pdf	pdf	5f998dfd7083620840284180	10/28/2020
Storage of marijuana	TGLD_Storage Policy.pdf	pdf	5f998e02edc7d60856d952aa	10/28/2020
Transportation of marijuana	TGLD_Transportation of Marijuana.pdf	pdf	5f998e0957d9d707ee4d63fa	10/28/2020
Inventory procedures	TGLD_Inventory Procedures.pdf	pdf	5f998e13edc7d60856d952ae	10/28/2020
Quality control and testing	TGLD_Quality Control and Testing.pdf	pdf	5f998e2375aac308359aad5a	10/28/2020
Dispensing procedures	TGLD_Dispensing Procedures.pdf	pdf	5f998e2b8cc05c081b1b5201	10/28/2020
Personnel policies including background checks	TGLD_Personnel Policies Including Background Checks.pdf	pdf	5f998e337083620840284184	10/28/2020
Record Keeping procedures	TGLD_Recordkeeping Procedures_Retail.pdf	pdf	5f998e39dfcf9f07cd942bfb	10/28/2020
Maintaining of financial records	TGLD_Financial Records.pdf	pdf	5f998e4208242707d4a75a10	10/28/2020
Qualifications and training	TGLD_Qualifications and Training.pdf	pdf	5f998e5adf85ec07dfb86df0	10/28/2020
Energy Compliance Plan	TGLD_Retailer_Energy Compliance Plan.pdf	pdf	5f9999bc5b823307b79b4b0a	10/28/2020

### MARIJUANA RETAILER SPECIFIC REQUIREMENTS

Adequate Patient Supply Documentation:

Document Category	Document Name	Type	ID	Upload Date
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## Reasonable Substitutions of Marijuana Types and Strains Documentation:

Document Category	Document Name	Type	ID	Upload Date
	TGLD_Reasonable Substitutions for Medical Products.pdf	pdf	5f9b12484a2789086108b882	10/29/2020

## 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 Understand

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: I Understand

## COMPLIANCE WITH POSITIVE IMPACT PLAN

## Progress or Success Goal 1

**Description of Progress or Success:** The Green Lady Dispensary, Inc. ("TGLD") is focused on developing a guided pathway that can positively address the long-term needs of individuals from communities that have historically high rates of arrest, conviction, and incarceration related to marijuana crimes. Although TGLD continues to direct its hiring processes towards the Wareham and New Bedford communities, TGLD has made tremendous strides in retaining employees from areas of disproportionate impact. The TGLD has posted job opportunities in hopes to prioritize hiring individuals from areas of disproportionate impact. TGLD will continue to work hard at retaining these individuals and directing hiring efforts towards individuals in those areas of disproportionate impact by continuing to post job inquiries in newspapers of general circulation in Wareham and New Bedford and giving preferential hiring to those individuals who are from the Wareham and New Bedford communities.

## Progress or Success Goal 2

**Description of Progress or Success:** Through TGLD's Mentorship Program, TGLD intends to promote sustainable, socially and economically reparative practices in the commercial cannabis industry in Massachusetts. Over the past year, TGLD has received 29 applications for our mentorship program. Out of those 29 applicants, 15 were Massachusetts residents and 14 were out-of-state. Thirteen (13) people applied for Cultivation, ten (10) applied for Marijuana Infused Products, one (1) for CO2 Extraction, and five (5) for Retail. Out of all the applications from Massachusetts residents, only five (5) men and one woman were found to fall under one of the eligible categories. Due to COVID-19, TGLD was forced to postpone our mentorship program in order to protect the safety of our staff, customers, community, and the applicants. On March 12th, all accepted individuals were contacted and told of the postponement. What was planned for the accepted candidates was a weekend of full immersion into the cannabis industry.

## Progress or Success Goal 3

**Description of Progress or Success:** TGLD will undergo best efforts to hire individuals with drug-related CORIs or individuals with family

members with drug-related CORIs. TGLD's goal will be to maintain a staff with a significant percentage of individuals that have a drug-related CORI but are otherwise legally employable in a cannabis-related enterprise. As TGLD expands, we will continue to positively impact areas of disproportionate impact, including individuals with drug-related CORIs or who have family members with drug-related CORIs. TGLD will continue to direct its hiring practices and outreach efforts, towards these individuals so as to ensure that they are being properly represented during TGLD's hiring periods. TGLD will continue to conduct its outreach efforts in accordance with Ban the Box standards.

#### COMPLIANCE WITH DIVERSITY PLAN

##### Diversity Progress or Success 1

**Description of Progress or Success:** TGLD will establish and maintain an inclusive and diverse workforce to serve its customers through innovative corporate recruitment of underrepresented and minority communities.

Of TGLD's employees, 26% have identified themselves as African American, 13% as Hispanic, 39% as females, and 26% as being part of the LGBTQ community. Additionally, this past year TGLD has put a lot of effort into promoting minorities to management positions, as leaders in their department, and raises to match their promotion all equitable across the company. Here are some examples:

Retail Managers - All three retail managers are minorities. A black female, two Hispanic males and one member of the LGBTQ community.

Cultivation - Our number 1 and 2 employees in cultivation are minorities. Our Lead Cultivator Manager is a black male and our Assistant Cultivator is Hispanic. Our Assistant Cultivator started in a janitorial cleaning position and we promoted him after he showed dedication and an interest in learning. We have also hired a black female to manage the clone and veg room and another female to work in Cultivation.

TGLD has also been identified as a minority owned enterprise by the Supplier Diversity Office, Executive Office for Administration and Finance, Operational Services Division.

##### Diversity Progress or Success 2

**Description of Progress or Success:** Through TGLD's Mentorship Program, TGLD intends to promote sustainable, socially and economically reparative practices in the commercial cannabis industry in Massachusetts. Over the past year, TGLD has received 29 applications for our mentorship program. TGLD received seventeen (17) applications from women and twelve (12) from men; of these men and women: four (4) were Black/African-American, five (5) were White/Caucasian, one (1) was Hispanic/Latino, one (1) was Native-American, and eighteen (18) either never filled out their form or never received a form because they indicated they were from out of State and thus, ineligible. One of the most interesting things found from the applications was the range in age. The oldest applicant was sixty-two, the youngest was twenty-six, and the median age was thirty nine years old. We had one applicant that identified as LGBTQ+ and one who had a drug conviction or a family member with a previous drug conviction. Thirteen (13) people applied for Cultivation, ten (10) applied for Marijuana Infused Products, one (1) for CO2 Extraction, and five (5) for Retail. Out of all the applications from Massachusetts residents, only five (5) men and one woman were found to fall under one of the eligible categories. Due to COVID-19, TGLD was forced to postpone our mentorship program in order to protect the safety of our staff, customers, community, and the applicants. On March 12th, all accepted individuals were contacted and told of the postponement. What was planned for the accepted candidates was a weekend of full immersion into the cannabis industry.

##### Diversity Progress or Success 3

**Description of Progress or Success:** TGLD has developed a cultural and diversity training program that focuses on cultural sensitivity and how to recognize unconscious bias in the workplace. In our first two months of operation, TGLD has conducted a cultural training session which took place at the mandatory all staff meeting. At this meeting, management handed out information with regards to what the definition of bias is, what the definition of unconscious bias is, and how to combat such in the workplace. In addition, the Diversity Committee reviewed TGLD's Diversity Plan with all staff to ensure that the Diversity Plan is understood. TGLD has not only implemented diversity and cultural training into their new hire training process but has also outlined an anti-harassment policy and complaint procedures in their Employee Handbook. Employees are encouraged to consult their Employee Handbook for proper procedures if they believe they have been a victim of harassment or have seen harassment taking place within the work environment. TGLD will continue to have an open dialogue with their employees with regards to discrimination and bias in the workplace.

#### HOURS OF OPERATION

**Monday From:** 10:00 AM      **Monday To:** 6:00 PM

**Tuesday From:** 10:00 AM      **Tuesday To:** 6:00 PM

**Wednesday From:** 10:00 AM      **Wednesday To:** 6:00 PM

Date generated: 12/03/2020

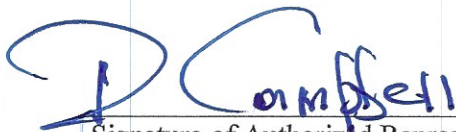
Thursday From: 10:00 AM	Thursday To: 6:00 PM
Friday From: 10:00 AM	Friday To: 6:00 PM
Saturday From: 10:00 AM	Saturday To: 6:00 PM
Sunday From: 10:00 AM	Sunday To: 6:00 PM

## 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

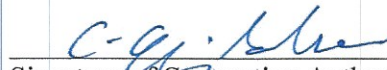
I, Rupert Campbell, (*insert name*) certify as an authorized representative of The Green Lady Dispensary (*insert name of applicant*) that the applicant has executed a host community agreement with Town of Nantucket (*insert name of host community*) pursuant to G.L.c. 94G § 3(d) on July 25, 2018 (*insert date*).



Signature of Authorized Representative of Applicant

### Host Community

I, C. Elizabeth Gibson, (*insert name*) certify that I am the contracting authority or have been duly authorized by the contracting authority for Town of Nantucket (*insert name of host community*) to certify that the applicant and Town of Nantucket (*insert name of host community*) has executed a host community agreement pursuant to G.L.c. 94G § 3(d) on July 25, 2018 (*insert date*).

  
Signature of Contracting Authority or  
Authorized Representative of Host Community



## **PLAN TO REMAIN COMPLIANT WITH LOCAL ZONING**

The Green Lady Dispensary, Inc. (“TGLD”) will remain compliant at all times with the local zoning requirements set forth in the Nantucket’s Zoning Bylaws. In accordance with Nantucket’s Zoning Bylaws, TGLD agrees to abide by Nantucket’s temporary moratorium, and will not open or operate a Marijuana Establishment until the moratorium ends on December 31, 2018, or sooner if otherwise ended by the Town. In accordance with Zoning Bylaw, TGLD’s proposed Marijuana Establishment is located in the Commercial Neighborhood Zoning District designated for Marijuana Establishments.

In compliance with 935 CMR 500.110(3), the property is not located within 500 feet of an existing public or private school providing education to children in kindergarten or grades 1 through 12 or a daycare.

As required by Nantucket’s Zoning bylaws, TGLD will apply for a Special Permit and/or Site Plan Approval, as applicable, from the local Special Permit Granting Authority. TGLD will apply for any other local permits required to operate a co-located Cultivator, Product Manufacturer, and Retailer Establishment at the proposed location. TGLD will comply with all conditions and standards set forth in any local permit required to operate a co-located Marijuana Establishment at TGLD’s proposed location.

TGLD has already attended several meetings with various municipal officials and boards to discuss TGLD’s plans for a proposed co-located Cultivator, Product Manufacturer, and Retailer Establishment and has executed a Host Community Agreement with Nantucket. TGLD will continue to work cooperatively with various municipal departments, boards, and officials to ensure that TGLD’s co-located Marijuana Establishment remains compliant with all local laws, regulations, rules, and codes with respect to design, construction, operation, and security.

TGLD has also retained the law firm Vicente Sederberg LLC to assist with ongoing compliance with local zoning requirements.



## 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, Nicole Campbell, (insert name) attest as an authorized representative of The Green Lady Dispensary (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 March 29, 2018 (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 March 22, 2018 (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 March 20, 2018 (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 March 19, 2018 (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.



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BULLETIN BOARD



Announcements

CARPENTRY AND caretaking, new construction and renovations. No job too big or too small. Fully licensed and insured. 508-280-0290. libby\_jason@hotmail.com www.libbyconstructionack.com

FAMILY AWARENESS PROGRAM ON ADDICTION Featuring Nationally and Internationally Recognized Speaker: JANINA KEAN Friday, March 23rd 5:00pm to 8:00pm, Saturday, March 24th 10:00am to 2:30pm at The Nantucket Community School, 56 Centre Street. REGISTER: visit www.nantucketcommunityschool.org FREE. Or contact 508-228-7285 x 1571, reichweins@nps.k12.ma.us QUESTIONS: Please contact, hollymcgowan@comcast.net

MEET TOM Sawyer! Tom Sawyer is one of the six Little Mountain Rescue dogs still up for adoption. Tom is a border Collie-Labrador retriever mix and is a little over a year old. This cutie-pie is full of energy and ready to play! He's a big cuddle bunny who loves attention and if you would like to meet this sweet boy or any of the other LMR dogs please call 508-825-2287 or fill out an application at nishanimals.org

NANTUCKET LIGHTSHIP Basket Museum is seeking artisans to feature in our gift shop. We are looking for locally made non-perishable items. Items must be easy to pack for travel and non-fragile. Hoping to meet with vendors the first week in April. Call 508-228-1177 for an appointment.


ROOFING SALE Includes all exterior work Windows, Doors, Siding, Flashing, Cooper www.johntnightingale.com 508-228-5000

## AFFORDABLE HOUSING

Affordable one, two, and three bedroom apartments at Miacomet Village II located on Norquarta Drive, Nantucket, MA for persons of very low to moderate income. Financial assistance by Rural Development, USDA. **Accepting applications for future vacancies.** Applications are available at the Nantucket Housing Authority, 3 Manta Drive, Nantucket, MA or by calling (508) 228-0296 Voice/TTY.

The Nantucket Housing Authority does not discriminate based on race, color, creed, religion, sex, sexual orientation, handicap, national origin or familial status.





We are seeking a cook, for a full time, year round position, at Annye's Whole Foods. Our kitchen makes healthy, organic light meals and soups and roasted chicken dinners for the evenings. Many of our customers have special dietary preferences or constraints, and we prepare meals to suit those needs. Salary is commensurate with experience, and Annye's team provides great support.

Please contact Annye Camara in person at Annye's Whole Foods, 14 Amelia Drive, or call 508.228.4554.

# The Inquirer and Mirror Classified

- Bulletin Board**  
Announcements  
Auctions  
Lost & Found  
Schools  
Services
- Employment**  
Help Wanted  
Situations Wanted  
Childcare  
**Financial**  
Bus. Opportunities  
Investments  
Loans Wanted
- Financial**  
Money to Loan  
**Items For Sale**  
Antiques  
Appliances  
Business/Office  
Entertainment  
Furniture
- Items For Sale**  
Lawn/Garden  
Miscellaneous  
Wanted to Buy  
Yard Sales  
Ticket Exchange  
**Pets/Animals**  
Animal Care
- Pets/Animals**  
Animals for Sale  
Lost/Found Pets  
Pets  
**Recreation**  
Boating  
Fitness  
Hunting/Fishing  
Sporting Goods
- Real Estate**  
Apts./Condos  
Commercial Prop.  
For Sale-Houses  
For Rent-Houses  
Prop. Exchange  
Rentals-Summer  
Rentals-Winter
- Real Estate**  
Rentals-Seasonal  
Rentals-Yr. Round  
Off-Island  
Wanted to Buy  
Wanted to Rent  
Land For Sale  
For Rent-Rooms
- Transportation**  
Autos For Sale  
Autos Buy/Trade  
Auto Parts/Repair  
Aviation  
Boats/Marine  
Boat Parts/Repair  
Bicycles  
Motorcycles

**Frequency Discounts** (commercial ads only, no refunds on cancellations)

<b>6 WEEKS</b> 3 lines, \$17.06 per week each additional line \$3.44	<b>12 WEEKS</b> 3 lines, \$16.73 per week each additional line \$3.44	<b>26 WEEKS</b> 3 lines, \$16.40 per week each additional line \$3.44	<b>52 WEEKS</b> 3 lines, \$16.08 per week each additional line \$3.44
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<b>Real Estate Rentals</b> <b>4 Week Discount</b> 3 lines for 4 weeks \$84 (No refunds on cancellations)	<b>Island Experts</b> <b>Business Directory</b> as low as \$16.80 a week based on a 1x1, 16 week commitment	<b>Special Occasion Spotlight</b> <b>Birthday, Anniversary, Card of Thanks</b> \$17.00 per column inch, prepaid
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To place an ad Call (508) 228-3803, Fax (508) 325-5089, Email Classified@inkym.com or on the web at www.ACK.net

**Announcements**

THE GREEN LADY DISPENSARY, INC.NOTICE OF COMMUNITY OUTREACH MEETINGMarch 29, 2018 at 11 Amelia Drive, Nantucket, MA at 12:00 pmIn accordance with M.G.L. ch. 94G and the Massachusetts Cannabis Control Commission's regulations at 935 CMR 500.000 et seq. Topics to be discussed at the meeting will include: 1. The type(s) of Adult-Use Marijuana Establishment(s) to be located at the 11 Amelia Dr; 2. Plans for maintaining a secure facility; 3. Plans to prevent diversion to minors; 4. Plans to positively impact the community; and 5. Plans to ensure the establishment will not constitute a nuisance to the community.

YEAR ROUND cleaning company for sale.House cleaningWindow cleaningPower washingGreat and long time clientele with growing sales each year !In the busy part of season operates with 15 seasonal employees.Perfect time to buy a GREAT working business just few weeks before the start of busy season !Serious candidates only !For more info email :cleaning.service.for.sale.ACK@gmail.com

**Services**

CARETAKING & PROPERTY MANAGEMENT: JIM COOPER. Call 508-280-7584 or email jimcooperack@gmail.com

**Services**

RIFCO CARETAKING AND PROPERTY SUPERVISION 508-228-5106

SMILE HOUSE Cleaning 508-367-7741, 508-680-1581 smilehousecleaning@gmail.com

**Help Wanted**

GENERAL ACCOUNTING Clerk: Come be part of the team! We are looking for an energetic, detail-oriented individual to support our Accounting team by assisting in AR and AP functions, switchboard operations, and general office duties. Applicant should be team-oriented, self-motivated and proficient in computers. Excellent interpersonal and customer service skills are needed. This is a full-time, year-round position - Saturdays are a must! We offer an excellent benefit package including health & dental insurance, matching 401K, company discount, paid vacations and holidays. Interested candidates should submit resume or application to: hr@marine-homecenter.com

GREAT HARBOR Yacht Club is looking for an enthusiastic and motivated Launch Driver to join our dynamic team this summer. You'll provide transportation service for our members and their guests, and are required to have at a minimum a USCG Limited Masters License. Contact ehermanek@ghyc.com for more information and to apply.

IRRIGATION HELP- We are looking for a highly motivated, energetic person to join our team to perform service work and/or installations. Valid driver's license a must. We do not offer housing. Please call or email. 508-228-3534; tntkathy@comcast.net

**Help Wanted**

HOME FURNISHING Sales Consultant- We are looking for a highly driven, self-motivated individual to become a part of our Home Furnishings team! Candidate must be detail-oriented, motivated and dedicated to providing superior customer service. Experience in Home Furnishings/Design or related field is preferred, but we will train the right person. Applicant must possess effective verbal and interpersonal skills, and proficiency in computers is important. We offer an excellent benefit package including health & dental insurance, matching 401K, employee discount, paid vacations and holidays. If interested, please submit resumé to: hr@marinehomecenter.com

JOBE SYSTEMS, Inc. is looking for an experienced Audio Video Technician to join our team. We offer a competitive salary with a benefit package that includes 401k. Please email resume to careers@jobesystems.com.

ATLANTIC LANDSCAPING Inc. company looking for motivated employees for the 2018 season. Currently hiring for construction and hedge trimming. Housing available if necessary. Experience is preferred. Pay is based on experience. Contact Henry at 774-325-6503 or email henry@atlanticlandscapinginc.com

MADAKET MARINE is looking for a Marine Mechanic. Needs to be a self-motivated and hardworking individual. Experience is a plus but not a must, will train a mechanic from another field. Please email cshannon@madaketmarine.com or stop by at 20 N Cambridge Street in Madaket for an application

Help Wanted

NANTUCKET LOOMS is seeking a part-time Inventory Manager to oversee the merchandise for both the shop and the interior design department. Applicant should have strong organizational skills and be able to keep careful records of all merchandise. Additional tasks will include shipping merchandise and delivery of furniture. Applicant must have a driver's license and be able to lift heavy merchandise.

NOMODO, INC. ("Sophie T's Pizza") 7 Dave Street, Nantucket, MA on Nantucket (508) 325-6265 is hiring 4 temporary Food Preparation Workers for full time employment at 40 hours per week, 8 hours per day shifting schedule (8am-4pm and 4pm-10pm), Sun-Sat (7 days/wk); \$14.75/hr paid weekly; a single worksheet will be used to compute wages due; All deductions from the worker's paycheck required by law will be made; no overtime; Reports to owner. 04/01/2018-12/15/2018. The primary purpose of the position is to take and receive food and drink orders; read food order slips and prepare food orders promptly; make hot and cold sandwiches and salads; prepare food that is ready to go for Take-Out window/counter; prepare pizza to be placed in oven; prepare and serve beverages such as coffee and fountain drinks; prepare food to be cooked and served; serve orders to customers at window/counter or table; receive and process payment from customers; clean and stock work stations; keep food service area clean; use all health, safety and sanitation measures while preparing food. No education necessary. One month of restaurant industry experience is required.

H-2B workers will be reimbursed in the first workweek for all visa, visa processing, border crossing, and other related fees, including those mandated by the government. Initial transportation (including meals and, to the extent necessary, lodging) to Nantucket, MA will be reimbursed to the worker if the worker completes half of the employment period. Return transportation and subsistence will be provided if the worker completes the employment period or is dismissed early by the employer. Daily subsistence will be reimbursed from at least \$12.07 per day during travel to a max of \$51.00 per day with receipts. Work guaranteed for hours equal to at least ¾ of the workdays in each 12 week period of the total employment period. The employer will provide workers at no charge all tools, supplies, and equipment required to perform job. On-the-job training will be provided. Housing will be provided at a weekly charge of \$135. Minimal travel (1/4 mile) is required to worksite from residence on Nantucket and bus pass will be provided.

Apply for this job at the nearest local State Workforce Agency or Career Opportunities 372 North Street, Hyannis, MA 02601. (508) 771-5627 using job order #10334353.

POWERS LANDSCAPING is hiring full time and part time for all aspects of landscaping also planter veggie garden and window box team, and part time office assistant.Are you a kind, hardworking person who wants to be paid well. We offer BCBS health insurance and starting pay is \$20.00- \$30.00 per hr. Season starts 3/12. email Chris : cpowerslandscaping@gmail.com



## ISLAND LUMBER

### Help Wanted

The **Front Counter position** will involve sales, providing excellent customer service, receiving, stocking and other tasks. Applicant must be a self-motivated team player with a friendly attitude and computer proficiency is a must. Position is full time, year round.

Please send resume to [leroy@islandlumber.net](mailto:leroy@islandlumber.net) or call (508) 228-2600.



### The Inquirer and Mirror

#### Customer Sales Service and Support

We are seeking an energetic and upbeat individual with previous experience in sales as well as event participation and production to work in our sales and audience development team. Candidates should possess the skills and attributes listed below:

**POSITION REQUIREMENTS**

- Prior experience in sales, in person and over the phone.
- Experience networking and building relationships.
- Excellent communication skills, in writing, in person and over the phone.
- Strong computer skills and familiarity with all standard office equipment.
- Proficient in Microsoft Office.
- Previous experience in telephone sales and customer support.
- Experience as a participant and/or organizer of events.
- Willingness to work occasional evening or weekends for event set-up, break-down.
- Valid drivers license and daily use of an automobile.
- Ability to lift and carry 40 lbs.

Email letter of interest, resume to:  
**Lynda St. Peter, Human Resources**  
at [lstpeter@inkym.com](mailto:lstpeter@inkym.com)

*The Inquirer and Mirror is an Equal Opportunity Employer*



### The Inquirer and Mirror

#### General Assignment Reporter

The **Inquirer and Mirror**, an award winning weekly newspaper on Nantucket Island, is looking for a dynamic general assignment reporter. He/she must have strong digital/social media skills as well as a solid understanding of municipal/judicial reporting, the ability to connect in a small community, find stories of interest to report on and write quickly and accurately on deadline.

The candidate for this position understands the needs of a multi-media newsroom and the important role community journalism plays. The job entails providing weekly local news coverage for print and digital platforms including text, audio and video and social media for a weekly print product and website.

The right candidate will be able to produce content that varies from feature and lifestyle writing to reporting on municipal government to big picture investigative pieces that examine issues relevant to our community.

To apply, please submit a resume and writing samples to: Joshua Balling, Managing Editor The Inquirer and Mirror, PO Box 1198, or email [jballing@inkym.com](mailto:jballing@inkym.com). The Inquirer and Mirror offers Health, Dental, Vision, Flexible Spending Accounts, Life Insurance and 401(k). Housing available. Compensation commensurate with experience.

*The Inquirer and Mirror is an Equal Opportunity Employer*

## THANK YOU for your ad submission!

Your ad has been submitted for publication. Below is a confirmation of your ad placement. You will also receive an email confirmation.

### ORDER DETAILS

**Order Number:****W0117401****Order Status:**

Submitted

**Classification**

General

**Package:**

Quick Sale Enhanced Listing

**Final Cost:**

\$112.02

**Payment Type:**

Amex

**User ID:**

U0045183

### PREVIEW FOR AD NUMBER W01174010

THE GREEN LADY  
DISPENSARY, INC.  
NOTICE OF COM-  
MUNITY OUTREACH  
MEETING  
March 29, 2018 at 11  
Amelia Drive, Nantuck-  
et, MA at 12:00 pm  
In accordance with  
M.G.L. ch. 94G and  
the Massachusetts  
Cannabis Control Com-  
mission's regulations  
at 935 CMR 500.000  
et seq. Topics to  
be discussed at the  
meeting will include:  
1. The type(s) of  
Adult-Use Marijuana  
Establishment(s) to  
be located at the 11  
Amelia Dr; 2. Plans for  
maintaining a secure  
facility; 3. Plans to  
prevent diversion to  
minors; 4. Plans to  
positively impact the  
community; and 5.  
Plans to ensure the  
establishment will not  
constitute a nuisance  
to the community.

### ACCOUNT INFORMATION

Nicole Campbell  
320 Mt Holly Rd.  
Katonah, NY 10536  
914-232-5297  
nicole@thegreenladydispensary.com  
The Green Lady Dispensary

### PAYMENT DETAILS

Amex\*\*\*\*\*7016 03/2022

### TRANSACTION REPORT

**Date**

11:36 AM - Tue, Mar 20, 2018

**Amount:**

\$112.02

### PREVIEW FOR AD NUMBER W01174011



## SCHEDULE FOR AD NUMBER W01174010

Thu Mar 22, 2018

The Inquirer and Mirror Classifieds

## SCHEDULE FOR AD NUMBER W01174011

Start date:

Wed Mar 21, 2018

Website:

MarketPlace manan

Duration:

7 days

### NOTICE OF COMMUNITY OUTREACH MEETING

THE GREEN LADY DISPENSARY, INC.

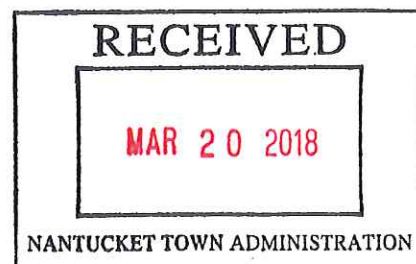
March 29, 2018 at 11 Amelia Drive, Nantucket, MA at 12:00 pm

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<< Click here to print a printer friendly version >>

Attorney Michael J. Wilson, P.C.

1 Hooper Farm Rd.  
Nantucket, MA 02554  
Telephone: (508) 228-1929  
Fax: (508) 228-1676  
e-mail: mjw@mjlwilsonlaw.com



March 20, 2018

Town of Nantucket  
Board of Selectmen  
c/o Ms. Elizabeth Gibson, Town Manager  
16 Broad St.  
Nantucket, MA 02554

Re: The Green Lady Dispensary, Inc. Notice of Community Outreach Meeting March 29, 2018

Dear Libby;

Attached hereto please find the notice of the Community Outreach Meeting that Nicole and Rupert will be holding on Thursday March 29, 2018 at 12:00 noon at 11 Amelia Drive.

Please don't hesitate to contact this office should you have any questions relative to this matter.

Trusting you find everything in good order, I remain,

Very truly yours,

A handwritten signature in blue ink, appearing to be "M. J. Wilson".

Michael J. Wilson

Enc.

Cc: client w/out enc.

Nantucket Town Clerk

Town of Nantucket Planning Board

Bos ✓  
W. Pittman ✓  
K. Laughman ✓  
G. Hynan ✓  
L. Gibson ✓

Attorney Michael J. Wilson, P.C.

1 Hooper Farm Rd.  
Nantucket, MA 02554  
Telephone: (508) 228-1929  
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e-mail: mjw@mjwilsonlaw.com



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Nantucket Town Clerk

Town of Nantucket Planning Board





## THE GREEN LADY DISPENSARY, INC.

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TGLD intends to apply for a license to operate as a Marijuana Retailer, Marijuana Cultivator, and Marijuana Product Manufacturer at 11 Amelia Drive, Nantucket, MA in accordance with M.G.L. ch. 94G and the Massachusetts Cannabis Control Commission's regulations at 935 CMR 500.000 *et seq.* These intended uses will be operated in conjunction with TGLD's Medical Marijuana Treatment Center operations at 11 Amelia Drive.

Topics to be discussed at the meeting will include, but not be limited to:

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Interested members of the community are encouraged to ask questions and receive answers from TGLD's principals and representatives about TGLD's proposed facility and operations.

A copy of this notice has been or will be published in a local newspaper at least seven (7) calendar days prior to the meeting and filed with the Town Clerk, the Planning Board, and the Board of Selectmen of Nantucket. This notice has been or will be mailed at least seven (7) calendar days prior to the meeting to abutters of the proposed location and abutters to abutters within 300 feet of the property line of the proposed location.

Sincerely,

Nicole and Rupert Campbell  
The Green Lady Dispensary, Inc.

**Attorney Michael J. Wilson, P.C.** NANTUCKET  
1 Hooper Farm Rd. TOWN CLERK  
Nantucket, MA 02554  
Telephone: (508) 228-1929  
Fax: (508) 228-1676  
e-mail: mjw@mjwilsonlaw.com

2018 MAR 19 PM 11:22

March 20, 2018

Town of Nantucket  
Board of Selectmen  
c/o Ms. Elizabeth Gibson, Town Manager  
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Nantucket, MA 02554

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Nantucket Town Clerk ✓

Town of Nantucket Planning Board



THE GREEN LADY DISPENSARY, INC.

NANTUCKET  
TOWN CLERK

2018 MAR 19 PM 11

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Sincerely,

Nicole and Rupert Campbell  
The Green Lady Dispensary, Inc.

October 16, 2020

Town of Nantucket  
Libby Gibson, Town Manager  
16 Broad Street  
Nantucket, MA 02554

**Re: Request for Records of Costs Related to The Green Lady Dispensary, Inc.'s Nantucket Operations**

Dear Town Manager Gibson:

Please be advised that as a requirement of The Green Lady Dispensary, Inc.'s ("TGLD") license renewals for its marijuana establishment operations in the Town of Nantucket ("Nantucket" or "Town"), the Cannabis Control Commission (the "Commission") is requiring TGLD to submit, (1) documentation that it requested from its Host Community the records of any cost to the Town, whether anticipated or actual, resulting from the licensee's operation within its borders, and (2) any response received from the Host Community in connection with such request, and if no response is received, an attestation to that effect.

Accordingly, please accept this correspondence as TGLD's formal request to the Town to produce the records of any cost, whether anticipated or actual, resulting from TGLD's operations within the Town. Please note that a copy of this correspondence along with any response received from the Town, or barring receipt of any response, an attestation to that effect, shall be submitted by TGLD to the Commission. As the Town is aware, in accordance with M.G.L. c. 94G, § 3(d), any cost to the Town imposed by the operation of a Marijuana Establishment shall be documented and considered a public record as defined by M.G.L. c. 4, § 7, cl. 26.

TGLD respectfully requests that the Town respond to this request as soon as possible so that TGLD can timely comply with the requirements of its license renewals.

If we can provide additional information, please do not hesitate to ask.

Sincerely,




cc: Mr. Barry Rector, Chair of the Nantucket Cannabis Advisory Committee

**THE GREEN LADY DISPENSARY, INC.**  
**MUNICIPAL RESPONSE ATTESTATION – NANTUCKET**

On behalf of The Green Lady Dispensary, Inc. ("The Green Lady"), I, Nicole Campbell  
do hereby certify the following:

- In accordance with the requirements of The Green Lady's license renewals for its adult-use licenses (MC281443, MP281345, and MR281427), The Green Lady requested from the Town of Nantucket (the "Host Community") the records of any cost to the Host Community, whether anticipated or actual, resulting from The Green Lady's operation within its borders (the "Request").
- The Green Lady submitted the Request to the Host Community on 10/19/2020.
- As of the date of this attestation, The Green Lady has not received a response from the Host Community with respect to the Request.

  
Name: Nicole Campbell

Title: Owner

Entity: The Green Lady Dispensary, Inc.

10/25/20  
Date



## **PLAN TO POSITIVELY IMPACT AREAS OF DISPROPORTIONATE IMPACT**

### Overview

The Green Lady Dispensary, Inc. (“TGLD”) is dedicated to serving and supporting the areas around it, particularly those that are classified as areas of disproportionate impact. Marijuana businesses have an obligation to the health and well-being of their customers as well as the communities that have had historically high rates of arrest, conviction, and incarceration related to marijuana crimes. It is TGLD's intention to be a contributing, positive force in areas of disproportionate impact and to assist in changing the perception of those associated with marijuana use.

### TGLD's Team

With decades of experience working at Growth Products, Ltd. (an agricultural chemical company), both Rupert Campbell and Nicole Campbell have had the opportunity to assist countless employees from minority groups, immigrants, and individuals residing in areas of disproportionate impact. Out of 48 current employees at Growth Products, 24 employees come from Black, African American, Hispanic and Latino backgrounds. Additionally, Growth Products has promoted many of its employees internally to positions of management such as Purchasing Manager, Production Manager, and Warehouse Manager. Growth Products provides its employees with full benefits including health insurance coverage and a retirement savings program. Rupert and Nicole Campbell will use their experience at Growth Products to implement similar hiring policies at TGLD.

As TGLD expands, TGLD's goal will be to maintain a staff with a significant percentage of individuals that have a drug-related CORI but are otherwise legally employable in a cannabis-related enterprise. In alignment with TGLD's Diversity Plan, TGLD will focus hiring and education efforts on diverse populations including individuals from Black, African American, Hispanic or Latino descent. TGLD will undergo best efforts to hire individuals from Wareham and New Bedford to work at TGLD's facility.

### Mentorship Program for Cannabis Business Skills and Job Training

Through TGLD's Mentorship Program, TGLD intends to promote sustainable social and economic reparative practices in the commercial cannabis industry in Massachusetts. TGLD plans to offer individuals from areas of disproportionate impact skill and operational training to enter the marijuana industry either as an employee or an employer.

Individuals from areas of disproportionate impact may need assistance gaining the skills and resources to start a cannabis business or to obtain specialized skill positions. In the emerging

Massachusetts market there are very few resources for acquiring these skills. TGLD's facility, consisting of cultivation, processing, and dispensing operations, offers an opportunity for individuals to learn the science, technology, business, marketing and sales skills required to be successful in the cannabis industry. Individuals from areas of disproportionate impact will be able to apply for TGLD's Mentorship Program to help them gain hands-on experience and transferable skills and knowledge that can be carried over to a range of professional pursuits in the cannabis industry. TGLD will specifically attempt to encourage and identify applicants from Wareham and New Bedford—which have been identified by the Commission as areas of disproportionate impact—for TGLD's Mentorship Program; however, TGLD will accept applications from individuals residing in any area of disproportionate impact.

TGLD plans to establish an online application portal, where applicants will be asked to demonstrate residency in the geographic areas of disproportionate impact as determined by the Commission.

Individuals can apply to one of the four hands-on training sessions to be offered:

- Cultivation and Organic Growing Techniques;
- CO2 Extraction and Short Path Distillation;
- Marijuana Infused Products (MIPs) production from topicals to edibles; and
- Retail 'Bud Tending' Professionalism and Knowledge.

Each of these 4 sessions will be held annually with small groups of 5-7 individuals. Depending on area of skill, sessions will last 2 – 7 days. Ferry tickets and housing will be paid for while on Nantucket for such training sessions, and TGLD will offer continued mentoring for individuals and businesses facing systemic barriers.

### Plan Administration

The CEO, in conjunction with other members of the executive management team, will administer the Plan to Positively Impact Areas of Disproportionate Impact (the "Plan"). The CEO will be responsible for developing measurable outcomes and will ensure that TGLD continues to meet TGLD's commitments made in the Plan. TGLD will complete regular staffing audits to verify compliance with its staffing commitments pursuant to the Plan, and if found not in compliance, TGLD will immediately amend its hiring practices and strategies.

The CFO/COO will administer TGLD's Mentorship Program to ensure that TGLD is offering each of its hands-on training sessions at least annually and that TGLD has sufficient budgeting to effectuate the Mentorship Program. TGLD will audit and update its Mentorship Program annually based upon industry standards and participant evaluations of the Mentorship Program.

D

# The Commonwealth of Massachusetts

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

FORM MUST BE TYPED

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

FORM

The Green Lady Dispensary, Inc. is a registrant  
with the Department of Public Health  
in accordance with 105 CMR 725.100(C)  
as of May 31, 2018.

*B. Galvin*

Bryan Harter  
Director

Medical Use of Marijuana Program  
Bureau of Healthcare Safety and Quality  
Massachusetts Department of Public Health

(1) Exact name of the non-profit: The Green Lady Dispensary, Inc.

001276965

(2) A corporate name that satisfies the requirements of G.L. Chapter 156D, Section 4.01:

The Green Lady Dispensary, Inc.

(3) The plan of entity conversion was duly approved in accordance with the law.

(4) The following information is required to be included in the articles of organization pursuant to G.L. Chapter 156D, Section 2.02(a) or permitted to be included in the articles pursuant to G.L. Chapter 156D, Section 2.02(b):

## ARTICLE I

The exact name of the corporation upon conversion is:

The Green Lady Dispensary, Inc.

## ARTICLE II

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

The corporation is organized to (a) cultivate, manufacture, market, promote, sell, distribute and otherwise provide products containing cannabis, products that enable persons to consume cannabis, and other related products, all for medicinal uses, but only in accordance with the laws of the Commonwealth of Massachusetts; (b) engage in all activities incidental thereto; and (c) engage in any other activities in which a corporation formed under the laws of the Commonwealth of Massachusetts may lawfully engage.

### ARTICLE III

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

WITHOUT PAR VALUE		WITH PAR VALUE		
TYPE	NUMBER OF SHARES	TYPE	NUMBER OF SHARES	PAR VALUE
Common	100,000			

### ARTICLE IV

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

Each owner of record of Common Stock shall be entitled to one vote for each share of Common Stock. Subject to applicable law, the owners of Common Stock shall be entitled to receive dividends out of funds legally available therefore at such times and in such amounts as the Board of Directors of the Corporation may determine, declare, order to be paid and pay in its discretion. Upon any liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, after the payment or provisions for payment of all debts and liabilities of the Corporation, all remaining assets of the Corporation available for distribution to its shareholders shall be distributed pro rata to the holders of Common Stock, subject to applicable law.

### ARTICLE V

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

### ARTICLE VI

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

See attached Article VI

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

## ARTICLE VII

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

## ARTICLE VIII

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

- a. The street address of the initial registered office of the corporation in the commonwealth:  
11 Amelia Drive, Nantucket, MA 02554
- b. The name of its initial registered agent at its registered office:  
Nicole Campbell
- c. The names and addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

President: Rupert Campbell

Treasurer: Nicole Campbell

Secretary: Corbet Campbell

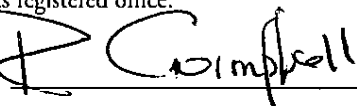
Director(s): Rupert Campbell, Nicole Campbell, and Corbet Campbell

- d. The fiscal year end of the corporation:  
December 31st
- e. A brief description of the type of business in which the corporation intends to engage:  
Cultivate, manufacture, market, sell and distribute cannabis and related products.
- f. The street address of the principal office of the corporation:  
11 Amelia Drive, Nantucket, MA 02554
- g. The street address where the records of the corporation required to be kept in the commonwealth are located is:

11 Amelia Drive, Nantucket, MA 02554, which is  
(number, street, city or town, state, zip code)

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

Signed by:



(signature of authorized individual)

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

on this 14<sup>th</sup> day of May, 2018



## ARTICLE VI CONTINUATION SHEET

- A. Limitation of Director Liability. Except as required by applicable law, no Director of the corporation shall have any personal liability to the corporation or its stockholders for monetary damages for breach of fiduciary duty as a director. The preceding sentence shall not eliminate or limit the liability of a director for any act or omission occurring prior to the date upon which such provision becomes effective.
- B. Indemnification. The Corporation shall, to the extent permitted by G.L c. 156D, indemnify all persons who have served or may serve at any time as officers or Directors of the Corporation and their heirs, executors, administrators, successors, and assigns, from and against any and all loss and expense, including amounts paid in settlement before or after suit is commenced, and reasonable attorney's fees, actually and necessarily incurred as a result of any claim, demand, action, proceeding, or judgment that may have been asserted against any such persons, or in which these persons are made parties by reason of their being or having been officers or Directors of the Corporation. This right of indemnification shall not exist in relation to matters as to which it is adjudged in any action, suit or proceeding that these persons are liable for negligence or misconduct in the performance of duty. The indemnification rights provided herein (i) shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any law, agreement, vote of shareholders or otherwise; and (ii) shall inure to the benefit of the heirs, executors and administrators of such persons entitled to indemnification. The Corporation may, to the extent authorized from time to time by the board of Directors, grant indemnification rights to other employees or agents of the Corporation or other persons serving the Corporation and such rights may be equivalent to, or greater or less than, those set forth herein.
- C. Partnership. The corporation may be a partner to the maximum extent permitted by law.
- D. Minimum number of directors. The board of directors may consist of two or more individuals, notwithstanding the number of shareholders.
- E. Shareholder action without a meeting by less than unanimous consent. Action required or permitted by Chapter 156D of the General Laws of Massachusetts to be taken at a shareholders' meeting may be taken without a meeting by shareholders having not less than the minimum number of votes necessary to take the action at a meeting at which all shareholders entitled to vote on the action are present and voting.
- F. Authorization of directors to make, amend or repeal Bylaws. The board of directors may make, amend or repeal the Bylaws in whole or in part, except with respect to any provision thereof which by virtue of an express provision in Chapter 156D of the General Laws of Massachusetts, the Articles of Organization or the Bylaws requires action by the shareholders.

COMMONWEALTH OF MASSACHUSETTS

2522

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

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

I hereby certify that upon examination of these articles of conversion, duly submitted to me, it appears that the provisions of the General Laws relative thereto have been complied with, and I hereby approve said articles; and the filing fee in the amount of \$475 having been paid, said articles are deemed to have been filed with me this 6 day of June, 20 18, at \_\_\_\_\_ a.m./p.m.  
time

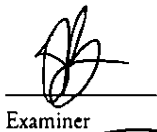
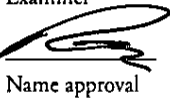
Effective date: \_\_\_\_\_  
(must be within 90 days of date submitted)



WILLIAM FRANCIS GALVIN  
Secretary of the Commonwealth

Filing fee: Minimum \$250

SECRETARY OF THE  
COMMONWEALTH  
2018 JUN -6 PM 3:26  
CORPORATIONS DIVISION

  
Examiner  
Name approval

C

M

**TO BE FILLED IN BY CORPORATION**  
Contact Information:

Nicole Campbell

11 Amelia Drive

Nantucket, MA 02554

Telephone: 914-490-5426

Email: [ncampbell@growthproducts.com](mailto:ncampbell@growthproducts.com)

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

1312134

BYLAWS  
OF  
THE GREEN LADY DISPENSARY, INC.

## **BYLAWS OF THE GREEN LADY DISPENSARY, INC.**

### **ARTICLE I OFFICES**

**Section 1.01 Principal Office.** The principal office of the Corporation shall be located at such place within the Commonwealth of Massachusetts as shall be fixed from time to time by the board of Directors, and if no place is fixed by the board of Directors, such place as shall be fixed by the President.

### **ARTICLE II SHAREHOLDERS**

**Section 2.01 Place of Meeting.** Meetings of the shareholders shall be held at any place within or without the Commonwealth of Massachusetts that may be designated by the board of Directors. Absent such designation, meetings shall be held at the principal office. The board of Directors may, in its discretion, determine that the meeting may be held solely by means of remote electronic communication. If authorized by the board of Directors, and subject to any guidelines and procedures adopted by the board of Directors, shareholders not physically present at a meeting of shareholders, may participate in a meeting of shareholders by means of electronic transmission by and to the Corporation or electronic video screen communication; and, may be considered present in person and may vote at a meeting of shareholders, whether held at a designated place or held solely by means of electronic transmission by and to the Corporation or electronic video screen communication, subject to the conditions imposed by applicable law.

**Section 2.02 Annual Meeting.** The annual meeting of shareholders of this Corporation shall be held on such date and at such time as may be designated from time to time by the board of Directors. At the annual meeting, Directors shall be elected, and any other business may be transacted that is within the power of the shareholders and allowed by law.

**Section 2.03 Special Shareholders' Meetings.** Special meetings of the shareholders, for any purpose whatsoever, may be called at any time by the President, the board of Directors, or by shareholders entitled to cast not less than ten percent (10%) of the corporation's voting power. Any person entitled to call a special meeting of shareholders (other than the board of Directors) may make a written request to the board of Directors and the shareholders, specifying the general purpose of such meeting and the date, time and place of the meeting, which date shall be not less than thirty-five (35) days nor more than sixty (60) days after the receipt by such officer of the request.

**Section 2.04 Notice of Shareholders' Meeting.** Except as otherwise provided by law, written notice stating the place, day, and hour of the meeting shall be given at least two (2) days (or, if sent by mail, four (4) days) and not more than sixty (60) days before the meeting. In the case of an annual meeting, notice will include matters the Corporation's board of Directors intends, at the time of the giving of the first of such notices, to present to the shareholders for action. It shall not be necessary to state in a notice of any meeting of shareholders as a purpose thereof any matter relating to the procedural aspects of the conduct of such meeting. Notice shall be given

personally, by electronic transmission, or by mail, by or at the direction of the secretary, or the officer or person calling the meeting, to each shareholder entitled to vote at the meeting.

If mailed, the notice shall be deemed to be given when deposited in the United States mail addressed to the shareholder at the shareholder's address as it appears on the share transfer records of the Corporation, with postage thereon prepaid. Notice may be given to the shareholder by electronic transmission. Notice by electronic transmission is deemed given when sent, provided that the sender does not receive notification that the transmission failed.

The participation or attendance at a meeting of a person entitled to notice constitutes waiver of notice, except where the person objects, at the beginning of the meeting, to the lawfulness of the convening of the meeting.

**Section 2.05 Persons Entitled to Vote.** Except as otherwise provided by law, and except when a record date has been fixed, only persons in whose names shares entitled to vote stand on the stock records of the Corporation at the close of business on the business day next preceding the day on which notice is given shall be entitled to notice of a shareholders' meeting, or to vote at such meeting. In the event notice is waived, only persons in whose names shares entitled to vote stand on the stock records of the Corporation at the close of business on the business day next preceding the day on which the meeting is held shall be entitled to vote. If no record date has been fixed, the record date shall be:

(a) For determining shareholders entitled to give consent to action by the Corporation without a meeting, the day on which the first written consent is given.

(b) For determining shareholders for any other purpose, the later of (i) the day on which the board of Directors adopts the resolution relating thereto, or (ii) the sixtieth (60<sup>th</sup>) day prior to the date of such other action.

**Section 2.06 Fixing the Record Date.** The board of Directors may fix a time in the future as a record date to determine the shareholders entitled to notice of, and to vote at, any meeting of shareholders or give written consent to action by the Corporation without a meeting or entitled to receive any dividend or distribution, or to any change, conversion, or exchange of shares.

A record date fixed under this Section may not be more than sixty (60) days or less than ten (10) days before the meeting or more than sixty (60) days before any other action requiring a determination of shareholders. When a record date is so fixed, only shareholders of record at the close of business on that date are entitled to notice of and to vote at the meeting or to receive the dividend, distribution, or allotment of rights, or to exercise the rights, as the case may be, notwithstanding any transfer of any shares on the books of the Corporation after the record date. In the event any meeting of shareholders is adjourned for more than forty-five (45) days from the date set for the original meeting, the board shall fix a new record date for purposes of giving notice of, and determining the holders of shares entitled to vote at, such adjourned meeting.

**Section 2.07 Quorum of and Action by Shareholders.** The presence at a meeting in person or by proxy of the persons entitled to vote a majority of the voting shares constitutes a quorum for the transaction of business. The shareholders present at a duly called or held meeting

at which a quorum is present may continue to do business until adjournment notwithstanding the withdrawal of such number of shareholders so as to leave less than a quorum, if any action taken, other than adjournment, is approved by at least a majority of the shares required to constitute a quorum, except as otherwise provided by law. Except as otherwise provided by law, herein or in the Articles of Organization, the affirmative vote of a majority of the shares represented at a meeting at which a quorum is present, shall be the act of the shareholders.

**Section 2.08 Adjourned Meetings and Notice Thereof.** Any shareholders' meeting, annual or special, whether or not a quorum is present, may be adjourned from time to time by a vote of the majority of the shares present, in person or proxy. When a meeting is adjourned for forty-five (45) days or more, or if a new record date for the adjourned meeting is fixed by the board of Directors, notice of the adjourned meeting shall be given to such shareholders of record entitled to vote at the adjourned meeting, as in the case of any original meeting. When a meeting is adjourned for less than forty-five (45) days, and a new record date is not fixed by the board of Directors, it shall not be necessary to give any notice of the time and place of the adjourned meeting or of the business to be transacted thereat other than by announcement at the meeting at which the adjournment is taken.

**Section 2.09 Conduct of Meetings.** The board of Directors may adopt by resolution rules and regulations for the conduct of meetings of the shareholders as it shall deem appropriate. At every meeting of the shareholders, the President, or in his or her absence or inability to act, a Director or officer designated by the board of Directors shall serve as the presiding officer. The secretary or, in his or her absence or inability to act, the person whom the presiding officer of the meeting shall appoint secretary of the meeting, shall act as secretary of the meeting and keep the minutes thereof.

The presiding officer shall determine the order of business and, in the absence of a rule adopted by the board of Directors, shall establish rules for the conduct of the meeting. The presiding officer shall announce the close of the polls for each matter voted upon at the meeting, after which no ballots, proxies, votes, changes, or revocations will be accepted. Polls for all matters before the meeting will be deemed to be closed upon final adjournment of the meeting.

**Section 2.10 Voting of Shares.** Unless otherwise provided by law or in the Articles of Organization, each shareholder entitled to vote is entitled to one (1) vote for each share of Common Stock. Any holder of shares entitled to vote on any matter may vote part of such shares in favor of the proposal and refrain from voting the remaining shares or vote them against the proposal. If a shareholder fails to specify the number of shares such shareholder is voting affirmatively, it will be conclusively presumed that the shareholder's approving vote is with respect to all shares such shareholder is entitled to vote.

**Section 2.11 Consent of Absentees.** The transactions of any meeting of shareholders, however called or noticed, are as valid as though had at a meeting duly held after regular call and notice, if a quorum is present either in person or by proxy, and if, either before or after the meeting, each of the persons entitled to vote, not present in person or by proxy, signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. The waiver, notice, or consent need not specify the business transacted or purpose of the meeting,



except as required by G.L. c. 156D. All such waivers, consents, or approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

**Section 2.12 Voting by Proxy or Nominee.** Every person entitled to vote or execute consents may do so either in person or by one or more agents authorized by a written proxy executed by the person or such person's duly authorized agent and filed with the secretary of the Corporation. A proxy is not valid after the expiration of eleven (11) months from the date of its execution, unless the person executing it specifies therein the length of time for which it is to continue in force. Except as set forth below, any proxy duly executed is not revoked, and continues in full force and effect, until an instrument revoking it, or a duly executed proxy bearing a later date, executed by the person executing the prior proxy and presented to the meeting is filed with the secretary of the Corporation, or unless the person giving the proxy attends the meeting and votes in person, or unless written notice of the death or incapacity of the person executing the proxy is received by the Corporation before the vote by such proxy is counted. A proxy that states on its face that it is irrevocable will be irrevocable for the period of time specified in the proxy, if held by a person (or nominee of a person) specified by law to have sufficient interest to make such proxy irrevocable and only so long as he shall have such interest, subject to G.L. c. 156D, § 7.22.

**Section 2.13 Action by Shareholders Without a Meeting.** Any action, that, under any provision of G.L. c. 156D may be taken at a meeting of the shareholders, may be taken without a meeting and without prior notice if a consent in writing, setting forth the action so taken, shall be signed by the holders of the outstanding shares having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting at which all shares are entitled to vote thereon were present and voted; provided, however, that unless the consents of all shareholders entitled to vote have been solicited in writing, notice shall be given (in the same manner as notice of meetings is to be given), and within the time limits prescribed by law, of such action to all shareholders entitled to vote who did not consent in writing to such action; and provided, further, that Directors may be elected by written consent only if such consent is unanimously given by all shareholders entitled to vote, except that action taken by shareholders to fill one or more vacancies on the board other than a vacancy created by the removal of a Director, may be taken by written consent of a majority of the outstanding shares entitled to vote.

### **ARTICLE III DIRECTORS**

**Section 3.01 Number of Directors; Identity of Initial Directors.** The authorized number of Directors of the Corporation shall be three (3) until changed by an amendment to these Bylaws duly adopted in accordance with these Bylaws by the vote or written consent of a majority of the outstanding shares entitled to vote. The initial Directors shall be Nicole Campbell, Rupert Campbell, and Corbet Campbell.

**Section 3.02 Powers.** All corporate power shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of, the board of Directors, except such powers expressly conferred upon or reserved to the shareholders, and subject to any limitations set forth by law, by the Articles of Organization or by these Bylaws.

Without limiting the generality of the foregoing, and subject to the same limitations, it is hereby expressly declared that the Directors shall have the power and, to the extent required by law the duty to:

(a) Appoint and remove at pleasure of the board, all officers, managers, management companies, agents, and employees of the Corporation, prescribe their duties in addition to those prescribed in these Bylaws, supervise them, fix their compensation, and require from them security for faithful service. Such compensation may be increased or diminished at the pleasure of the Directors;

(b) Conduct, manage, and control the affairs and business of the Corporation; make rules and regulations not inconsistent with the Articles of Organization or applicable law or these Bylaws; make all lawful orders on behalf of the Corporation; and prescribe in the manner of executing the same;

(c) Incur indebtedness and borrow money on behalf of the Corporation and designate from time to time the person or persons who may sign or endorse checks, drafts, or other orders of payment of money, notes, or other evidences of indebtedness, issued in the name of, or payable to, the Corporation, and prescribe the manner of collecting or depositing funds of the Corporation, and the manner of drawing checks thereon;

(d) Appoint by resolution of a majority of the authorized number of Directors an executive committee and other committees and delegate to the executive committee any of the powers and authorities of the board in the management of the business and affairs of the Corporation, except the powers to (i) fill vacancies on the board or any committee, (ii) fix compensation of Directors; (iii) adopt, amend, or repeal these Bylaws; (iv) amend or repeal resolutions of the board that are expressly nonamendable or repealable; (v) declare a dividend or distribution to shareholders or authorize the repurchase of the Corporation's shares except at a rate, in a periodic amount or within a range, determined by the board; (vi) establish other committees of the board; or (vii) approve any action that in addition to board approval requires shareholder approval. The executive committee shall be composed of two (2) or more Directors. The provisions of these Bylaws regarding notice and meetings of Directors shall apply to all committees;

(e) Authorize the issuance of stock of the Corporation from time to time, upon such terms as may be lawful; and

(f) Prepare an annual report to be sent to the shareholders after the close of the fiscal or calendar year of this Corporation, which report shall comply with the requirements of law. To the extent permitted by law, the requirements that an annual report be sent to shareholders and the time limits for sending such reports are hereby waived, the Directors, nevertheless, having the authority to cause such report to be sent to shareholders.

**Section 3.03 Term of Office.** Directors shall hold office until the next annual meeting of shareholders and until their successors are elected.

**Section 3.04 Vacancies and Newly Created Directorships.** A vacancy on the board of Directors exists in case of the occurrence of any of the following events:



- (a) The death, resignation, or removal of any Director.
- (b) The removal or declaration of vacancy by the board of Directors of a Director who has been declared of unsound mind by a court order or convicted of a felony.
- (c) The Director is a shareholder who is divested from ownership of the marijuana business by a decision of either the state or local licensing authority.
- (d) The authorized number of Directors is increased.
- (e) At any annual, regular, or special meeting of shareholders at which any Director is elected, the shareholders fail to elect the full authorized number of Directors to be voted for at that meeting.

All vacancies (other than vacancies created by removal of a Director) may be filled by the approval of the board of Directors or, if there is less than a quorum of Directors, by (i) a vote of the majority of the remaining Directors at a meeting held pursuant to notice or waivers of notice complying with G.L. c. 156D, (ii) unanimous written consent or (iii) a sole remaining Director. Each Director so elected shall hold office until his successor is elected at an annual, regular, or special meeting of the shareholders. The shareholders may, by vote or written consent of a majority of outstanding shares entitled to vote in the election of Directors, elect a Director at any time to fill any vacancy not filled by the Directors. The shareholders may, by vote of a majority of outstanding shares entitled to vote in the election of Directors or unanimous written consent, elect a Director at any time to fill any vacancy created by removal of a Director, except that a vacancy created pursuant to clause (b) of this Section may be filled by the board of Directors. If the board of Directors accepts the resignation of a Director tendered to take effect at a future time, the board or the shareholders may elect a successor to take office when the resignation becomes effective. A reduction of the authorized number of Directors does not remove any Director prior to the expiration of that Director's term of office.

**Section 3.05 Removal.** The board of Directors may declare vacant the office of a Director who has been declared of unsound mind by an order of the court or convicted of a felony, or who has been barred from ownership of a marijuana business by a final decision of an applicable state or local licensing authority, or otherwise in a manner provided by law.

Any or all of the Directors may be removed from office at any duly called meeting without cause by a vote of the shareholders entitled to elect them. If one or more Directors are so removed at a meeting of shareholders, the shareholders may elect new Directors at the same meeting.

**Section 3.06 Resignation.** A Director may resign effective on giving written notice to the President, unless the notice specifies a later effective date.

### **Section 3.07 Meetings of Directors.**

(a) Regular Meetings. A regular annual meeting of the board shall be held immediately after, and at the same place as, the annual meeting of shareholders for the purpose of electing officers and transacting any other business. The board may provide for other regular meetings from time to time by resolution.

(b) Special Meetings. Special meetings of the board for any purpose or purposes may be called at any time by at least one Director. Notice of the time and place of special meetings shall be delivered by mail, electronic delivery, or orally. If notice is mailed, it shall be deposited in the United States mail at least three (3) days before the time of the meeting. In the case the notice is delivered either orally or by electronic delivery shall be delivered at least forty-eight (48) hours before the time of the meeting. Any oral notice given personally or by telephone may be communicated either to the Director or to a person at the office of the Director whom the person giving notice has reason to believe will promptly communicate it to the Director. The notice need not specify the purpose of the meeting nor the place if it is to be held at the principal office of the Corporation.

(c) Place of Meetings. Meetings of the Board may be held at any place within or without the Commonwealth of Massachusetts that has been designated in the notice. If a place has not been stated in the notice or there is no notice, meetings shall be held at the principal office of the Corporation unless another place has been designated by a resolution duly adopted by the board.

**Section 3.08 Electronic Participation.** Members of the board may participate in a meeting through conference telephone, electronic video screen communication, or other electronic transmission by and to the Corporation. Participation in a meeting by conference telephone or electronic video screen communication constitutes presence in person as long as all Directors participating can hear one another. Participation by other electronic transmission by and to the Corporation (other than conference telephone or electronic video screen communication) constitutes presence in person at the meeting as long as participating Directors can communicate with other participants concurrently, each Director has the means to participate in all matters before the board, including the ability to propose or object to a specific corporate action, and the Corporation implements some means of verifying that each person participating is entitled to participate and all votes or other actions are taken by persons entitled to participate.

**Section 3.09 Quorum of and Action by Directors.** A majority of the authorized number of Directors constitutes a quorum of the board for the transaction of business. Every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present is the act of the board of Directors, unless G.L. c. 156D or the Articles of Organization require a greater number. A meeting at which a quorum is initially present may continue to transact business notwithstanding the withdrawal of Directors, if any action is approved by at least a majority of the Directors who constitute the required quorum for such meeting. A quorum of the Directors may adjourn any Directors' meeting to meet again at a stated time and place. In the absence of quorum, a majority of the Directors present may adjourn from time to time. Notice of the time and place of a meeting that has been adjourned for more than twenty-four (24) hours shall be given to the Directors not present at the time of the adjournment.

**Section 3.10 Compensation.** Directors shall not receive compensation in connection with his or her service as a Director, provided, however, that Directors shall not be prohibited from holding any other position with the Corporation or providing any other services to the Corporation and receiving compensation from the Corporation in connection with such employment or services. Directors may receive reimbursement for reasonable costs incurred in connection with his or her service as a Director.

**Section 3.11 Action by Directors Without a Meeting.** Any action required or permitted to be taken by the board of Directors or any committee thereof under G.L. c. 156D may be taken without a meeting if, prior or subsequent to the action, a consent or consents thereto by all of the Directors in office, or all the committee members then appointed, is filed with the secretary to be filed with the minutes of the proceedings of the board of Directors. Such action by written consent shall have the same force and effect as a unanimous vote of such Directors.

**Section 3.12 Committees of the Board of Directors.** The board of Directors, by resolution adopted by a majority of authorized Directors, may designate one or more committees, each consisting of two or more Directors, to serve at the pleasure of the board and to exercise the authority of the board of Directors to the extent provided in the resolution establishing the committee and permitted by law. The board of Directors may adopt governance rules for any committee consistent with these Bylaws. The provisions of these Bylaws applicable to meetings and actions of the board of Directors shall govern meetings and actions of each committee, with the necessary changes made to substitute the committee and its members for the board of Directors and its members.

A committee of the board of Directors does not have the authority to:

- (a) Approve actions that require approval of the shareholders or the outstanding shares.
- (b) Fill vacancies on the board or in any committee.
- (c) Fix compensation of the Directors for serving on the board or on any committee.
- (d) Amend or repeal bylaws or adopt new bylaws.
- (e) Amend or repeal any resolution of the board of Directors that by its terms is not so amendable or repealable.
- (f) Make a distribution to shareholders, except at a rate, in a periodic amount or within a price range set forth in the Articles of Organization or determined by the board.
- (g) Appoint other committees or board members.

The board of Directors, by resolution adopted by the majority of authorized Directors, may designate one or more Directors as alternate members of any committee who may replace any absent or disqualified member at any meeting of the committee or for the purposes of any written action by the committee.

The designation of a committee of the board of Directors and the delegation thereto of authority shall not operate to relieve the board of Directors, or any member thereof, of any responsibility imposed by law.

## **ARTICLE IV OFFICERS**

**Section 4.01 Positions and Election.** The officers of the Corporation shall be elected by the board of Directors and shall be a chair of the board or a President or both, a secretary and a treasurer. At the discretion of the board of Directors, the Corporation may also have other officers, including but not limited to one or more vice Presidents or assistant vice Presidents, one or more assistant secretaries, a chief financial officer, and a chief operations officer, as may be appointed by the board of Directors, with such authority as may be specifically delegated to such officers by the board of Directors. Any two or more offices may be held by the same person.

Officers shall be elected annually at the meeting of the board of Directors held after each annual meeting of shareholders. Each officer shall serve until a successor is elected and qualified or until the earlier death, resignation or removal of that officer. Vacancies or new offices shall be filled at the next regular or special meeting of the board of Directors.

**Section 4.02 Removal and Resignation.** Any officer elected or appointed by the board of Directors may be removed with or without cause by the affirmative vote of the majority of the board of Directors. Removal shall be without prejudice to the contract rights, if any, of the officer so removed.

Any officer chosen by the board of Directors may resign at any time by giving written notice to the Corporation. Unless a different time is specified in the notice, the resignation shall be effective upon its receipt by the chair, the President, the secretary, or the board.

**Section 4.03 Powers and Duties of Officers.** The powers and duties of the officers of the Corporation shall be as provided from time to time by resolution of the board of Directors or by direction of an officer authorized by the board of Directors to prescribe the duties of other officers. In the absence of such resolution, the respective officers shall have the powers and shall discharge the duties customarily and usually held and performed by like officers of corporations similar in organization and business purposes to the Corporation subject to the control of the board of Directors.

## **ARTICLE V INDEMNIFICATION OF DIRECTORS AND OFFICERS**

**Section 5.01 Indemnification of Officers or Directors.** The Corporation shall, to the extent permitted by G.L c. 156D, indemnify all persons who have served or may serve at any time as officers or Directors of the Corporation and their heirs, executors, administrators, successors, and assigns, from and against any and all loss and expense, including amounts paid in settlement before or after suit is commenced, and reasonable attorney's fees, actually and necessarily incurred as a result of any claim, demand, action, proceeding, or judgment that may have been asserted against any such persons, or in which these persons are made parties by reason of their being or having been officers or Directors of the Corporation. This right of indemnification shall not exist in relation to matters as to which it is adjudged in any action, suit or proceeding that these persons are liable for negligence or misconduct in the performance of duty.



**Section 5.02 Non-Exclusivity of Indemnification Rights and Authority to Insure.** The foregoing rights of indemnification and advancement of expenses shall be in addition to and not exclusive of any other rights to which any person may be entitled pursuant to any agreement with the Corporation, or under any statute, provision of the Articles of Organization or any action taken by the Directors or shareholders of the Corporation.

The Corporation may buy and maintain insurance to protect itself and any agent against any expense asserted against them or incurred by an agent, whether or not the Corporation could indemnify the agent against the expense under applicable law or the provisions of this Article V.

## **ARTICLE VI SHARE CERTIFICATES AND TRANSFER**

**Section 6.01 Share Certificates.** Shares of the Corporation may, but need not, be represented by certificates. Each certificate issued shall bear all statements or legends required by law to be affixed thereto. For all shares issued or transferred without certificates, the Corporation shall within a reasonable time after such issuance or transfer send the shareholder a written statement of the information required on share certificates pursuant to G.L. c. 156D, § 6.25(b) & (c) and § 6.27. Shareholders can request and obtain a statement of rights, restrictions, preferences, and privileges regarding classified shares or a class of shares with two or more series, if any, from the Corporation's principal office. Each certificate issued shall bear all statements or legends required by law to be affixed thereto.

Every certificate for shares shall be signed by (i) the chair of the board, if any, a vice chair, if any, the President, or a vice President and (ii) the chief financial officer, an assistant treasurer, the secretary, or any assistant secretary.

**Section 6.02 Transfers of Shares.** Transfer of shares of the Corporation shall be made only on the books of the Corporation by the registered holder thereof or by such other person as may under law be authorized to endorse such shares for transfer, or by such shareholder's attorney thereunto authorized by power of attorney duly executed and filed with the secretary or transfer agent of the Corporation. Except as otherwise provided by law, upon surrender to the Corporation or its transfer agent of a certificate for shares duly endorsed or accompanied by proper evidence of succession, assignment, or authority to transfer, it shall be the duty of the Corporation to issue a new certificate to the person entitled thereto, cancel the old certificate, and record the transaction upon its books. Shareholders shall not transfer or attempt to transfer any shares to any person or entity that is prohibited from holding such interest in the Corporation or to a person or entity whose ownership of such shares would jeopardize any license held by the Corporation. Any purported transfer that would violate the preceding sentence shall be null and void.

**Section 6.03 Registered Shareholders.** The Corporation may treat the holder of record of any shares issued by the Corporation as the holder in fact thereof, for purposes of voting those shares, receiving distributions thereon or notices in respect thereof, transferring those shares, exercising rights of dissent with respect to those shares, exercising or waiving any preemptive right with respect to those shares, entering into agreements with respect to those shares in accordance with the laws of the Commonwealth of Massachusetts, or giving proxies with respect to those shares.

**Section 6.04 Lost, Stolen, or Destroyed Certificates.** The board of Directors may issue a new share certificate in place of any certificate it previously issued that the shareholder alleges to have been lost, stolen, or destroyed provided that the shareholder or the shareholder's legal representative of the lost, stolen, or destroyed certificate shall give the Corporation a bond or other adequate security sufficient to indemnify the Corporation against any potential claim against the Corporation because of the alleged loss, theft, or destruction of any such certificate or the issuance of such new certificate.

## **ARTICLE VII CORPORATE RECORDS AND INSPECTION**

**Section 7.01 Records.** The Corporation shall maintain adequate and correct books and records of account, minutes of the proceedings of the shareholders, board of Directors, and committees of the board of Directors, and a record of its shareholders, including names and addresses of all shareholders and the number and class of shares held, along with any other records required by law. The Corporation shall keep such record of its shareholders at its principal office, as fixed by the board of Directors from time to time, or at the office of its transfer agent or registrar. The Corporation shall keep its books and records of account and minutes of the proceedings of the shareholders, board of Directors, and committees of the board of Directors at its principal office, or such other location as shall be designated by the board of Directors from time to time.

**Section 7.02 Inspection of Books and Records.** The Corporation's accounting books and records and minutes of proceedings of the shareholders, board of Directors, and committees of the board of Directors shall, to the extent provided by law, be open to inspection of Directors, shareholders, and voting trust certificate holders, in the manner provided by law.

**Section 7.03 Certification and Inspection of Bylaws.** The Corporation shall keep in its principal office the original or a copy of these Bylaws as amended or otherwise altered to date, which shall be open to inspection by the shareholders at all reasonable times during office hours.

## **ARTICLE VIII MISCELLANEOUS**

**Section 8.01 Checks, Drafts, Etc.** All checks, drafts or other instruments for payment of money or notes of the Corporation shall be signed by an officer or officers or any other person or persons as shall be determined from time to time by resolution of the board of Directors.

**Section 8.02 Fiscal Year.** The fiscal year of the Corporation shall commence on January 1 of each year.

**Section 8.03 Conflict with Applicable Law or Articles of Organization.** Unless the context requires otherwise, the general provisions, rules of construction, and the definitions of G.L. c. 156D shall govern the construction of these Bylaws. These Bylaws are adopted subject to any applicable law and the Articles of Organization. Whenever these Bylaws may conflict with any applicable law or the Articles of Organization, such conflict shall be resolved in favor of such law or the Articles of Organization.

**Section 8.04 Invalid Provisions.** If any one or more of the provisions of these Bylaws, or the applicability of any provision to a specific situation, shall be held invalid or unenforceable, the provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of these Bylaws and all other applications of any provision shall not be affected thereby.

**Section 8.05 Emergency Management of the Corporation.** In anticipation of or during an emergency, as defined in G.L. c. 156D, § 3.03(d), the board, in order to conduct the ordinary business affairs of the Corporation, shall modify procedures, including, but not limited to, calling a board meeting, quorum requirements for such board meeting, and designation of additional or substitute Directors; provided that such modifications may not conflict with the Articles of Organization.

In anticipation of or during an emergency, the Corporation shall be able to take any and all of the following actions to conduct the Corporation's ordinary business affairs and operations:

- (a) Modify lines of succession to accommodate the incapacity of any Director, officer, employee, or agent resulting from the emergency.
- (b) Relocate the principal office, or designate alternative principal offices or regional offices.
- (c) Give notice to Directors in any practicable matter under the circumstances, including but not limited to publication and radio, when notice of a board meeting cannot be given in a manner prescribed by these Bylaws.
- (d) Deem that one or more officers present at a board meeting is a Director as necessary to achieve a quorum for that meeting.

**Section 8.06 Reports.** At the request of shareholders holding a majority of the outstanding shares of the Corporation, the Corporation shall provide all shareholders with notice of the availability of annual financial reports of the Corporation before the earlier the annual meeting of shareholders or 120 days after the close of the fiscal year. Such financial reports shall be prepared and provided to shareholders upon request in compliance with G.L. c. 156D, § 16.20.

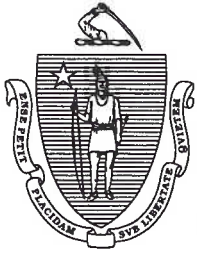
**Section 8.07 Advisement of Counsel.** THE CULTIVATION, PRODUCTION AND SALE OF CANNABIS IS ILLEGAL UNDER FEDERAL LAW. NEITHER PARTY, NOR ATTORNEYS FOR COMPANY, HAVE MADE ANY REPRESENTATION TO THE CONTRARY.

## **ARTICLE IX AMENDMENT OF BYLAWS**

**Section 9.01 Amendment by Shareholders.** Shareholders may adopt, amend or repeal bylaws by the vote or written consent of the holders of a majority of the outstanding shares entitled to vote, except as otherwise provided by law, these Bylaws, or the Articles of Organization.

**Section 9.02 Amendment by Directors.** Subject to the rights of shareholders as provided in Section 9.01, and the statutory limitations of G.L. c. 156D, the board of Directors may adopt, amend, or repeal bylaws.





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

William Francis Galvin  
Secretary of the  
Commonwealth

June 6, 2018

TO WHOM IT MAY CONCERN:

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

**THE GREEN LADY DISPENSARY, INC.**

is a domestic corporation organized on **June 6, 2018**, under the General Laws of the Commonwealth of Massachusetts.

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



In testimony of which,  
I have hereunto affixed the  
Great Seal of the Commonwealth  
on the date first above written.

*William Francis Galvin*

Secretary of the Commonwealth



## CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



NICOLE CAMPBELL  
THE GREEN LADY DISPENSARY, INC.  
11 AMELIA DR  
NANTUCKET MA 02554-6063

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

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

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

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

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

If you have questions, call us at (617) 887-6367 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



## **BUSINESS PLAN**

### Executive Summary

The Green Lady Dispensary, Inc. (“TGLD”) is a Marijuana Establishment (“ME”) committed to creating a safe and clean community environment providing consistent, high quality cannabis to Consumers who are 21 years or age and older, and registered patients.

### Products

In addition to traditional sativa, indica, and hybrid cannabis flower, TGLD will offer a wide range of products and services that will allow TGLD to serve customers and patients with a wide variety of needs. Products TGLD intends to offer include in addition to traditional flower, will include, but will not be limited to:

1. Concentrates
2. Topical Salves
3. Creams and Lotion
4. Patches
5. Oral Mucosal/Sublingual Dissolving Tablets
6. Tinctures
7. Oral Sprays
8. Inhalation Ready to Use CO2 Extracted Hash Oils
9. Pre-Dosed Oil Vaporizers
10. Ingestion Capsules
11. Food and Beverages

### Customers

TGLD’s target customers include serving Nantucket’s year-round residents, Nantucket’s summer residents, registered patients, and visitors to the island.

### What Drives Us

TGLD’s goals include maintaining the historic character and quaint island charm; providing on-island products and services negating the inconvenience and expense of traveling off island; stimulating and supporting the local island micro-economy to keep small businesses, jobs, and tax revenue on the island year-round; producing top quality products and services in every segment of TGLD’s operations; and cultivating 100% organically.

### Company Description

TGLD is a Massachusetts domestic for-profit corporation interested in applying for Certificates of Registration from the Commission to operate a vertically-integrated ME in the Commonwealth.

### Proposed Operations

Marijuana Cultivator, Marijuana Product Manufacturer, Marijuana Retailer, Modified On-Premise Testing System under 935 CMR 500.200.

TGLD will be located on the island of Nantucket, where TGLD has leased a facility at 11 Amelia Drive. The facility is well positioned in a centrally located business district. Before TGLD took over the facility, it was used as a dentist's office, and his residence within the facility has been completely repurposed on the interior to function as a retail store, cultivation space, commercial kitchen, and extraction lab. Despite the substantial changes made to the interior of the facility to accommodate TGLD's medical marijuana operations, the exterior of the facility still complies with the Nantucket Historic District Commission's strict aesthetic guidelines. The business will be launching with just one outlet in Nantucket and intends to focus its efforts on servicing year-round island residents and the influx of summer residents.

The facility encompasses a total of 7,594 square feet, with approximately 3,684 square feet dedicated exclusively to cultivation, 732 square feet retail dispensary, and approximately 3,178 square feet of space dedicated to supporting cultivation, extraction, commercial kitchen, mechanicals.

TGLD will establish inventory controls and procedures for conducting inventory reviews, and comprehensive inventories of marijuana products in the process of cultivation, as well as finished, stored marijuana. TGLD will tag and track all marijuana seeds, clones, plants, and marijuana products, using a seed-to-sale methodology in a form and manner to be approved by the Commission that integrates with Metrc.

No marijuana product, including marijuana, will be sold or otherwise marketed that is not tested by TGLD's modified on-premises testing system, as allowed under 935 CMR 500.200. TGLD will maintain records, including all records required in any section of 935 CMR 500.000, which will be available for inspection by the Commission, upon request. The records will be maintained in accordance with generally accepted accounting principles. Records will be maintained for at least 12 months.

TGLD will obtain and maintain general liability insurance coverage with Kinsale Insurance Company for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, and product liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, except as provided in 935 CMR 500.105(10)(b) or otherwise approved by the Commission. The deductible for each policy shall be no higher than \$5,000 per occurrence.

TGLD shall provide adequate lighting, ventilation, temperature, humidity, space, and equipment, in accordance with applicable provisions of 935 CMR 500.105 and 500.110.

All recyclables and waste, including organic waste composed of or containing finished marijuana and marijuana products, will be stored, secured, and managed in accordance with applicable state and local statutes, ordinances, and regulations. Organic material, recyclable material, solid waste, and liquid waste containing marijuana or by-products of marijuana processing will be disposed of in compliance with all applicable state and federal requirements.

TGLD will demonstrate consideration of the factors for Energy Efficiency and Conservation outlined in 935 CMR 500.105(15) as part of its operating plan and application for licensure. Prior to commencing operations, TGLD will provide proof of having obtained a surety bond in an amount equal to its licensure fee payable to the Marijuana Regulation Fund to ensure payment of the cost incurred for the destruction of cannabis goods necessitated by a violation of St. 2016, c. 334, as amended by St. 2017, c. 55 or 935 CMR 500.000 or the cessation of operation of TGLD.

TGLD and TGLD agents shall comply with all local rules, regulations, ordinances, and bylaws.

TGLD has achieved:

1. RMD Priority Certification with the Commission (RPA201895)
2. Letter of Support from the Nantucket Board of Selectmen to Operate a Registered Marijuana Dispensary – December 5, 2017
3. Nantucket Planning and Land User Services Special Permit (RMD) – December 11, 2017
4. Provisional Certificate of Registration from the Department of Public Health to Operate a Registered Marijuana Dispensary – February 8, 2018
5. RMD Architectural Review – In process
6. Host Community Agreement for Adult-Use Operations, executed on July 25, 2018

### Security

TGLD has contracted with a professional security and alarm company to design, implement, and monitor a comprehensive security plan to ensure that the facility is a safe and secure environment for employees and the local community.

TGLD's state-of-the-art security system will consist of perimeter windows, as well as duress, panic, and holdup alarms connected to local law enforcement for efficient notification and response in the event of a security threat. The system will also include a failure notification system that will immediately alert the executive management team if a system failure occurs.

A redundant alarm system will be installed to ensure that active alarms remain operational if the primary system is compromised.

Interior and exterior HD video surveillance of all areas that contain marijuana, entrances, exits, and parking lots will be operational 24/7 and available to the Nantucket Police Department. These surveillance cameras will remain operational even in the event of a power outage.

The exterior of the dispensary and surrounding area will be sufficiently lit and foliage will be minimized to ensure clear visibility of the area at all times.



Only TGLD's registered agents and other authorized visitors (e.g. contractors, vendors) will be allowed access to the facility, and a visitor log will be maintained in perpetuity.

All agents and visitors will be required to visibly display an ID badge, and TGLD will maintain a current list of individuals with access.

On-site consumption of marijuana by TGLD's employees and visitors will be prohibited.

TGLD will have a security personnel on-site during business hours.

### Benefits to the Town of Nantucket

TGLD looks forward to working cooperatively with Town of Nantucket (which approved 2016 Ballot Question 4 legalizing adult use marijuana with 63.8% of the vote) to ensure that TGLD operates as a responsible, contributing member of the Nantucket community. TGLD anticipates establishing a mutually beneficial relationship with the Town in exchange for permitting TGLD to site and operate in Nantucket. The Town stands to benefit in various ways, including but not limited to the following:

- Jobs
  - A co-located cultivation, processing, and retailing facility will add 20-30 full-time jobs, in addition to hiring qualified, local contractors and vendors.
- Monetary Benefits
  - A Host Community Agreement with significant monetary donations would provide the Town with additional financial benefits beyond local property taxes.
- Access to Quality Product
  - TGLD will allow qualified consumers in the Commonwealth to have access to high quality marijuana and marijuana products that are tested for cannabinoid content and contaminants.
- Control
  - In addition to the Commission, the Nantucket Police Department and other municipal departments will have oversight over TGLD's security systems and processes.
- Responsibility
  - TGLD is comprised of experienced cultivators and professionals who will be thoroughly background checked and scrutinized by the Commission.
- Economic Development
  - TGLD's renovation of 11 Amelia Drive will preserve the Mid-Island professional character and intermix with other businesses on Amelia Drive and contribute to the overall economic development of the local community.
- On-Island
  - TGLD will have internal testing processes for its products, necessitate by its location on Nantucket. TGLD hopes to offer these testing services to other marijuana businesses on the island.

### Zoning

In accordance with Nantucket's Zoning Bylaws, the proposed property is located in Nantucket's CN (Commercial Neighborhood) District.

TGLD will be located in a standalone facility and is not within a building or structure containing other retail, commercial, residential, industrial, or other uses, except for co-location with TGLD's licensed medical marijuana treatment center. There will be a minimum separation of 500 feet, measured between lot lines, between the TGLD facility and state-certified public or private schools or state-licensed day-care centers.

### Market Research

TGLD's proposed location is located on the island of Nantucket. There are no surrounding areas that would create competition except other marijuana establishments who are located on the island.

### Customers

In Massachusetts, sales are expected to increase from \$106 million in 2017 to \$457 million in 2018, and eventually to \$1.4 billion in 2025, according to New Frontier Data.

### Competitors

Presently TGLD has no competitors on Nantucket. The Town is currently considering adopting a limitation on the number of Marijuana Establishments in the Town at the next Town Meeting.

### Competitive Advantage

Competition abounds in every industry; however, the retail cannabis industry is known to be especially competitive due to the cost per individual unit sold at retail and, in some states, the ubiquity of storefronts, which forces companies to differentiate themselves from competitors or risk failing. TGLD possesses several strengths that will allow us to stand apart from our competition. The industry is rapidly growing, and customers are scrutinizing the quality of cannabis dispensed, the services offered, the location of the dispensary, discounts offered for the products, and to some extent, the branding of the business.

TGLD's competitive advantages over their competition include an experienced management team with many years of experience in running a successful manufacturing, packaging, distribution, sales, and marketing business that had to comply with its own set of state and federal regulations. Nantucket's island geography and unique charm and character offer the ultimate location for a singular retail dispensary experience.

### Regulations

TGLD will comply the applicable provisions of 935 CMR 500.000 *et seq.*, including the special regulations issued for Dukes County and Nantucket under 935 CMR 500.200.

TGLD will be registered to do business in the Commonwealth as a domestic business corporation or another domestic business entity in compliance with 935 CMR 500.000 and

maintain the corporation in good standing with the Massachusetts Secretary of the Commonwealth and the Department of Revenue.

TGLD will apply for all state and local permits and approvals required to renovate and operate the facility.

TGLD will also work cooperatively with various municipal departments to ensure that the proposed facility complies with all state and local codes, rules and regulations with respect to design, renovation, operation and security.

TGLD plans to have a co-located facility where TGLD will cultivate, manufacture, and sell marijuana products to consumers and--through its Certificate of Registration with the Department of Public Health--to patients and their registered caregivers as well.

#### Product & Service

TGLD strives to provide a great customer experience by training staff on communication skills, company culture and best practices for resolving customer service issues. Through this training, a higher quality of customer service will be achieved. Additionally, TGLD will offer customers a unique retail experience by using technology to showcase products and a beautifully designed interior retail space.

TGLD's cultivation space will utilize energy efficient lighting and HVAC systems in an effort to reduce any environmental impact. Our core product as a marijuana cultivator will be marijuana in flower form, which will come in a variety of strains and product types. We will also engage in the sale of MIPs. Through the use of a state-of-the-art supercritical CO2 extraction system, TGLD will have the ability to manufacture a wide range of extract products.

#### Pricing Structure

TGLD has a distinct advantage over retailers that are not vertically integrated with a cultivation center. It is TGLD's expectation that non-vertically integrated retailers will face product shortages and spiking prices due to increased market demand in the new adult-use market.

#### Growth Strategy

TGLD's plan to grow the company includes hosting community events, engaging adult-use consumers via social media, creating a unique retail destination, and creating unique products that appeal to an ever-evolving demographic. TGLD will consider the demographics of tourists and the population surge during the summer month as it relates to TGLD's operations and products offered.

#### Communication

TGLD will engage in reasonable marketing, advertising, and branding practices that are not otherwise prohibited in 935 CMR 500.105(4)(b) that do not jeopardize the public health, welfare or safety of the general public or promote the diversion of marijuana or marijuana use in individuals younger than 21 years old. Any such marketing, advertising and branding created for viewing by the public shall include the statement "Please Consume Responsibly," in a

conspicuous manner on the face of the advertisement and shall include a minimum of two of the warnings, located at 935 CMR 500.105(4)(a), in their entirety in a conspicuous manner on the face of the advertisement.

All marketing, advertising and branding produced by or on behalf of TGLD shall include the following warning, including capitalization, in accordance with M.G.L. c. 94G, § 4(a½)(xxvi): “This product has not been analyzed or approved by the Food and Drug Administration (FDA). There is limited information on the side effects of using this product, and there may be associated health risks. Marijuana use during pregnancy and breast-feeding may pose potential harms. It is against the law to drive or operate machinery when under the influence of this product. **KEEP THIS PRODUCT AWAY FROM CHILDREN.** There may be health risks associated with consumption of this product. Marijuana can impair concentration, coordination, and judgment. The impairment effects of edible marijuana may be delayed by two hours or more. In case of accidental ingestion, contact poison control hotline 1-800-222-1222 or 9-1-1. This product may be illegal outside of MA.”

TGLD will communicate with our customers by website, [www.TheGreenLadyDispensary.com](http://www.TheGreenLadyDispensary.com), Facebook, Instagram, YouTube and Twitter. TGLD will provide a catalogue and a printed list of the prices and strains of marijuana available to consumers and will post the same catalogue and list on its website and in the retail store.

### Sales

TGLD will ensure that all marijuana products that are provided for sale to consumers or registered patients are sold in tamper or child-resistant packaging. Packaging for marijuana products sold or displayed for consumers and registered patients, including any label or imprint affixed to any packaging containing marijuana products or any exit packages, will not be attractive to minors.

Packaging for marijuana products sold or displayed for consumers and registered patients in multiple servings will allow a consumer or patient to easily perform the division into single servings and include the following statement on the exterior of the package in a printed font that is no smaller than ten-point Times New Roman, Helvetica or Arial, including capitalization: “**INCLUDES MULTIPLE SERVINGS.**” TGLD will not sell multiple serving beverages and each single serving of an edible marijuana product contained in a multiple-serving package will be marked, stamped, or otherwise imprinted with the symbol issued by the Commission under 935 CMR 500.105(5) that indicates that the single serving is a marijuana product. At no point will an individual serving size of any marijuana product contain more than five (5) milligrams of delta-nine tetrahydrocannabinol.

### Logo

TGLD has developed a logo to be used in labeling, signage, and other materials such as letterhead and distributed materials.

The logo is discreet, unassuming, and does not use medical symbols, images of marijuana, related paraphernalia, or colloquial references to cannabis or marijuana. The logo can be found below:

# *the* **Green** *Lady* *—Dispensary—*

## Financial Projections

Fiscal Year	FIRST FULL FISCAL YEAR PROJECTIONS	SECOND FULL FISCAL YEAR PROJECTIONS	THIRD FULL FISCAL YEAR PROJECTIONS
Projected Revenue	\$3,900,000	\$5,850,000	\$7,800,000
Projected Expenses	\$4,063,855	\$5,409,355	\$6,943,855
VARIANCE:	(\$163,855)	\$440,645	\$856,145
Number of unique customers for the year	1,000	1,100	1,265
Number of customer visits for the year	16,000	26,400	30,360
Projected % of customer growth rate annually	---	10%	15%



Estimated purchased ounces per visit	.5	.5	.5
Estimated cost per ounce	\$ 350	\$ 325	\$ 300
Total FTEs in staffing	25	30	30
Total marijuana inventory for the year (in lbs.)	2442	3650	3750
Total marijuana sold for the year (in lbs.)	2300	3550	3600
Total marijuana left for roll over (in lbs.)	142	100	150

	First Full Fiscal Year	Second Full Fiscal Year	Third Full Fiscal Year
Real Estate Taxes	\$15,000	\$15,000	\$15,000
3% Impact Payment	\$117,000	\$175,500	\$234,000
3% Local Option Tax	\$105,300	\$157,950	\$210,600
Charitable Donations	\$10,000	\$10,000	\$10,000
Total Anticipated Payments	\$247,300	\$358,450	\$469,600

Fiscal Year	First Full Fiscal Year Projections	Second Full Fiscal Year Projections	Third Full Year Fiscal Projections
<b>Projected Revenue</b>	<b>\$3,900,000</b>	<b>\$5,850,000</b>	<b>\$7,800,000</b>
Production Costs:			
Wages (includes taxes & benefits)	\$1,120,000	\$1,440,000	\$2,000,000
Allocable Facility Costs	\$251,077	\$251,077	\$251,077
Allocable Utilities Costs	\$250,000	\$400,000	\$600,000

Edible Mfg Exp	\$50,000	\$75,000	\$100,000
Fertilizer/Supplies	\$75,000	\$100,000	\$150,000
<b>Total Production Costs</b>	<b>\$1,746,077</b>	<b>\$2,266,077</b>	<b>\$3,101,077</b>
Projected SG&A Expenses:			
Payroll	\$800,000	\$960,000	\$1,120,000
Occupancy	\$20,923	\$20,923	\$20,923
Licenses/Fees	\$50,000	\$50,000	\$50,000
Packaging	\$40,000	\$50,000	\$60,000
Lab Testing Supplies	\$20,000	\$20,000	\$20,000
Marketing	\$20,000	\$20,000	\$20,000
Supplies	\$20,000	\$25,000	\$30,000
Charitable	\$10,000	\$10,000	\$10,000
Other/Professional	\$100,000	\$120,000	\$140,000
HCA Fees	\$117,000	\$175,000	\$234,000
<b>Total SG&amp;A Costs</b>	<b>\$1,197,923</b>	<b>\$1,451,423</b>	<b>\$1,704,923</b>
<b>EBITDA</b>	<b>\$956,000</b>	<b>\$2,132,500</b>	<b>\$2,994,000</b>
Tax Expense	\$861,569	\$1,433,569	\$1,879,569
Depreciation	\$114,286	\$114,286	\$114,286
Interest Expense	\$144,000	\$144,000	\$144,000
<b>Profit/(Loss)</b>	<b>(\$163,855)</b>	<b>\$440,645</b>	<b>\$856,145</b>

### Founders

Nicole and Rupert Campbell are the co-founders of TGLD and are members of the Board of Directors. Nicole also serves as Treasurer, CFO, COO, and Head of Cultivation, and Rupert also serves as President, CEO and Head of Security.

Nicole began her career as the first employee of Growth Products, Ltd., an agricultural chemical company, in 1991, where over the past 26 years she has grown the company into an international supplier of agricultural chemicals and is now Owner and Chief Operating Officer. Nicole is also Owner and Controller at G.P. Solutions, LLC, a related agricultural chemical company. Through her experience at these companies, Nicole has gained significant knowledge regarding cultivation additives, such as fertilizers, micronutrients, organic plant foods, and biological pesticides. Furthermore, Nicole's experience in managing international permitting and compliant labeling in all 50 states and 35 countries translates directly to the medical cannabis industry and ensures that TGLD will maintain a focus on regulatory compliance. Nicole has received a Master's in Business Administration from Pace University, and she currently lives with her husband, Rupert, and their two daughters in Katonah, New York. Nicole has been a part-time resident of Nantucket since 2012, and she is committed to maintaining strong ties between TGLD and Nantucket.

Rupert began his career in the construction materials industry working for Borden Chemical, where he gained significant experience in manufacturing and processing systems, processes, and equipment. In 1997 Rupert joined Growth Products, Ltd., where he has managed the planning and construction of a fertilizer manufacturing facility with complex liquid reactors and has become the Senior Production Manager. During his time at Growth Products, Rupert has gained expertise in several facets of chemical manufacturing, such as dry augers, packaging systems, and assembly logistics. Rupert has also worked for the Katonah Fire Department since 1993, where he previously served as Captain and Lieutenant, and where he actively participates in the department's governance. During his time with the Katonah Fire Department, Rupert has been trained and certified by the New York State Division of Homeland Security and Emergency Services, New York State Fire Chiefs Association, Firemen's Association of the State of New York, with additional certifications in Hazardous Materials First Responder Operations, Confined Space Rescue, and Emergency Management. Rupert currently lives with his wife, Nicole, and their two daughters in Katonah, New York. Rupert and his family have been part-time residents of Nantucket since 2012, and Rupert looks forward to helping the patients of Nantucket by providing them with high-quality medicine.

### Team

TGLD has put together a team to implement the operations of the Marijuana Establishment. TGLD intends to create 20-30 full-time staff positions within the first three years of operations in Nantucket.

Corbet Campbell is the Secretary and a member of the Board of Directors of TGLD. As daughter to TGLD's CEO and COO, Corbet looks forward to growing this family-run business on Nantucket.

No individual on the TGLD team is a controlling person over more than three licenses in a particular class of license.



## **DIVERSITY PLAN**

The Green Lady Dispensary, Inc. (“TGLD”) believes in creating and sustaining a robust policy of inclusivity and diversity. TGLD recognizes that diversity in the workforce is key to the integrity of a company’s commitment to its community. TGLD is dedicated to creating a diverse culture with a commitment to equal employment opportunity for all individuals. TGLD’s diversity plan is designed to promote equity among minorities, women, veterans, people with disabilities, and people of all gender identities and sexual orientations. Coupled with that vision, TGLD also wants to ensure that its customers see themselves in the makeup of TGLD’s employees.

TGLD has a rich history of hiring a diverse workforce and will make every effort to continue to employ and advance in employment qualified and diverse people at all levels within the company. Currently, two of the three owners are Caribbean American, and two of the three are also women.

Presently out of 48 employees at Growth Products, 24 employees come from Black, African American, Hispanic and Latino backgrounds. The total workforce of Growth Products is composed of 50% minorities. Additionally, Growth Products has promoted many employees internally to positions of management such as Purchasing Manager, Production Manager, and Warehouse Manager. Growth Products provides employees with full benefits including health insurance coverage and a retirement savings program.

TGLD’s executives and leadership are committed to successful implementation of TGLD’s Diversity Plan. TGLD’s executive management team believes that increased diversity will provide TGLD with a richer perspective and approach to its business.

TGLD’s comprehensive diversity empowerment plan is a pillar of its purpose-driven company. To better serve TGLD’s customers, TGLD aims to create an environment where personal identities, race, military service, sexual orientation, and heritage are utilized, celebrated, and valued. TGLD’s diversity initiatives and strategies are designed to attract, develop, and advance the most talented individuals regardless of their race, sexual orientation, religion, age, gender, disability status, or any other dimension of diversity.

### **Diversity Recruitment and Sourcing**

TGLD will establish and maintain an inclusive and diverse workforce to serve its customers through innovative corporate recruitment of underrepresented and minority communities. TGLD has developed strategic corporate initiatives to ensure a diverse and qualified staff stands ready to serve TGLD customers’ needs. These strategic corporate initiatives include:

- Hosting career fairs in underrepresented and minority communities;
- Provide cultural training on cultural sensitivity and recognizing unconscious bias; and
- Using suppliers who are also committed to diversity and inclusion.

TGLD's recruitment efforts are designed to maintain a steady flow of qualified diverse applicants and includes the following steps:

- Developing relationships with organizations serving minorities, women, people of all gender identities and sexual orientations, veterans, and persons with disabilities for employment referrals;
- Providing briefings to representatives from recruitment sources concerning current and future job openings;
- Encouraging employees from diverse groups to refer applicants for employment;
- Participating in career day programs and encouraging TGLD's diverse employees to participate whenever possible;
- Establishing recruitment efforts at higher learning institutions, and institutions with special programs that reach diverse people;
- Developing relationships with community child care, housing, transportation, and other programs designed to improve employment opportunities for diverse persons;
- Ensuring that job openings are sent to community partners; and
- Utilizing Zip Recruiter to reach over 100 online career and job websites, as well as social media.

#### Employee Retention, Training and Development

TGLD will offer promotions, career counseling, and training to provide all employees with equal opportunity for growth and to decrease turnover. TGLD will ensure that all employees are given equal opportunities for promotion by communicating opportunities, training programs, and clearly-defined job descriptions. TGLD will ensure that all employees receive equal opportunity for career counseling, counsel employees on advancement opportunities, and provide training programs to assist them in career development. TGLD will instruct managers and supervisors to refer employees seeking career counseling to the Human Resources Manager.

TGLD's diversity awareness training emphasizes TGLD's zero-tolerance commitment of harassment and discrimination and TGLD's strict adherence to take corrective action should any issues, concerns, or complaints arise. All TGLD employees are required to complete the diversity awareness training program during employee orientation. Training will begin immediately upon hiring, and all new employees will be required to participate in an orientation program that will introduce and stress the importance of the Diversity Plan.

Upon completion of the orientation program, new hires will be equipped to describe, discuss, and implement the Diversity Plan. Following successful completion of the general orientation program, employees will undergo additional diversity training that will be tailored to the employee's specific job function. All employees will also be required to undergo ongoing

diversity training to ensure knowledge of newly determined best practices and policies and continued familiarity and compliance with the Diversity Plan.

Awareness of Diversity Plan goals and TGLD's efforts to create an open culture with zero tolerance for discrimination, harassment, or retaliation, is crucial to TGLD's success.

Management, staff, associates, vendors, contractors, and the general public all benefit from being informed of the Diversity Plan objectives and procedures. Dissemination of information of the Diversity Plan includes the following:

- Inclusion of TGLD's Equal Employment Opportunity and Reasonable Accommodation statement in the Employee Handbook;
- Inclusion of TGLD's zero-tolerance policies for harassment, discrimination, bullying, and other actions which oppose TGLD's goal for a diverse workforce;
- Postings in suitable areas for employee communication;
- Diversity training programs for all employees;
- Quarterly progress evaluation meetings with appropriate personnel; and
- Formal presentations made to management and employees on diversity initiatives.

### Mentorship Program

Furthermore, both as part of its Diversity Plan and Plan to Positively Impact Areas of Disproportionate Impact, TGLD will establish a Mentorship Program. Through TGLD's Mentorship Program, TGLD intends to promote sustainable social and economic reparative practices in the commercial cannabis industry in Massachusetts. TGLD plans to offer individuals from areas of disproportionate impact, as well as others impacted by marijuana prohibition, skill and operational training to enter the marijuana industry either as an employee or an employer. In identifying candidates for the Mentorship Program, TGLD will seek out individuals from diverse backgrounds.

Individuals from areas of disproportionate impact, as well as minorities, women, veterans and persons with drug offenses on their records, may need assistance gaining the skills and resources to start a cannabis business or to obtain specialized skill positions. In the emerging Massachusetts market there are very few resources for acquiring these skills. TGLD's facility, consisting of cultivation, processing, and dispensing operations, offers an opportunity for individuals to learn the science, technology, business, marketing and sales skills required to be successful in the cannabis industry. Individuals from areas of disproportionate impact, as well as individuals that have otherwise been negatively impacted by prohibition, will be able to apply for TGLD's Mentorship Program to help them gain hands-on experience and transferable skills and knowledge that can be carried over to a range of professional pursuits in the cannabis industry.

TGLD plans to establish an online application portal, where applicants will be asked to demonstrate residency in the geographic areas of disproportionate impact as determined by the Commission. TGLD will also consider applicants that are Massachusetts residents with past cannabis convictions that are otherwise able to work in the cannabis industry, as well as minorities, women, veterans, and farmers.



Individuals can apply to one of the four hands-on training sessions to be offered:

- Cultivation and Organic Growing Techniques;
- CO2 Extraction and Short Path Distillation;
- Marijuana Infused Products (MIPs) production from topicals to edibles; and
- Retail ‘Bud Tending’ Professionalism and Knowledge.

Each of these 4 sessions will be held annually with small groups of 5-7 individuals. Depending on area of skill, sessions will last 2 – 7 days. Ferry tickets and housing will be paid for while on Nantucket for such training sessions, and TGLD will offer continued mentoring for individuals and businesses facing systemic barriers.

### Measuring Progress

TGLD will establish a Diversity Committee (the “Committee”) to assist the executive management team with the implementation and growth of the Diversity Plan. The initial members of the Committee were selected based on their diverse status and their personal commitments to diversity.

The Committee will be responsible for:

- Developing Equal Employment Opportunity (EEO) statements, policies, programs, and internal and external communication procedures in support of the goals of the Diversity Plan;
- Assisting in the identification of problematic areas for EEO, including receiving, reviewing, and resolving any complaints of discrimination or other non-compliance with regards to equal opportunity and fair treatment of all employees;
- Assisting management in arriving at effective solutions to problems regarding issues of diversity and inclusion;
- Designing and implementing internal reporting systems that measure the effectiveness of programs designed to support a company culture that fosters diversity;
- Keeping the company informed of equal opportunity progress through quarterly reports;
- Reviewing the Diversity Plan with management at all levels of TGLD to ensure that the Diversity Plan is understood; and
- Auditing TGLD’s internal and external job postings to ensure information is in compliance with TGLD’s diversity policies and procedures.

TGLD will assign a member of the management team to be responsible for auditing the Diversity Plan. The audit report setting forth the Company’s performance in fulfilling the goals of the Plan will contain:

- Employment data, including information on minority, women, disabled, and veteran representation in the workforce in all job classifications; average salary ranges; recruitment and training information (all job categories); and retention and outreach efforts;

- The total number and value of all contracts and/or subcontractors awarded for goods and services;
- An identification of each subcontract actually awarded to a member of a diverse group and the actual value of such subcontract;
- A comprehensive description of all efforts made by TGLD to monitor and enforce the Diversity Plan;
- Information on diverse group investment, equity ownership, and other ownership or employment opportunities initiated or promoted by TGLD;
- Other information deemed necessary or desirable by the Commission to ensure compliance with the rules and regulations governing marijuana establishments in Massachusetts; and
- When available, a workforce utilization report including the following information for each job category at TGLD:
  - The total number of persons employed;
  - The total number of men employed;
  - The total number of women employed;
  - The total number of veterans;
  - The total number of service-disabled veterans; and
  - The total number of members of each racial minority employed.



## **PLAN FOR SEPARATING RECREATIONAL FROM MEDICAL OPERATIONS**

The Green Lady Dispensary, Inc. (“TGLD”) has developed plans and procedures to ensure virtual and physical separation between medical and adult use marijuana operations in accordance with 935 CMR 502.000.

Prior to the point of sale or at the point of sale, TGLD will designate whether marijuana and/or Marijuana Products are intended for sale for adult use or medical use through the SOR. All marijuana and Marijuana Products will be transferred to the appropriate license within the Seed-to-Sale SOR prior to sale. After the point of sale, TGLD will reconcile that inventory in the SOR.

In compliance with 935 CMR 502.140, TGLD will ensure that registered patients have access to a sufficient quantity and variety of medical marijuana and marijuana products. For the first six (6) months of operations, 35% of TGLD’s marijuana product inventory will be marked for medical use and reserved for registered patients. Thereafter, TGLD will maintain a quantity and variety of medical marijuana products for registered patients that is sufficient to meet the demand indicated by an analysis of sales data collected during the preceding six (6) months. Marijuana products reserved for patient supply will, unless unreasonably impracticable, reflect the actual types and strains of marijuana products documented during the previous six (6) months. If a substitution must be made, the substitution will reflect the type and strain no longer available as closely as possible.

On a quarterly basis, TGLD will submit to the Commission an inventory plan to reserve a sufficient quantity and variety of medical marijuana and Marijuana products for registered patients, based on reasonably anticipated patient needs as documented by sales records over the preceding six (6) months. On each occasion that the supply of any product within the reserved patient supply is exhausted and a reasonable substitution cannot be made, TGLD will submit a report to the Commission. Marijuana products reserved for patient supply will be either: (1) maintained on-site at TGLD’s retailer or easily accessible at another TGLD location and transferable to the retailer location within 48 hours of notification that the on-site supply has been exhausted. TGLD will perform audits of patient supply available on a weekly basis and retain those records for a period of six (6) months.

In addition to virtual separation, TGLD will provide for physical separation between the medical and adult use sales areas. A temporary or semi-permanent physical barrier, such as a stanchion or other divider, will be installed to create separate, clearly marked lines for patients/caregivers and adult-use consumers. Trained marijuana establishment agents will verify the age of all individuals, as well the validity of any Medical Use of Marijuana Program ID Cards, upon entry

# *The Green Lady Dispensary*

to the facility and direct them to the appropriate queue. TGLD's agents will prioritize patient and caregiver identification verification and physical entry into the retail area.

Access to the adult-use marijuana queue will be limited to individuals 21 years of age or older, regardless if the individual is registered as a patient/caregiver. Registered patients under the age of 21 will only have access to the medical marijuana queue. A registered patient/caregiver 21 years of age or older will be permitted to access either queue and will not be limited only to the medical marijuana queue, so long as the transaction can be recorded in accordance with 935 CMR 501.105.

TGLD will also provide an enclosed patient consultation area that is separate from the sales floor to allow privacy and for confidential visual and auditory consultation. The patient consultation area will have signage stating, "Consultation Area" and will be accessible by patients and caregivers without having to traverse a Limited Access area.

TGLD will also maintain separate financial records for adult-use products and medical products to ensure compliance with the applicable tax laws.



## PLAN FOR RESTRICTING ACCESS TO AGE 21 AND OLDER

Pursuant to 935 CMR 500.050(8)(b), The Green Lady Dispensary, Inc. (“TGLD”) will only be accessible to consumers 21 years of age or older with a verified and valid government-issued photo ID, or, if co-located with an MTC, Registered Qualifying Patients with the Medical Use of Marijuana Program in possession of a medical registration card. Upon entry into the premises of the marijuana establishment by an individual, a TGLD agent will immediately inspect the individual’s proof of identification and determine the individual’s age, in accordance with 935 CMR 500.140(2).

In the event TGLD 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, pursuant to 935 CMR 500.105(1)(m). TGLD will not hire any individuals who are under the age of 21 or who have been convicted of distribution of controlled substances to minors in the Commonwealth or a like violation of the laws in other jurisdictions, pursuant to 935 CMR 500.030(1).

Pursuant to 935 CMR 500.105(4), TGLD 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. TGLD 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 sponsorship of 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. TGLD will not manufacture or sell any edible products that resemble a realistic or fictional human, animal or fruit, including artistic, caricature or cartoon renderings, pursuant to 935 CMR 500.150(1)(b). In accordance with 935 CMR 500.105(4)(a)(5), any 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. Marijuana can impair concentration, coordination and judgment. Do not operate a vehicle or machinery under the influence of marijuana. Please Consume Responsibly.”** Pursuant to 935 CMR 500.105(6)(b), TGLD packaging for any marijuana or marijuana products 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. TGLD’s website will require all online visitors to verify they are 21 years of age or older prior to accessing the website, in accordance with 935 CMR 500.105(4)(b)(13).



### **Quality Control**

The Green Lady Dispensary, Inc. ("TGLD") will comply with the following sanitary requirements:

1. Any TGLD agent whose job includes contact with marijuana or nonedible marijuana products, including cultivation, production, or packaging, is subject to the requirements for food handlers specified in 105 CMR 300.000, and all edible marijuana products will be prepared, handled, and stored in compliance with the sanitation requirements in 105 CMR 500.000 and 935 CMR 501.000, and with the requirements for food handlers specified in 105 CMR 300.000.
2. One TGLD agent with a ServSafe Certification will always be on duty when handling food.
3. Any TGLD agent working in direct contact with preparation of marijuana or nonedible marijuana products will conform to sanitary practices while on duty, including:
  1. Maintaining adequate personal cleanliness; and
  2. Washing hands thoroughly (for 30 seconds and with hot water) in an adequate hand-washing area before starting work, and at any other time when hands may have become soiled or contaminated. Gloves should always be worn while performing any work-related task and changed regularly.
  3. Maintaining a sanitary and professional work environment by cleaning surfaces and floors at the beginning and end of day, and throughout the day as needed.
  4. Cleaning products are registered by the US Environmental Protection Agency (EPA), and are used in accordance with labeled instructions.
4. TGLD's hand-washing facilities will be adequate and convenient and will be furnished with running water at a suitable temperature. Hand-washing facilities will be located in TGLD's production areas and where good sanitary practices require employees to wash and sanitize their hands, and will provide effective hand-cleaning and sanitizing preparations and sanitary towel service or suitable drying devices;
5. TGLD's facility will have sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations;
6. TGLD 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 935 CMR 500.105(12) and 935 CMR 501.105(12);
7. TGLD's floors, walls, and ceilings will be constructed in such a manner that they may be adequately kept clean and in good repair;



8. TGLD's facility will have adequate safety lighting in all processing and storage areas, as well as areas where equipment or utensils are cleaned;
9. TGLD's buildings, fixtures, and other physical facilities will be maintained in a sanitary condition;
10. TGLD will ensure that all contact surfaces, including utensils and equipment, will be maintained in a clean and sanitary condition. Such surfaces will be cleaned and sanitized as frequently as necessary to protect against contamination, using a sanitizing agent registered by the US Environmental Protection Agency (EPA), in accordance with labeled instructions. Equipment and utensils will be so designed and of such material and workmanship as to be adequately cleanable;
11. All toxic items will be identified, held, and stored in a manner that protects against contamination of marijuana products;
12. TGLD will ensure that its water supply is sufficient for necessary operations, and that such water supply is safe and potable;
13. TGLD's plumbing will be of adequate size and design, and adequately installed and maintained to carry sufficient quantities of water to required locations throughout the Colocated Marijuana Operation ("CMO"). Plumbing will properly convey sewage and liquid disposable waste from the CMO. There will be no cross-connections between the potable and waste water lines;
14. TGLD will provide its employees with adequate, readily accessible toilet facilities that are maintained in a sanitary condition and in good repair;
15. TGLD will hold all products that can support the rapid growth of undesirable microorganisms in a manner that prevents the growth of these microorganisms; and
16. TGLD will store and transport finished products under conditions that will protect them against physical, chemical, and microbial contamination, as well as against deterioration of finished products or their containers.

TGLD will ensure that TGLD's facility is always maintained in a sanitary fashion and will comply with all applicable sanitary requirements.

TGLD will follow established policies and procedures for handling voluntary and mandatory recalls of marijuana products. Such procedures are sufficient to deal with recalls due to any action initiated at the request or order of the Commission, and any voluntary action by TGLD to remove defective or potentially defective marijuana products from the market, as well as any action undertaken to promote public health and safety.

Any inventory that becomes outdated, spoiled, damaged, deteriorated, mislabeled, or contaminated will be disposed of in accordance with the provisions of 935 CMR 500.105(12) and 935 CMR 501.105(12), and any such waste will be stored, secured, and managed in accordance with applicable state and local statutes, ordinances, and regulations.

TGLD will process marijuana in a safe and sanitary manner. TGLD will process the leaves and flowers of the female marijuana plant only, which will be:

- Well-cured and generally free of seeds and stems;
- Free of dirt, sand, debris, and other foreign matter;
- Free of contamination by mold, rot, other fungus, and bacterial diseases;
- Prepared and handled on food-grade stainless steel tables; and
- Packaged in a secure area.

All edible products will be prepared, handled, and stored in compliance with the sanitation requirements in 105 CMR 590.000: Minimum Sanitation Standards for Food Establishments.

### **Modified On-Premises Testing**

Given TGLD's location on Nantucket, TGLD does not have access to any Independent Testing Laboratories. As such, pursuant to 935 CMR 500.200, TGLD intends to engage in modified on-premises testing subject to approval of the Cannabis Control Commission. TGLD's plan for such modified on-premises testing is outlined below.

To the best of TGLD's abilities and resources, TGLD will follow the guidance for testing laboratories through best management practices, policies and procedures, and onsite testing. With all reasonable and feasible resources at its disposal, TGLD will follow the *Protocol for Sampling and Analysis of Finished Medical Marijuana Products and Marijuana-infused Products*, as amended in November, 2016, and *Protocol for Sampling and Analysis of Environmental Media for Massachusetts Registered Medical Marijuana Dispensaries* published by the DPH.

TGLD intends to address testing for all marijuana-containing products including finished medical marijuana (i.e., plant material, resin, concentrates) and MIPs made with finished medical marijuana ingredients. TGLD will sample and analyze to characterize cannabinoid identity and content profiles, biological (microbial and fungal), and chemical (e.g., solvents, pesticides, growth enhancers, metals) contaminants introduced through cultivation of marijuana plants and post-harvest processing and handling of marijuana products and ingredients.

TGLD will carefully track and document medical marijuana quality and testing throughout the production cycle, from cultivation through dispensing to patients.

Tests will include:

- Soil and Water Testing
- Contaminate Testing
  - Yeast and Mold
  - Total Aerobic bacterial count
  - E. coli and Coliforms
  - Bile-tolerant gram-negative bacteria
  - Mycotoxins
  - Heavy Metals
  - The Presence of Pesticides

- Cannabinoid Profile Testing

TGLD will maintain the results of all testing for no less than one (1) year. No marijuana product will be sold or otherwise marketed for adult or patient use that has not first been tested.

TGLD shall maintain the results of all testing for no less than one (1) year.

TGLD will develop standard operating procedures for sampling and analysis of marijuana products according to best practices. This protocol will be revised based on evolving best practices, updated scientific information or standards/guidelines, or other information relevant to the contents of the protocol and will be made available to the Commission upon request.

Contaminants of Concern	Technical Method	Best Management Procedures
Heavy Metals	More vigorous water and soil testing regime. <u>Final soil test at time of harvest confirms no heavy metals were introduced during cultivation process.</u> Tests conducted by independent third-party testing facility (ProVerde Labs) certified by MA DEP.	<ul style="list-style-type: none"> <li>▪ Remove the potential for introducing metals, pesticides and plant growth regulators by choosing inputs tested for their heavy metal content.</li> <li>▪ Employing natural or organic products and never using a pesticide or plant growth regulators in facility.</li> </ul>
Pesticides	Final soil test at time of harvest confirms no pesticides were introduced during cultivation process. Tests conducted by independent third-party testing facility (ProVerde Labs). Soil analyses will include but is not limited to the following pesticides: <ul style="list-style-type: none"> <li>● Bifenazate</li> <li>● Bifenthrin</li> <li>● Cyfluthrin</li> <li>● Extoxazole</li> <li>● Imazalil</li> <li>● Imidacloprid</li> <li>● Myclobutanil</li> <li>● Spiromesifen</li> <li>● Trifloxystrobin</li> </ul>	<ul style="list-style-type: none"> <li>▪ Keep a log and products ready for inspection.</li> <li>▪ Purchase and utilize only food-grade inputs and commercial cooking equipment, ensure that every component is defined as food grade; materials need to be non-toxic and safe for consumption.</li> </ul>

Microbiological Contaminants	Utilizing chromogenic dehydrated culture media with individual organism-specific tests for total Aerobic Bacteria Count, Yeast and Mold, Coliforms and E Coli, Enterobacteria, and Salmonella. Aflatoxins test using AflaCheck by Vicam.	<ul style="list-style-type: none"> <li>▪ Best Management Practices for keeping a clean and pest free cultivation facility including sanitation and disinfecting between crop cycles, employees change into clothes and shoes only for cultivation spaces. Complete antibacterial/antifungal sanitization of all grow room surfaces and equipment after each crop harvest.</li> <li>▪ Precise temperature and humidity control in cultivation and drying rooms to prevent environmental conditions that promote microbial and fungal growth.</li> <li>▪ Install individual Photocatalytic oxidation (PCO) units in each grow room which destroy harmful airborne microbe such as Powdery Mildew, Downy Mildew, Gray Mold/Botrytis, Blight, Bacteria, Viruses</li> </ul>
Residual Solvents	Employ the use of a digital refractometer is for determining the concentration of ethyl alcohol. This handheld device is used for foods, cleaning, cooling and other purposes. The refractometer features ELI (External Light Interference) technology that allows users to make accurate measurements. Measurement Range, Concentration of ethyl alcohol 0.0 to 45.0% (W/W), Resolution, 0.1% Measurement Accuracy, $\pm 0.5\%$ ( 0 to 30% ), ,	<ul style="list-style-type: none"> <li>▪ Only utilize a CO2 extraction method to guarantee no solvents are introduced.</li> <li>▪ Purchase and utilize only food-grade inputs and commercial cooking equipment, ensure that every component is defined as food grade; materials need to be non-toxic and safe for consumption</li> </ul>

Cannabinoid Profile Testing	Agilent 1220 Infinity II Liquid Chromatography with OpenLab Software, lab-grade sophisticated analytics that test for: <ul style="list-style-type: none"> <li>▪ Δ9THC (Delta 9 Tetrahydrocannabinol)</li> <li>▪ Δ8THC (Δ8-THC)</li> <li>▪ THC-A (Tetrahydrocannabinolic Acid)</li> <li>▪ CBD (Cannabidiol)</li> <li>▪ CBD-A (Cannabidiolic Acid)</li> <li>▪ CBG-A (Cannabigerolic Acid)</li> <li>▪ CBG (Cannabigerol)</li> </ul>	
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### Cultivation

TGLD will implement Best Management Practices for pest prevention methods. To remove the potential for introducing metals and contaminants, at no time will TGLD use pesticides or plant growth regulators, and these types of products will never enter the premises. TGLD will keep a binder with hard copies of product labels and Safety Data Sheets (“SDS”) for the fertilizer and micronutrient products it use for review.

TGLD will opt to use OMRI or Washington State certified organic products whenever possible during cultivation and other natural and organic products. All agricultural inputs utilized at TGLD will be thoroughly documented for review by the Commission or its agents, who may inspect the facilities to ensure these are the only products on premises.

TGLD will send all new batches of soil to New England Testing Laboratory, for screening of heavy metals, pesticides and PCB’s. These tests will be done on a much more vigorous schedule and will test every new batch of soil received.

At the end of every crop, TGLD will take a final sampling of the soil media and send to ProVerde Labs for a closing heavy metal and pesticide test. Although current soil tests are only required prior to use, TGLD will add the additional test at the conclusion of every crop grown as an additional test opportunity to look for heavy metals and pesticides that might inadvertently have been introduced during the crop cycle.

### Concentrates

TGLD will only utilize CO2 extraction or solventless techniques, i.e. rosin press and ice water bubble hash, thereby remove the possibility to introduce solvents into the cannabis resins and concentrates. At no time will TGLD utilize propane or butane to remove this as a possibility of a residual solvent. Additionally, TGLD will only use food grade inputs and never purchase lab grade products, as food grade standards are higher than lab grade and meet standards for human

consumption. TGLD will use all equipment certified for food-grade commercial production. Every single compound of a foodstuff is food-grade including the equipment.

When product requires additional winterization high quality food grade ethanol will be utilized. Short path distillation uses very high temperature >200°C and vacuum pressure that effectively burn off any residual ethanol. Ethanol's evaporation point is 86°-88°C, while water evaporate at 100° C, therefore all the ethanol dissipates before water. Additionally, TGLD will only utilize food grade product, guaranteeing a clean outcome for human consumption. Equipment utilized such as a rotary evaporator and vacuum oven ensure that every all concentrate is solvent free. Additionally, an Ethyl Alcohol Refractometer will test finished concentrates to be sure it is below the 5000 mg/kg limit stated in Exhibit 7(a)<sup>[1]</sup> of the Protocol for Sampling and Analysis of Finished Medical Marijuana Products and Marijuana-Infused Products for Massachusetts Registered Medical Marijuana Dispensaries.

<sup>[1]</sup>

<https://www.mass.gov/files/documents/2018/12/22/Exhibit%207.%20Concentration%20Limits%20for%20Residual%20Solvents%20A0.pdf>

### Cannabinoid Profile Testing

TGLD has purchased an Agilent 1220 Infinity II Liquid Chromatography with OpenLab software for cannabinoid profile testing equipment to utilize onsite for lab-grade accurate analysis of wet and dry flower, leaf, concentrate, tincture, raffinate (processed material from an extraction) and some infused products. With this equipment TGLD will be able to detect:

1. Δ9THC (Delta 9 Tetrahydrocannabinol)
2. Δ8THC (Δ8-THC)
3. THC-A (Tetrahydrocannabinolic Acid)
4. CBD (Cannabidiol)
5. CBD-A (Cannabidiolic Acid)
6. CBG (Cannabigerol)
7. CBG-A (Cannabigerolic Acid)

### Microbiological Contaminants

TGLD will utilize chromogenic dehydrated culture media testing kits. Each test tests individually for total aerobic bacteria count, Yeast and Mold, Salmonella, Enterobacteria, Escherichia coli and Coliforms. The tests come in a ready-to-use chromogenic medium for performing total viable aerobic bacterial counts that contains dehydrated culture media and a cold water-soluble gelling agent in a non-woven cloth matrix. The medium is instantly hydrated when inoculated with a sample, and capillary action diffuses the sample evenly over the matrix to form a gel within seconds. Prepared sample are placed onto the plate to incubate. Colonies grow and develop specific colors from chromogenic substrates. This provides for easy organism differentiation and counting. These tests are utilized in many industries including beer, cosmetics, dairy products, meat, produce rinses, water, and food environmental monitoring. Yeast and mold peel plates are AOAC-RI validated.

- Bacterial Indicator for total Aerobic Count- tests designed to determine the total aerobic plate count (TPC or APC), Gram-negative bacterial level, and total coliform level to



detect the general contamination level of cannabis. Results are obtained incubating at 35-37° C for 24-36 hours.

- Escherichia coli and Coliforms- selective media encourages the growth of coliform bacteria. Contains two kinds of chromogenic enzyme substrates: Magenta-Gal and X-Gluc. E. coliforms blue colonies, Coliforms turn red. The total coliform group count is the sum of both the red and blue colonies. This test is AOAC, MicroVal and NordVal approved. Results are obtained incubating at 35-37° C for 24 hours.
- Salmonella- test method recommended for the isolation and differentiation of Salmonella in raw materials, finished products, or on environmental surfaces pertaining to food and related industries. Results are obtained by incubating the sample in Butterfields phosphate buffer at 35-37° for 24 hours and then plating the sample with an additional 24 hours at 41-43°C in an incubator.
- Yeast and Mold- tests designed specifically to assess fungal load and to detect the general contamination level caused by yeast and mold of cannabis. Incubation at 30-35° C for 24-48 hours for results.

All microbiological test results will be saved for review by the Commission.

Samples of usable finished plant material that has been trimmed and dried will be tested for biological contaminants. If the finished plant material fails to pass testing for yeast and mold, it will not be dispensed, but may be used in the CO2 extractor to produce concentrates. All cannabis resin or concentrate production batches, as well as all MIP production, will be tested for bacteria, fungi, and mycotoxins. Production batches will be discarded if any biological contaminant limits are exceeded.

#### Pesticide Detection

TGLD will send soil media at time of harvest to Pro-Verde Labs for pesticide analysis of soils and solid growing media used in the cultivation. The protocol addresses the 9 insecticides and pesticides outlined in *Protocol for Sampling and Analysis of Finished Medical Marijuana Products and Marijuana-Infused Products for Massachusetts Registered Medical Marijuana Dispensaries, Exhibit 5. Minimum Analysis Requirements for Residues of Pesticides and Plant Growth Regulators Commonly Used in Cannabis Cultivation*. These pesticides are tested to protect the public health, in particular those contaminants from the environmental media which can accumulate in plant materials during cultivation. All sampling and analyses described are intended to demonstrate compliance with regulations, requirements, and guidance of the Cannabis Control Commission.

Matrix	Sampling Frequency	Number of Samples	Analyses
Solid growing media – stock soils	At time of harvest	4 samples per cultivation room, correlated to correct batch / package tag tag.	Bifenazate, Bifenthrin, Cyfluthrin, Extoxazole, Imazalil, Imidacloprid, Myclobutanil, Spiromesifen, Trifloxystrobin.

#### Mycotoxins

TGLD will utilize qualitative test kits for the detection of Aflatoxins. These rapid detection test kits are approved by the US Food and Drug Administration and used in the grain, food and feed industries such as tree-nuts, dried fruits, spices and cereals. These tests detect 20 ppb or 0.02 g per kg far exceeding the states limits of <20 g per kg.

#### Reporting Test Results

All test results will be reported to the Commission in a form or manner requested by the Commission and retained for at least one (1) year. In accordance with the Protocol, if a batch of finished plant material fails to meet a metal or a bacteria/fungi/mycotoxin standard described in Exhibits 4 and 6, the finished plant material cannot be dispensed to a patient as finished medical marijuana. It may be used to derive other finished medical marijuana products (e.g., resins, concentrates). While the finished plant material or finished marijuana product may be treated in a manner to reduce the concentration of metals or bacteria/fungi/mycotoxin contaminants, the finished plant material or finished medical marijuana product may not be treated to bind or restrict the availability of the metals or bacteria/fungi/mycotoxin in an analysis without reducing the total contaminant content.

If a batch of finished plant material fails to meet a pesticide residue and plant growth regulator limit described in Exhibit 5 and Section 7.3 it cannot be dispensed to patients or used to derive other products. The batch may be retested once. If the batch fails the retest, it must be destroyed.

If a concentrate or resin exceeds the residual solvent requirements described in Exhibit 7 and Section 7.5 of the Protocol, then it will not be dispensed to patients. The concentrate/resin may be processed and retested. If upon retest the concentrate/resin meets the residual solvent standard, the ultimate finished medical marijuana products may be dispensed to patients as long as all applicable limits are met.

TGLD will notify the Commission within 72 hours of any laboratory testing results indicating that the contamination cannot be remediated and disposing of the production batch. The notification will describe a proposed plan of action for both the destruction of the contaminated product and the assessment of the source of contamination.

#### Photo and Surveillance Records for Testing

To further strengthen and evidence TGLD's policies, procedures, testing results and overall safety of the marijuana and marijuana products produced at TGLD facility, TGLD will take photographs with time and date stamp during multiple points throughout the testing process including:

- Digital LCD display readout
- Microbial plate results after incubation period

Photos taken and surveillance footage taken during testing times will be made available to the Commission at any time. Upon request of the Commission, TGLD will export surveillance footage from any cameras covering the lab and lab agents and provide them to the Commission or retain the records for a period of time determined by the Commission and TGLD.

**Conclusions**

TGLD will not sell or otherwise market marijuana or marijuana products that are not capable of being tested by a modified on-premises testing system approved by the Commission in accordance with 935 CMR 500.200. No marijuana product will be sold or otherwise marketed for adult use that has not first been tested by a modified on-premises testing system and deemed to comply with the standards required under 935 CMR 500.160 and 500.200.

In the event that either an Independent Testing Laboratory becomes available on the island or marijuana becomes federally legal, all transportation of marijuana to and from Independent Testing Laboratories providing marijuana testing services will comply with 935 CMR 500.105(13). All storage of TGLD's marijuana at a laboratory providing marijuana testing services will comply with 935 CMR 500.105(11). All excess marijuana will be disposed in compliance with 935 CMR 500.105(12).



## **PERSONNEL POLICIES INCLUDING BACKGROUND CHECKS**

The Green Lady Dispensary, Inc. (“TGLD”) will securely maintain personnel records, including registration status and background check records. TGLD will keep, at a minimum, the following personnel records:

- Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
- A personnel record for each marijuana establishment agent;
- A staffing plan that will demonstrate accessible business hours and safe cultivation conditions;
- Personnel policies and procedures; and
- All background check reports obtained in accordance with 935 CMR 500.030.

### **Agent Personnel Records**

In compliance with 935 CMR 500.105(9), personnel records for each agent will be maintained for at least twelve (12) months after termination of the agent’s affiliation with TGLD and will include, at a minimum, the following:

- All materials submitted to the Commission pursuant to 935 CMR 500.030(2);
- Documentation of verification of references;
- The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision;
- 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;
- Documentation of periodic performance evaluations;
- A record of any disciplinary action taken;
- Notice of completed responsible vendor and eight-hour related duty training; and
- Results of initial background investigation, including CORI reports.

Personnel records will be kept in a secure location to maintain confidentiality and be only accessible to the agent’s manager or members of the executive management team.

### **Business Hours (Subject to Approval by the Special Permit Granting Authority)**

Monday: 10am-9pm

Tuesday: 10am-9pm

Wednesday: 10am-9pm

Thursday: 10am-9pm

Friday: 10am-9pm

Saturday: 10am-9pm

Sunday: 10am-9pm

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## Agent Background Checks

- In addition to completing the Commission's agent registration process, all agents hired to work for TGLD will undergo a detailed background investigation prior to being granted access to a TGLD facility or beginning work duties.
- Background checks will be conducted on all agents in their capacity as employees or volunteers for TGLD pursuant to 935 CMR 500.030 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 935 CMR 500.030, TGLD will consider:
  - a. 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.
  - b. 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.
  - c. Where applicable, all look-back periods for criminal conditions, offenses, and violations included in 935 CMR 500.802 commence upon the date of disposition; provided, however, that if disposition results in incarceration in any institution, the look-back period will commence upon release from incarceration.
- Suitability determinations will be made in accordance with the procedures set forth in 935 CMR 500.800. In addition to the requirements established in 935 CMR 500.800, TGLD will:
  - a. Comply with all guidance provided by the Commission and 935 CMR 500.802: Tables B through D to determine if the results of the background are grounds for Mandatory Disqualification or Presumptive Negative Suitability Determination.
  - b. Consider whether offense(s) or information that would result in a Presumptive Negative Suitability Determination under 935 CMR 500.802. In the event a Presumptive Negative Suitability Determination is made, TGLD will consider the following factors:
    - i. Time since the offense or incident;
    - ii. Age of the subject at the time of the offense or incident;
    - iii. Nature and specific circumstances of the offense or incident;
    - iv. Sentence imposed and length, if any, of incarceration, if criminal;
    - v. Penalty or discipline imposed, including damages awarded, if civil or administrative;
    - vi. Relationship of offense or incident to nature of work to be performed;
    - vii. Number of offenses or incidents;
    - viii. Whether offenses or incidents were committed in association with dependence on drugs or alcohol from which the subject has since recovered;

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- ix. 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
  - x. Any other relevant information, including information submitted by the subject.
- c. 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.
- All suitability determinations will be documented in compliance with all requirements set forth in 935 CMR 500 et seq. 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 at the time of hire.
  - 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 TGLD or the Commission.

## Personnel Policies and Training

As outlined in TGLD's Record Keeping Procedures, a staffing plan and staffing records will be maintained in compliance with 935 CMR 500.105(9) and will be made available to the Commission, upon request. All TGLD agents are required to complete training as detailed in TGLD's Qualifications and Training plan which includes but is not limited to the TGLD's strict alcohol, smoke and drug-free workplace policy, job specific training, Responsible Vendor Training Program, confidentiality training including how confidential information is maintained at the marijuana establishment and a comprehensive discussion regarding the marijuana establishment's policy for immediate dismissal. All training will be documented in accordance with 935 CMR 105(9)(d)(2)(d).

TGLD will have a policy for the immediate dismissal of any dispensary agent who has:

- Diverted marijuana, which will be reported the Police Department and to the Commission;
- Engaged in unsafe practices with regard to TGLD operations, which will be reported to the Commission; or
- Been convicted or entered a guilty plea, plea of *nolo contendere*, or admission to sufficient facts of a felony drug offense involving distribution to a minor in the

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Commonwealth, or a like violation of the laws of another state, the United States or a foreign jurisdiction, or a military, territorial, or Native American tribal authority.



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## RECORDKEEPING PROCEDURES

The Green Lady Dispensary, Inc. (“TGLD”) has established policies regarding recordkeeping and record-retention in order to ensure the maintenance, safe keeping, and accessibility of critical documents. Electronic and wet signatures are accepted forms of execution of TGLD documents. Records will be stored at TGLD in a locked room designated for record retention. All written records will be available for inspection by the Commission upon request.

### Recordkeeping

To ensure that TGLD is keeping and retaining all records as noted in this policy, reviewing Corporate Records, Business Records, and Personnel Records to ensure completeness, accuracy, and timeliness of such documents will occur as part of TGLD’s quarter-end closing procedures. In addition, TGLD’s operating procedures will be updated on an ongoing basis as needed and undergo a review by the executive management team on an annual basis.

- Corporate Records: are defined as those records that require, at a minimum, annual reviews, updates, and renewals, including:
  - Insurance Coverage:
    - Directors & Officers Policy
    - Product Liability Policy
    - General Liability Policy
    - Umbrella Policy
    - Workers Compensation Policy
    - Employer Professional Liability Policy
  - Third-Party Laboratory Contracts
  - Commission Requirements:
    - Annual Agent Registration
    - Annual Marijuana Establishment Registration
  - Local Compliance:
    - Certificate of Occupancy
    - Special Permits
    - Variances
    - Site Plan Approvals
    - As-Built Drawings
  - Corporate Governance:
    - Annual Report
    - Secretary of Commonwealth Filings
- Business Records: Records that require ongoing maintenance and updates. These records can be electronic or hard copy (preferably electronic) and at minimum include:
  - Assets and liabilities;

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- Monetary transactions;
- Books of accounts, which will include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers;
- Sales records including the quantity, form, and cost of marijuana products;
- Salary and wages paid to each employee, or stipend, executive compensation, bonus, benefit, or item of value paid to any persons having direct or indirect control over the TGLD.
- Personnel Records: At a minimum will include:
  - Job descriptions for each agent and volunteer position, as well as organizational charts consistent with the job descriptions;
  - A personnel record for each marijuana establishment agent. Such records will be maintained for at least twelve (12) months after termination of the agent's affiliation with TGLD and will include, at a minimum, the following:
    - All materials submitted to the Commission pursuant to 935 CMR 500.030(2);
    - Documentation of verification of references;
    - The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision;
    - 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;
    - Documentation of periodic performance evaluations; and
    - A record of any disciplinary action taken.
    - Notice of completed responsible vendor and eight-hour related duty training.
  - A staffing plan that will demonstrate accessible business hours and safe cultivation conditions;
  - Personnel policies and procedures; and
  - All background check reports obtained in accordance with [M.G.L c. 6 § 172, 935 CMR 500.029: Registration of Independent Testing Laboratory Agents], 935 CMR 500.030: Registration of Marijuana Establishment Agents 803 CMR 2.00: Criminal Offender Record Information (CORI).
- Handling and Testing of Marijuana Records
  - TGLD will maintain the results of all testing for a minimum of one (1) year.

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- Inventory Records
  - The record of each inventory will include, at a minimum, the date of the inventory, a summary of the inventory findings, and the names, signatures, and titles of the agents who conducted the inventory.
- Seed-to-Sale Tracking Records
  - TGLD will use seed-to-sale tracking software to maintain real-time inventory. The seed-to-sale tracking software inventory reporting will meet the requirements specified by the Commission and 935 CMR 500.105(8)(e), including, at a minimum, an inventory of marijuana plants; marijuana plant-seeds and clones in any phase of development such as propagation, vegetation, flowering; marijuana ready for dispensing; all marijuana products; and all damaged, defective, expired, or contaminated marijuana and marijuana products awaiting disposal.
- Incident Reporting Records
  - Within ten (10) calendar days, TGLD will provide notice to the Commission of any incident described in 935 CMR 500.110(9)(a), by submitting an incident report in the form and manner determined by the Commission which details the circumstances of the event, any corrective action taken, and confirmation that the appropriate law enforcement authorities were notified within twenty-four (24) hours of discovering the breach or incident .
  - All documentation related to an incident that is reportable pursuant to 935 CMR 500.110(9)(a) will be maintained by TGLD for no less than one year or the duration of an open investigation, whichever is longer, and made available to the Commission and law enforcement authorities within TGLD's jurisdiction on request.
- Visitor Records
  - A visitor sign-in and sign-out log will be maintained at the security office. The log will include the visitor's name, address, organization or firm, date, time in and out, and the name of the authorized agent who will be escorting the visitor.
- Waste Disposal Records
  - When marijuana or marijuana products are disposed of, TGLD will create and maintain an electronic record of the date, the type and quantity disposed of or handled, the manner of disposal or other handling, the location of disposal or other handling, and the names of the two TGLD agents present during the disposal or other handling, with their signatures. TGLD will keep disposal records for at least three (3) years. This period will automatically be extended for the duration of any enforcement action and may be extended by an order of the Commission.

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- Security Records
  - A current list of authorized agents and service personnel that have access to the surveillance room will be available to the Commission upon request.
  - Recordings from all video cameras which shall be enabled to record twenty-four (24) hours each day shall be available for immediate viewing by the Commission on request for at least the preceding ninety (90) calendar days or the duration of a request to preserve the recordings for a specified period of time made by the Commission, whichever is longer.
  - Recordings shall not be destroyed or altered and shall be retained as long as necessary if TGLD is aware of pending criminal, civil or administrative investigation or legal proceeding for which the recording may contain relevant information.
- Transportation Records
  - TGLD will retain all transportation manifests for a minimum of one (1) year and make them available to the Commission upon request.
- Agent Training Records
  - Documentation of all required training, including training regarding privacy and confidentiality requirements, and a signed statement of the individual indicating the date, time, and place he or she received the training, the topics discussed and the name and title of the presenter(s).
- Responsible Vendor Training
  - TGLD shall maintain records of Responsible Vendor Training Program compliance for four (4) years and make them available to inspection by the Commission and any other applicable licensing authority on request during normal business hours.
- Closure
  - In the event TGLD closes, all records will be kept for at least two (2) years at TGLD's expense in a form (electronic, hard copies, etc.) and location acceptable to the Commission. In addition, TGLD will communicate with the Commission during the closure process and accommodate any additional requests the Commission or other agencies may have.
- Written Operating Policies and Procedures

Policies and Procedures related to TGLD's operations will be updated on an ongoing basis as needed and undergo a review by the executive management team on an annual basis. Policies and Procedures will include the following:

  - Security measures in compliance with 935 CMR 500.110;
  - Employee security policies, including personal safety and crime prevention techniques;

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- A description of TGLD's hours of operation and after-hours contact information, which will be provided to the Commission, made available to law enforcement officials upon request, and updated pursuant to 935 CMR 500.000.
- Storage of marijuana in compliance with 935 CMR 500.105(11);
- Description of the various strains of marijuana to be cultivated, processed or sold, as applicable, and the form(s) in which marijuana will be sold;
- Price list for Marijuana and Marijuana Products[, and alternate price lists for patients with documented Verified Financial Hardship as defined in 501.002: *Definitions*, as required by 935 CMR 501.100(1)(f);
- Procedures to ensure accurate recordkeeping, including inventory protocols in compliance with 935 CMR 500.105(8) and (9);
- Plans for quality control, including product testing for contaminants in compliance with 935 CMR 500.160;
- A staffing plan and staffing records in compliance with 935 CMR 500.105(9)(d);
- Emergency procedures, including a disaster plan with procedures to be followed in case of fire or other emergencies;
- Alcohol, smoke, and drug-free workplace policies;
- A plan describing how confidential information will be maintained;
- Policy for the immediate dismissal of any dispensary agent who has:
  - Diverted marijuana, which will be reported to Law Enforcement Authorities and to the Commission;
  - Engaged in unsafe practices with regard to TGLD operations, which will be reported to the Commission; or
  - Been convicted or entered a guilty plea, plea of *nolo contendere*, or admission to sufficient facts of a felony drug offense involving distribution to a minor in the Commonwealth, or a like violation of the laws of another state, the United States or a foreign jurisdiction, or a military, territorial, or Native American tribal authority.
- A list of all board of directors, members, and executives of TGLD, and members, if any, of the licensee must be made available upon request by any individual. This requirement may be fulfilled by placing this information on TGLD's website.
- Policies and procedures for the handling of cash on TGLD premises including but not limited to storage, collection frequency and transport to financial institution(s), to be available upon inspection.
- Policies and procedures to prevent the diversion of marijuana to individuals younger than 21 years old.
- Policies and procedures for energy efficiency and conservation that will include:

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- Identification of potential energy use reduction opportunities (including but not limited to natural lighting, heat recovery ventilation and energy efficiency measures), and a plan for implementation of such opportunities;
- Consideration of opportunities for renewable energy generation, including, where applicable, submission of building plans showing where energy generators could be placed on site, and an explanation of why the identified opportunities were not pursued, if applicable;
- Strategies to reduce electric demand (such as lighting schedules, active load management and energy storage); and
- Engagement with energy efficiency programs offered pursuant to M.G.L. c. 25 § 21, or through municipal lighting plants.
- Policies and procedures to promote workplace safety consistent with applicable standards set by the Occupational Safety and Health Administration, including plans to identify and address any biological, chemical or physical hazards. Such policies and procedures shall include, at a minimum, a hazard communication plan, personal protective equipment assessment, a fire protection plan, and an emergency action plan.
- Application Renewal Records
  - TGLD shall keep and submit as a component of the renewal application documentation that the establishment requested from its Host Community the records of any cost to a city or town reasonably related to the operation of the establishment, which would include the city's or town's anticipated and actual expenses resulting from the operation of the establishment in its community. The applicant shall provide a copy of the electronic or written request, which should include the date of the request, and either the substantive response(s) received or an attestation that no response was received from the city or town. The request should state that, in accordance with M.G.L. c. 94G, § 3(d), any cost to a city or town imposed by the operation of a Marijuana Establishment or MTC shall be documented and considered a public record as defined by M.G.L. c. 4, § 7, cl. 26.]

## Record-Retention

TGLD will meet Commission recordkeeping requirements and retain a copy of all records for two (2) years, unless otherwise specified in the regulations.



### MAINTAINING OF FINANCIAL RECORDS

The Green Lady Dispensary, Inc.'s ("TGLD") operating policies and procedures ensure financial records are accurate and maintained in compliance with the Commission's Adult Use of Marijuana regulations (935 CMR 500). Financial records maintenance measures include policies and procedures requiring that:

- Confidential 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 under law or pursuant to an order from a court of competent jurisdiction; provided however, the Commission may access this information to carry out its official duties.
- All recordkeeping requirements under 935 CMR 500.105(9) are followed, including:
  - Keeping written business records, available for inspection, and in accordance with generally accepted accounting principles, which will include manual or computerized records of:
    - Assets and liabilities;
    - Monetary transactions;
    - Books of accounts, which will include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers;
    - Sales records including the quantity, form, and cost of marijuana products; and
    - Salary and wages paid to each employee, or stipend, executive compensation, bonus, benefit, or item of value paid to any persons having direct or indirect control over the TGLD.
- All sales recording requirements under 935 CMR 500.140(5) are followed, including:
  - Utilizing a point-of-sale (POS) system approved by the Commission, in consultation with the DOR, and a sales recording module approved by DOR;
  - 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;
  - Complying with 830 CMR 62C.25.1: *Record Retention* and DOR Directive 16-1 regarding recordkeeping requirements;
  - Adopting separate accounting practices at the point-of-sale for marijuana and marijuana product sales, and non-marijuana sales;
  - Maintaining such records that would allow for the Commission and the DOR to audit and examine the point-of-sale system used in order to ensure compliance with Massachusetts tax laws and 935 CMR 500; and



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- If colocated with a medical marijuana treatment center, maintaining and providing the Commission on a biannual basis accurate sales data collected by the licensee during the six (6) months immediately preceding this application for the purpose of ensuring an adequate supply of marijuana and marijuana products under 935 CMR 500.140(10).
- Additional written business records will be kept, including, but not limited to, records of:
  - Compliance with liability insurance coverage or maintenance of escrow requirements under 935 CMR 500.105(10) and all bond or escrow requirements under 935 CMR 500.105(16);
  - Fees paid under 935 CMR 500.005 or any other section of the Commission's regulations; and
  - Fines or penalties, if any, paid under 935 CMR 500.360 or any other section of the Commission's regulations.
- Application Renewal Records
  - TGLD shall keep and submit as a component of the renewal application documentation that the establishment requested from its Host Community the records of any cost to a city or town reasonably related to the operation of the establishment, which would include the city's or town's anticipated and actual expenses resulting from the operation of the establishment in its community. The applicant shall provide a copy of the electronic or written request, which should include the date of the request, and either the substantive response(s) received or an attestation that no response was received from the city or town. The request should state that, in accordance with M.G.L. c. 94G, § 3(d), any cost to a city or town imposed by the operation of a Marijuana Establishment or MTC shall be documented and considered a public record as defined by M.G.L. c. 4, § 7, cl. 26.]



## QUALIFICATIONS AND TRAINING

The Green Lady Dispensary, Inc. (“TGLD”) will ensure that all employees hired to work at a TGLD facility will be qualified to work as a marijuana establishment agent and properly trained to serve in their respective roles in a compliant manner.

### Qualifications

In accordance with 935 CMR 500.030, 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.

TGLD will also ensure that its employees are suitable for registration consistent with the provisions of 935 CMR 500.802. In the event that TGLD discovers any of its agents are not suitable for registration as a marijuana establishment agent, the agent’s employment will be terminated, and TGLD will notify the Commission within one (1) business day that the agent is no longer associated with the establishment.

### Training

As required by 935 CMR 500.105(2), and prior to performing job functions, each of TGLD’s agents will successfully complete a comprehensive training program that is tailored to the roles and responsibilities of the agent’s job function. Agent training will at least include the Responsible Vendor Training Program and eight (8) hours of on-going training annually.

All of TGLD’s current Owners, managers, and employees that are involved in the handling and sale of marijuana at the time of licensure or renewal of licensure will have attended and successfully completed the mandatory Responsible Vendor Training Program operated by an education provider accredited by the Commission to provide the annual minimum of three (3) hours of required training to marijuana establishment agents to be designated a “Responsible Vendor”. Once TGLD is designated a “Responsible Vendor”, all new employees involved in the handling and sale of marijuana will successfully complete a Responsible Vendor Training Program within 90 days of the date they are hired. After initial successful completion of a Response Vendor Training Program, each Owner, manager, and employee involved in the handling and sale of marijuana will successfully complete the program once every year thereafter to maintain designation as a “Responsible Vendor”.

TGLD will also encourage administrative employees who do not handle or sell marijuana to take the “Responsible Vendor” program on a voluntary basis to help ensure compliance. TGLD’s

# *The Green Lady Dispensary*

records of Responsible Vendor Training Program compliance will be maintained for at least four (4) years and made available during normal business hours for inspection by the Commission and any other applicable licensing authority on request.

As part of the Responsible Vendor Training Program, TGLD'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:
  - Scientifically based evidence on the physical and mental health effects based on the type of Marijuana Product;
  - The amount of time to feel impairment;
  - Visible signs of impairment; and
  - Recognizing signs of impairment
2. Diversion prevention and prevention of sales to minors, including best practices;
3. Compliance with all tracking requirements;
4. Acceptable forms of identification, including:
  - How to check identification;
  - Spotting false identification;
  - Patient registration cards formerly and validly issued by the DPH or currently and validly issued by the Commission; and
  - Common mistakes made in verification
5. Other key state laws and rules affecting Owners, managers, and employees, including:
  - Local and state licensing and enforcement;
  - Incident and notification requirements;
  - Administrative and criminal liability;
  - License sanctions;
  - Waste disposal;
  - Health and safety standards;
  - Patrons prohibited from bringing marijuana onto licensed premises;
  - Permitted hours of sale;
  - Conduct of establishment;
  - Permitting inspections by state and local licensing and enforcement authorities;
  - Licensee responsibilities for activities occurring within licensed premises;
  - Maintenance of records;
  - Privacy issues; and
  - Prohibited purchases and practices.

## **THE GREEN LADY DISPENSARY, INC.**

### **RETAILER ENERGY COMPLIANCE PLAN**

The Green Lady Dispensary, Inc. (“TGLD”) is currently in the process of finalizing its build out plans for the Nantucket Retailer facility and will ensure the facility remains in compliance with the energy efficiency and conservation regulations codified in 935 CMR 500.105(1)(q) and 500.105(15).

#### **Potential Energy-Use Reduction Opportunities**

TGLD’s energy-use reduction and implementation of such opportunities are listed below.

1. In all buildings, the electrical system was upgraded, and all lighting was converted to LED lighting.
2. All operating windows have been upgraded to new insulated glass windows with Low E energy coated glass.
3. Non-operating windows were sealed shut and covered with an insulation layer to reduce energy loss.
4. Heating and Cooling systems were upgraded to a Heat Pump System.
5. A new insulation system has been installed.
6. We use a combination of closed cell foam and rock wool insulation.

As the need and opportunity for facility upgrades and maintenance arise in the future and the company becomes cash flow positive, TGLD will continue to evaluate energy-use reduction opportunities.

#### **Renewable Energy Generation Opportunities**

TGLD will continue to evaluate opportunities for renewable energy generation.

#### **Strategies to Reduce Electric Demand**

TGLD’s reduction of electrical demand is listed below.

1. In all buildings, the electrical system was upgraded, and all lighting was converted to LED lighting.
2. All operating windows have been upgraded to new insulated glass windows with Low E energy coated glass.
3. Non-operating windows were sealed shut and covered with an insulation layer to reduce energy loss.
4. Heating and Cooling systems were upgraded to a Heat Pump System.
5. A new insulation system has been installed.

TGLD will continue to evaluate strategies to reduce electric demand.

#### **Opportunities for Engagement with Energy Efficiency Programs**

TGLD will continue to evaluate its options for engagement with energy efficiency programs offered pursuant to M.G.L. c. 25, s. 21, or through municipal lighting plants.