



Massachusetts Cannabis Control Commission

Marijuana Retailer

General Information:

License Number: MR284009
Original Issued Date: 10/15/2021
Issued Date: 10/15/2021
Expiration Date: 10/15/2022

ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: Massachusetts Citizens for Social Equity LLC

Phone Number: 617-817-5615 **Email Address:** donchavez@gmail.com

Business Address 1: 1508 Dorchester Avenue

Business Address 2:

Business City: Dorchester

Business State: MA

Business Zip Code: 02122

Mailing Address 1: 1508 Dorchester Avenue

Mailing Address 2:

Mailing City: Dorchester

Mailing State: MA

Mailing Zip Code: 02122

CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Not a DBE

PRIORITY APPLICANT

Priority Applicant: no

Priority Applicant Type: Not a Priority Applicant

Economic Empowerment Applicant Certification Number:

RMD Priority Certification Number:

RMD INFORMATION

Name of RMD:

Department of Public Health RMD Registration Number:

Operational and Registration Status:

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

If no, describe the circumstances below:

PERSONS WITH DIRECT OR INDIRECT AUTHORITY

Person with Direct or Indirect Authority 1

Percentage Of Ownership: 100

Percentage Of Control:

100

Role: Owner / Partner

Other Role:

First Name: Brian **Last Name:** Chavez **Suffix:**
Gender: Male **User Defined Gender:**
What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)
Specify Race or Ethnicity:

ENTITIES WITH DIRECT OR INDIRECT AUTHORITY
No records found

CLOSE ASSOCIATES AND MEMBERS
No records found

CAPITAL RESOURCES - INDIVIDUALS
No records found

CAPITAL RESOURCES - ENTITIES
No records found

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES
No records found

DISCLOSURE OF INDIVIDUAL INTERESTS
Individual 1

First Name: Brian **Last Name:** Chavez **Suffix:**
Marijuana Establishment Name: Massachusetts Citizens for Social Equity LLC **Business Type:** Marijuana Retailer
Marijuana Establishment City: Boston **Marijuana Establishment State:** MA

Individual 2

First Name: Brian **Last Name:** Chavez **Suffix:**
Marijuana Establishment Name: Erba C3 Dorchester LLC **Business Type:** Marijuana Retailer
Marijuana Establishment City: Boston **Marijuana Establishment State:** MA

MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 561 Dudley Street
Establishment Address 2:
Establishment City: Boston **Establishment Zip Code:** 02125
Approximate square footage of the establishment: 5710 **How many abutters does this property have?:** 7
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	MCSE_Dudley St_CCC Cert.pdf	pdf	602b15db4cfbf7366ef3f244	02/15/2021
Plan to Remain Compliant with Local Zoning	Plan to Remain Compliant with Local Zoning.pdf	pdf	602b24a584d16335f02255a9	02/15/2021
Community Outreach Meeting Documentation	MCSE Roxbury- Community Outreach Meeting Attestation (Final).pdf	pdf	60662764d90419077cc35525	04/01/2021

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.: \$

PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	Plan for Positive Impact (Updated).pdf	pdf	603d9c98b64912358e312615	03/01/2021

ADDITIONAL INFORMATION NOTIFICATION

Notification:

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Owner / Partner

Other Role:

First Name: Brian

Last Name: Chavez Suffix:

RMD Association: Not associated with an RMD

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	MCSE - Cert. of Organization.pdf	pdf	602b29a665c0d035fcc4e240	02/15/2021
Secretary of Commonwealth - Certificate of Good Standing	Good Standing Cert MCSE Sec of State.pdf	pdf	602b29c34e95aa35cfc241e6	02/15/2021
Secretary of Commonwealth - Certificate of Good Standing	Cert of Good Standing Unemployment Office MCSE.pdf	pdf	602b29d46d809f35defbc809	02/15/2021
Department of Revenue - Certificate of Good standing	DOR Cert. Good Standing.pdf	pdf	602b35381681d1368fdb59c3	02/15/2021
Bylaws	Massachusetts Citizens for Social Equity LLC - Operating Agreement (Final Fully Executed).pdf	pdf	60662a94a9f50407ba30e9c2	04/01/2021

No documents uploaded

Massachusetts Business Identification Number: 001362087

Doing-Business-As Name:

DBA Registration City:

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Business Plan	Business Plan.pdf	pdf	602b2a641681d1368fdb59a4	02/15/2021

Proposed Timeline	Timeline.pdf	pdf	602b2a6565c0d035fcc4e244	02/15/2021
Plan for Liability Insurance	Plan to Obtain Liability Insurance.pdf	pdf	602b2a67238c3036b0f86a25	02/15/2021

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for obtaining marijuana or marijuana products	Plan to Obtain Products.pdf	pdf	602b2a8e6d809f35defbc80d	02/15/2021
Separating recreational from medical operations, if applicable	Separating Rec. from Med..pdf	pdf	602b2a8e4cfbf7366ef3f26a	02/15/2021
Restricting Access to age 21 and older	Restricting Access to Age 21+.pdf	pdf	602b2a8f604cbb361671034e	02/15/2021
Security plan	Security Plan.pdf	pdf	602b2a911c95e43696ccf037	02/15/2021
Prevention of diversion	Prevention of Diversion.pdf	pdf	602b2a92d44ed235c8c47ee4	02/15/2021
Storage of marijuana	Storage Policy.pdf	pdf	602b2abd65c0d035fcc4e248	02/15/2021
Transportation of marijuana	Transportation Policy.pdf	pdf	602b2abe238c3036b0f86a29	02/15/2021
Inventory procedures	Inventory Policy.pdf	pdf	602b2ac4eabbc336a11f7f4a	02/15/2021
Quality control and testing	Quality Control and Testing.pdf	pdf	602b2ac54e95aa35cfc241eb	02/15/2021
Dispensing procedures	Retail Dispensing.pdf	pdf	602b2ac66d809f35defbc811	02/15/2021
Personnel policies including background checks	Personnel Policy.pdf	pdf	602b2ad84dba6f360b680425	02/15/2021
Record Keeping procedures	Record Keeping Policy.pdf	pdf	602b2ad9eabbc336a11f7f4e	02/15/2021
Maintaining of financial records	Financial Record Maintenance.pdf	pdf	602b2ada4e95aa35cfc241ef	02/15/2021
Qualifications and training	Employee Qualifications and Training.pdf	pdf	602b2adc604cbb3616710353	02/15/2021
Energy Compliance Plan	Energy Compliance.pdf	pdf	602b2ae1d44ed235c8c47eea	02/15/2021
Diversity plan	Diversity Plan (2).pdf	pdf	60662d2b3e0ae507c9313213	04/01/2021

MARIJUANA RETAILER SPECIFIC REQUIREMENTS

No documents uploaded

No documents uploaded

ATTESTATIONS

I certify that no additional entities or individuals meeting the requirement set forth in 935 CMR 500.101(1)(b)(1) or 935 CMR 500.101(2)(c)(1) have been omitted by the applicant from any marijuana establishment application(s) for licensure submitted to the Cannabis Control Commission.: I Agree

I understand that the regulations stated above require an applicant for licensure to list all executives, managers, persons or entities having direct or indirect authority over the management, policies, security operations or cultivation operations of the Marijuana Establishment; close associates and members of the applicant, if any; and a list of all persons or entities contributing 10% or more of the initial capital to operate the Marijuana Establishment including capital that is in the form of land or buildings.: I Agree

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

I Agree

Notification:

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

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

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

ADDITIONAL INFORMATION NOTIFICATION

Notification:

COMPLIANCE WITH POSITIVE IMPACT PLAN

No records found

COMPLIANCE WITH DIVERSITY PLAN

No records found

HOURS OF OPERATION

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

Host Community Agreement Certification Form

Instructions

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

Certification

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

1. Name of applicant:

Massachusetts Citizens for Social Equity LLC

2. Name of applicant's authorized representative:

Brian Chavez

3. Signature of applicant's authorized representative:

Brian Chavez

4. Name of municipality:

Boston

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

Robert Arcangeli



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



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

robert.arcangeli@boston.gov

8. Host community agreement execution date:

9/11/20





Plan to Remain Compliant with Local Zoning

The City of Boston (the “**City**”) amended its zoning code at a on April 13, 2018, to allow the dispensing of marijuana for adult-use in the various neighborhoods and subdistricts throughout the City of Boston.

Massachusetts Citizens for Social Equity LLC (the “**Company**”), is proposing to develop and operate a Marijuana Establishment at 561 Dudley Street, Roxbury, MA 02125 (the “**Property**”). This site is located in the Roxbury Neighborhood Zoning District and the Multi-Family Residential / Local Shopping (MFR/LS) Zoning Subdistrict. Pursuant to Article 50, Section 28 of the Zoning code for the City of Boston (the “**Ordinance**”), the use of the Property for a Marijuana Establishment is permitted, subject to the receipt of a license from the Boston Cannabis Board (the “**Board**”), the granting of a Use Variance and any other relief deemed necessary by the City of Boston Zoning Board of Appeals (the “**Zoning Board**”), and the execution of a Host Community Agreement with the City. Please see the attached zoning bylaws and zoning map for reference.

The Company has discussed its marijuana retail facility with City officials including, but not limited to the, Mayor’s Office, City Council, Inspectional Services Department and Police Department. The Company has also executed a Host Community Agreement with the City, and received a license from the Board and approvals from the Zoning Board. Please see a copy of the zoning decision and licensing board approval attached hereto and incorporated herewith.

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

The Company hereby submits that it will continue to comply with all local and state requirements and Brian Chavez, Owner and CEO, will be responsible for ongoing compliance with local and state rules and regulations.



City of Boston
Mayor Martin J. Walsh
Board of Appeal

**NOTICE OF DECISION
CASE NO. BOA953865
PERMIT #ALT923098
APPEAL SUSTAINED
WITH PROVISOS**

In reference to appeal of

Massachusetts for Citizens for Social Equity, LLC

Concerning premises

561 Dudley Street, Ward 13

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

Decision has been filed in the office of the Commissioner of the Inspectional Services Department, 1010 Massachusetts Avenue, fifth floor, Boston, MA 02118, and is open for public inspection. Date of entry of this decision in the Inspectional Services Department was January 13, 2021.

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

FOR THE BOARD OF APPEAL

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

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



DECISION OF THE BOARD ON THE APPEAL OF

November 10 2020

Date

Massachusetts for Citizens for Social Equity, LLC
to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

561 Dudley Street, Ward - 13

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

Article(s): Article 50 Section 28 Use Regulations. Cannabis Establishment is a Forbidden use in a
MFR/LS Sub-district

Article 50 Section 29 Side Yard Insufficient. Proposed addition has insufficient side yard.

Article 53 Section 29 Lot Area Insufficient

Article 53 Section 29 Lot Frontage Insufficient

Article 53 Section 29 Front Yard Insufficient

Article 53 Section 29 Floor Area Ratio Excessive

Article 53 Section 29 Off-Street Parking & Loading Req Parking on adjacent lot

Purpose: Change occupancy to include cannabis dispensary

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BOA953865 and made a part of this record.

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

THE BOSTON HERALD on Tuesday, October 20, 2020

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

The Boston Planning & Development Agency was sent notice of the appeal by the Building Department and the legal required period of time was allotted to enable the BPDA to render a recommendation to the Board, as prescribed in the Code.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, November 10, 2020 in accordance with notice and advertisement aforementioned, the Board finds as follows:

The Appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code, all as per Application for Permit# ALT923098 and filed February 13, 2019 plans submitted to the Board at its hearing and now on file in the Building Department



DECISION OF THE BOARD ON THE APPEAL OF

561 Dudley Street, Ward 13
BOA-953865
Date of Hearing: November 10, 2020
Permit # ALT923098
Page # 2

In this appeal, the Petitioner seeks a variance pursuant to Article 7, § 7-3 of the Boston Zoning Code relating to Article 50, § 50-28 and various dimensional variances inclusive of §§ 50-29, regarding Lot Area Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Front Yard Insufficient, and Side Yard Insufficient. In addition, the Petitioner seeks a conditional use permit pursuant to Article 6, § 6-3 relating to Article 50, § 50-43 regarding Off-Street Parking & Loading, to operate a Cannabis Establishment at the building located at 561 Dudley Street, Ward 13, within the Roxbury Neighborhood Zoning District (“the Premises”).

BACKGROUND

The Petitioner received a zoning code refusal from Plans Examiner James M. Kennedy, on behalf of the Commissioner, on March 29, 2019. It appealed said refusal on or about May 16, 2019 and was given a public hearing date of November 10, 2020.

At the public hearing the Petitioner presented facts and materials, as to how it satisfied the criteria for a variance and conditional use permit, as set forth in the Boston Zoning Code and public testimony was taken. A representative of the Mayor’s Office of Neighborhood Services, a representative of District City Councilor President Kim Janey’s Office, City Councilor Essaibi-George’s Office, City Councilor Frank Baker’s Office, and an abutter, all spoke in support of the Cannabis Establishment. One person spoke in opposition. Many community meetings were held, including the state required and properly noticed Community Meeting on August 13, 2019. In addition, 565 letters of support (and only 1 letter of opposition) were submitted to the Board including a letter of support from City Council President Kim Janey, City Councilor Frank Baker, State Representative Liz Miranda, and Congresswoman Ayanna Pressley.

DOCUMENTS FILED WITH THE CITY AND/OR THE BOARD

The Petitioner filed the following documents:

- Appeal and Filing Fee;
- Plans prepared by Alfaro Mendoza & Company Architects and Builders;
- A Host Community Agreement executed by the Petitioner and the City of Boston on September 11, 2020; and
- Letters of support as referenced above.



DECISION OF THE BOARD ON THE APPEAL OF

561 Dudley Street, Ward 13
BOA-953865
Date of Hearing: November 10, 2020
Permit # ALT923098
Page # 3

FINDINGS

Based on the evidence before it, and pursuant to Article 7, § 7-3, the Board makes the following findings:

- (a) That there are special circumstances or conditions, fully described in the findings, applying to the land or structure for which the variance is sought (such as, but not limited to, the exceptional narrowness, shallowness or shape of the lot, or exceptional topographical conditions thereof), which circumstances or conditions are peculiar to such land or structure but not the neighborhood, and that said circumstances or conditions are such that the application of the provisions of this Code would deprive the appellant of the reasonable use of such land or structure;
- (b) That for reasons of practical difficulty and demonstrable and substantial hardship fully described in the findings, the granting of the variance is necessary for the reasonable use of the land or structure and that the variance as granted by the Board is the minimum variance that will accomplish this purpose; and
- (c) That the granting of the variance will be in harmony with the general purposes and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In determining its findings, the Board of Appeal has taken into account: (1) the number of persons residing or working upon such land or in such structure; (2) the character and use of adjoining lots and those in the neighborhood; and (3) traffic conditions in the neighborhood.



DECISION OF THE BOARD ON THE APPEAL OF

561 Dudley Street, Ward 13
BOA-953865
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Page # 4

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

- a) The specific site is an appropriate location for such use;
- b) The use will not adversely affect the neighborhood;
- c) There will be no serious hazard to vehicles or pedestrians from the use;
- d) No nuisance will be created by the use; and
- e) Adequate and appropriate facilities will be provided for the proper operation of the use.

CONCLUSION

Based on the evidence, the Board finds that all conditions required for the granting of the variances as described under Article 7, § 7-3, and for the granting of a conditional use permit as described under Article 6 § 6-3 of the Zoning Code have been met.

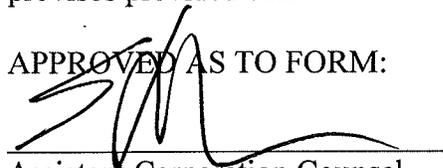


DECISION OF THE BOARD ON THE APPEAL OF

561 Dudley Street, Ward 13
BOA-953865
Date of Hearing: November 10, 2020
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Therefore, acting under its discretionary power, the Board (the members and/or substitute members sitting on this appeal) voted unanimously to grant the requested Variances and Conditional Use Permit as described above, which annuls the refusal of the Building Commissioner and orders him to grant Variances and a Conditional Use Permit with the provisos provided below.

APPROVED AS TO FORM:


Assistant Corporation Counsel

PROVISO:

1. Relief applicable this Applicant only;
2. BPDA Design review for screening and buffering; and
3. Parking on Lot B shall be exclusive to this use.

Signed, January 06, 2021

/s/ Christine Araujo

Christine Araujo – Chair (Voted In Favor)

/s/ Mark Fortune

Mark Fortune – Secretary (Voted In Favor)

/s/ Mark Erlich

Mark Erlich (Voted In Favor)

/s/ Joseph Ruggiero

Joseph Ruggiero (Voted In Favor)

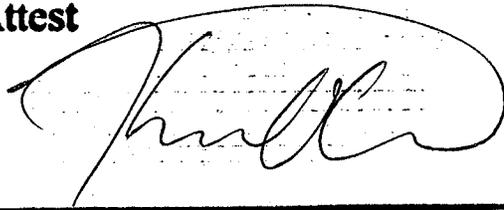
/s/ Edward Deveau

Edward Deveau (Alternate) (Voted In Favor)

/s/ Tyrone Kindell Jr.

Tyrone Kindell, Jr. (Alternate) (Voted In Favor)

**A True Copy,
Attest**



**KEVIN O'CONNOR
Esq. Assistant Corporation Counsel**



City of Boston
Mayor Martin J. Walsh
Boston Cannabis Board

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

**VOTING AGENDA
BOSTON CANNABIS BOARD
August 19, 2020**

Transactional Items heard August 12, 2020:

1. Verdant Medical Inc. has applied for a Recreational Cannabis Retail License to be exercised at 1589 Blue Hill Avenue in Mattapan. The applicant is an equity applicant.
Applicant contact: Tito Jackson
GRANTED
2. Patriot Care Corp., the holder of an operational Medical Cannabis Dispensary License, has applied for a Recreational Cannabis Retail License to be co-located at 21 Milk Street in Downtown Boston. The applicant is a non-equity applicant.
Applicant contact: Larry DiCara
DEFERRED: BCB REQUESTS ADDITIONAL INFORMATION AND DOCUMENTATION FROM THE APPLICANT REGARDING THE DIVERSITY AND INCLUSION PLAN AND EMPLOYMENT PLAN
3. Massachusetts Citizens for Social Equity LLC has applied for a Recreational Cannabis Retail License to be exercised at 561 Dudley Street in Roxbury. The applicant is an equity applicant.
Applicant contact: Michael Ross
GRANTED

Old & New Business:

1. Appointment of Lesley Delaney Hawkins as Executive Secretary pursuant to the BCB's Rules and Regulations. This position is not compensated.
APPROVED

TEXT AMENDMENT NO. 432

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing does hereby amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended, as follows:

1. By striking the definition “Medical Marijuana Treatment Center” from **Articles 2 and 2A** of the Code, and inserting in place thereof the following:

“Cannabis Establishment,” an entity, licensed and registered with the Commonwealth of Massachusetts that acquires, cultivates, possesses (including development of related products as edible marijuana infused products (MIP), tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers cannabis, products containing cannabis, including, but not limited to an adult use cannabis establishment, a medical use cannabis establishment, a marijuana retailer, a marijuana product manufacturer or a marijuana cultivator. Cannabis Establishments shall include any Marijuana Establishment or Medical Marijuana Treatment Center licensed pursuant to 935 CMR 500, 105 CMR 725.100, or any successor regulation.

2. By amending **Article 8 (Regulation of Uses)** as follows:

- a. **In Section 8-7, Table A, Use Regulations, delete existing Use Item #39B “Medical Marijuana Treatment Center” and insert the following use item:**

	<u>S R H L B M I W MER</u>
39B Cannabis Establishment	F* F* F* C* C* C* C* C* C* C*

* Cannabis Establishment-provided that any cannabis establishment shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only..

3. In the following articles:

- Article 38 (Midtown Cultural District)
- Article 39 (North Station Economic Development Area)
- Article 40 (South Station Economic Development Area)
- Article 41 (Huntington Avenue/Prudential Center District)
- Article 43 (Chinatown District)
- Article 44 (Leather District)
- Article 45 (Government Center/Markets District)
- Article 46 (Bulfinch Triangle District)
- Article 47 (Cambridge Street-North District)
- Article 50 (Roxbury Neighborhood District)
- Article 51 (Allston-Brighton Neighborhood District)
- Article 52 (Dorchester Avenue Neighborhood District)
- Article 53 (East Boston Neighborhood District)
- Article 54 (North End Neighborhood District)
- Article 55 (Jamaica Plain Neighborhood District)
- Article 56 (West Roxbury Neighborhood District)
- Article 57 (Saint Vincent Neighborhood District)
- Article 58 (City Square Neighborhood District)
- Article 59 (Mission Hill Neighborhood District)
- Article 60 (Greater Mattapan Neighborhood District)
- Article 61 (Audubon Circle Neighborhood District)
- Article 62 (Charlestown Neighborhood District)
- Article 63 (Bay Village Neighborhood District)
- Article 64 (South End Neighborhood District)
- Article 65 (Dorchester Neighborhood District)
- Article 66 (Fenway Neighborhood District)
- Article 67 (Roslindale Neighborhood District)
- Article 68 (South Boston Neighborhood District)
- Article 69 (Hyde Park Neighborhood District)
- Article 70 (Beth Israel Hospital Institutional District)
- Article 71 (Massachusetts College of Pharmacy Institutional District)

Article 72 (New England Deaconess Hospital Institutional District)
Article 73 (Dana-Farber Cancer Institute Institutional District)
Article 90 (New Market Industrial-Commercial Neighborhood District)

- a. In Articles 38-41 and 44-47, in the sections on Use Regulations, delete the Conditional Use item, "Medical Marijuana Treatment Center".
- b. In Articles 38-41 and 44-47, in the sections on Use Regulations, subsection on Conditional Uses, insert the following:

"Cannabis Establishment-provided that any cannabis establishment shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only."

- c. For Articles 43, 50-73 and 90, in each table of uses, delete the use "Medical Marijuana Treatment Center" and its associated footnote from the subcategory heading "Health Care Uses" or in the case of Article 43, the relevant Appendices.
- d. In each table of uses, under the subcategory heading "Retail Uses," or in the case of Article 43, the relevant Appendices, insert the following:

"Cannabis Establishment"

as a Forbidden Use in all Residential Districts and as a Conditional Use in all other Districts.

- e. In each table of uses, under the subcategory heading "Retail Uses," or in the case of Article 43, the relevant Appendices, next to the use "Cannabis Establishment:"

Insert the next, appropriate numerical footnote notation.

- f. At the end of the "Footnotes" section of each use table, insert, in appropriate numerical order with the appropriate footnote number, the following text:

* Cannabis Establishment-provided that any cannabis establishment shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private

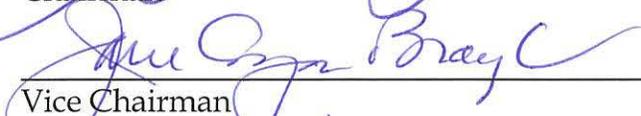
school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only.

Text Amendment Application No. 479

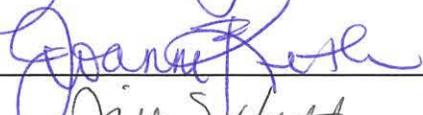
Text Amendment No. 432

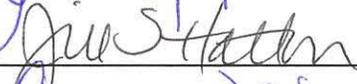


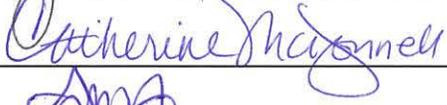
 Chairman



 Vice Chairman

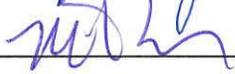






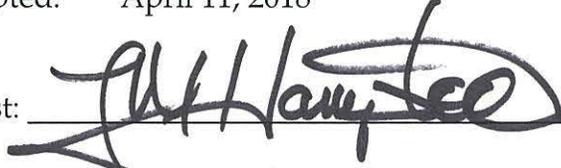






In Zoning Commission

Adopted: April 11, 2018

Attest: 

 Executive Secretary

Text Amendment Application No. 479

Text Amendment No. 432



Mayor, City of Boston

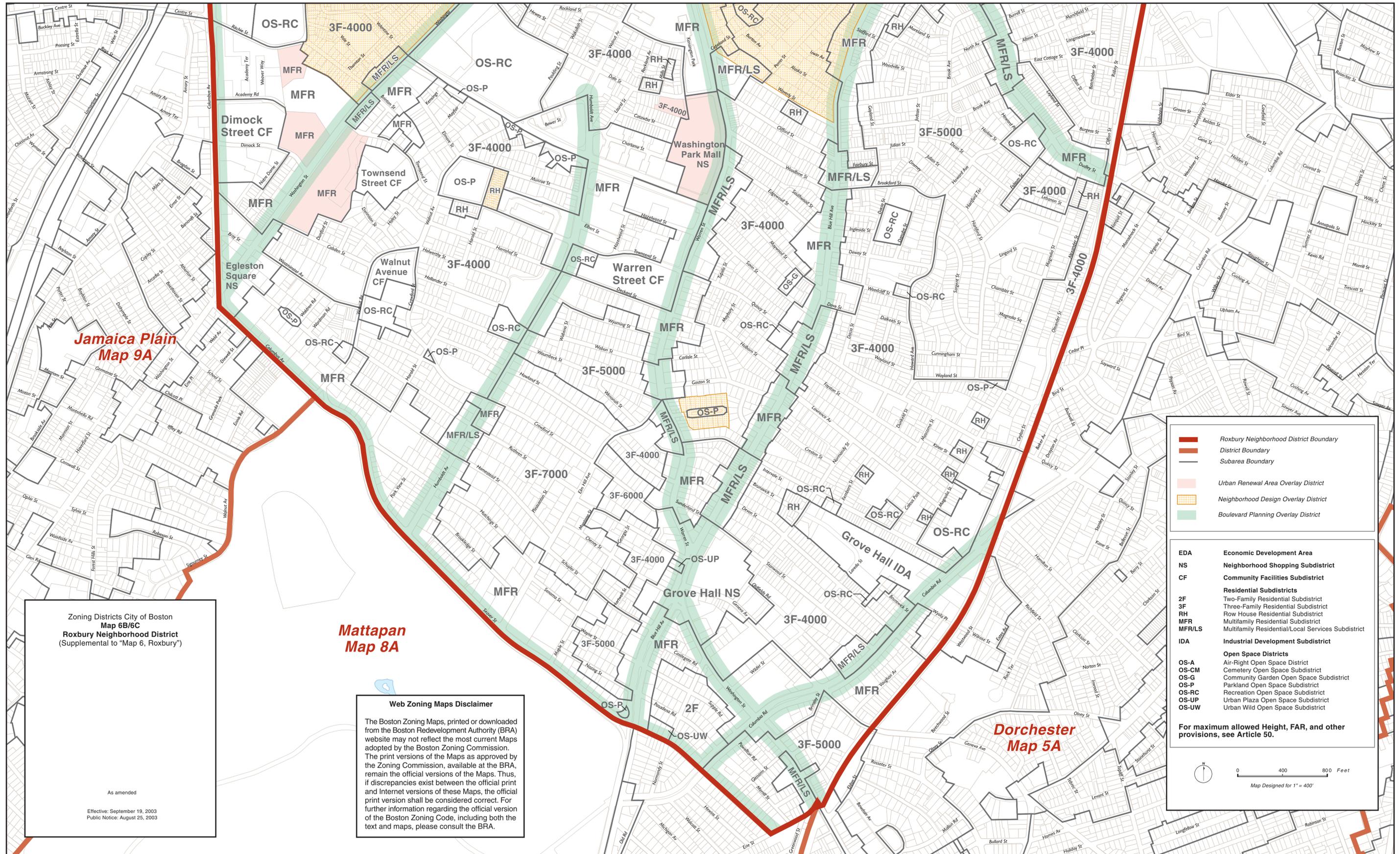
Date: 4-13-18

The foregoing amendment was presented to the Mayor on April 12, 2018, and was signed by him on April 13, 2018, whereupon it became effective on April 13, 2018 in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Executive Secretary
Boston Zoning Commission

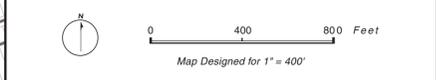


Legend

- Roxbury Neighborhood District Boundary
- District Boundary
- Subarea Boundary
- Urban Renewal Area Overlay District
- Neighborhood Design Overlay District
- Boulevard Planning Overlay District

EDA	Economic Development Area
NS	Neighborhood Shopping Subdistrict
CF	Community Facilities Subdistrict
	Residential Subdistricts
2F	Two-Family Residential Subdistrict
3F	Three-Family Residential Subdistrict
RH	Row House Residential Subdistrict
MFR	Multifamily Residential Subdistrict
MFR/LS	Multifamily Residential/Local Services Subdistrict
IDA	Industrial Development Subdistrict
	Open Space Districts
OS-A	Air-Right Open Space District
OS-CM	Cemetery Open Space Subdistrict
OS-G	Community Garden Open Space Subdistrict
OS-P	Parkland Open Space Subdistrict
OS-RC	Recreation Open Space Subdistrict
OS-UP	Urban Plaza Open Space Subdistrict
OS-UW	Urban Wild Open Space Subdistrict

For maximum allowed Height, FAR, and other provisions, see Article 50.



Zoning Districts City of Boston
Map 6B/6C
Roxbury Neighborhood District
 (Supplemental to "Map 6, Roxbury")

As amended

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

Web Zoning Maps Disclaimer

The Boston Zoning Maps, printed or downloaded from the Boston Redevelopment Authority (BRA) website may not reflect the most current Maps adopted by the Boston Zoning Commission. The print versions of the Maps as approved by the Zoning Commission, available at the BRA, remain the official versions of the Maps. Thus, if discrepancies exist between the official print and Internet versions of these Maps, the official print version shall be considered correct. For further information regarding the official version of the Boston Zoning Code, including both the text and maps, please consult the BRA.

Community Outreach Meeting Attestation Form

Instructions

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

Attestation

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

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



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

a. Date of publication: 12/11/20

b. Name of publication: Boston Herald

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

a. Date notice filed: 12/11/20, 12/14/20, 12/15/20

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

a. Date notice(s) mailed: 12/12/20

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

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

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



Name of applicant:

Massachusetts Citizens for Social Equity LLC

Name of applicant's authorized representative:

Brian Chavez

Signature of applicant's authorized representative:



Attachment A

Newspaper Publication

LEGAL NOTICES

LEGAL NOTICE OF COMMUNITY OUTREACH MEETING REGARDING A MARIJUANA ESTABLISHMENT PROPOSED BY MASSACHUSETTS CITIZENS FOR SOCIAL EQUITY LLC

Notice is hereby given that a virtual community outreach meeting for Massachusetts Citizens for Social Equity LLC ("MCSE")'s proposed Marijuana Establishment is scheduled for December 29, 2020, at 6:00 p.m. online at https://princetonobel.zoom.us/j/92013846777 or by telephone by calling +13017158592, Webinar ID: 920 1384 6777. The proposed Marijuana Retailer (the "Facility") is anticipated to be located at 561 Dudley Street, Roxbury, MA 02125 (the "Property"). Closed captioning will be provided. Community members and members of the public are encouraged to ask questions and receive answers from representatives of MCSE.

Questions may be submitted in advance to donchavez@gmail.com. All materials for the meeting will be available more than 24 hours before the virtual community outreach meeting on www.princetonobel.com.

This Virtual Community Outreach Meeting will be held in accordance with the Massachusetts Cannabis Control Commission's Administrative Order Allowing Virtual Web-Based Community Outreach Meetings and the applicable requirements set forth in M.G.L. ch.94G and 935 CMR 500.000 et seq.

A copy of this notice is on file with the City Clerk's office, the Boston Planning and Development Agency, the Mayor's office, and the Boston Cannabis Board, at Boston City Hall, 1 City Hall Square, Boston, Massachusetts 02201. A copy of this notice was published in a newspaper of general circulation at least fourteen (14) calendar days prior to the virtual community outreach meeting and mailed at least seven (7) calendar days prior to the virtual community outreach meeting to abutters of the Property, owners of land directly opposite the Property on any public or private street or way, and abutters to the abutters within three hundred (300) feet of the property line of the Property 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.

Dec 11

LEGAL NOTICE OF COMMUNITY OUTREACH MEETING REGARDING A MARIJUANA ESTABLISHMENT PROPOSED BY MASSACHUSETTS CITIZENS FOR SOCIAL EQUITY LLC

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Questions may be submitted in advance to donchavez@gmail.com. All materials for the meeting will be available more than 24 hours before the virtual community outreach meeting on www.princetonobel.com.

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Dec 11

NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to M.G.L. c. 30A, §2, that the Department of Public Health will hold a public hearing on emergency amendments to the following regulation: 105 CMR 700.000 - Implementation of M.G.L. c. 94C, the Controlling Substances Act. The emergency amendments update the regulation which implements the emergency amendments expand access to vaccines for vaccine-preventable diseases, including COVID-19. They were duly filed with the Secretary of the Commonwealth on November 19, 2020 and are currently in effect.

The public hearing will be held on Monday, January 4, 2021, at 3:00 p.m. Due to the State of Emergency declared by Governor Charles D. Baker on March 10, 2020, and subsequent emergency orders limiting public gatherings, the hearing will be conducted on a moderated conference call. The information for the moderated conference call is: Dial-in Telephone Number: 877-917-4913

Participant Passcode: 9919056

A copy of the proposed amendments to 105 CMR 700.000 may be viewed on the Department's website at https://www.mass.gov/service-details/proposed-regulations-and-amendments-department-of-public-health or requested from the Office of the General Counsel by calling 617-624-5220.

Speakers who testify at the public hearing are requested to provide a copy of their oral comments. The Department encourages all interested parties to submit comments electronically to Reg1testimony@mass.gov or by mail to William Anderson, Office of the General Counsel, Department of Public Health, 250 Washington Street, Boston, MA 02108. All submissions must include the sender's full name and address.

When electronically submitting comments, type "DCP Regulations" in the subject line and attach a Word document with your comments or type your comments in the body of your email.

The Department will post all testimony that complies with these instructions on its website. All comments must be submitted by 5:00 p.m. on Wednesday, January 6, 2021. All comments received by the Department may be released in response to a request for public records.

If you are deaf or hard of hearing, or are a person with a disability who requires accommodation, please contact Alex Gomez at least 5 business days before the hearing at Tel # 617-624-5075, fax # 617-624-5075, email Alex.Gomez@mass.gov, or TTY # 617-624-6001.

33

www.bostonherald.com

PUBLIC NOTICE

The Boston Redevelopment Authority ("BRA") d/b/a the Boston Planning & Development Agency ("BPDA") hereby gives notice pursuant to Article 80 of the Boston Zoning Code ("Code") that a Project Notification Form ("PNF") for Large Project review was filed by 440 Atlantic Avenue, LLC (the "Proponent") on December 11, 2020 for the redevelopment of the Hook Wharf site (the "Proposed Project") located at 15-17 Northern Avenue in the Downtown Waterfront District of Boston. The 0.46-acre site is bounded by Northern Avenue to the north, Atlantic Avenue to the west, and Seaport Boulevard to the south.

The Proposed Project will include approximately 275,000 square feet of hotel and ground-floor retail/restaurant uses, in a single building with no on-site parking, as well as a new Harborwalk segment, public realm improvements, and in-water docking facilities. The site is currently improved by temporary trailers hosting the James Hook Lobster Company as well as associated in-water facilities.

The Proponent is seeking the issuance of a Scoping Determination by the BPDA pursuant to Section 80B-5. The BPDA in the Scoping Determination for such PNF may waive further review pursuant to Section 80B-5.3(d), if, after reviewing public comments, the BPDA finds that such PNF adequately describes the Proposed Project's impacts.

The PNF may be obtained from the BPDA website- www.bostonplans.org or may be reviewed in the Office of the Secretary of the BPDA, Room 910, Boston City Hall, 9th Floor, Boston MA 02201 between 9:00 AM and 5:00 PM, Monday through Friday, except legal holidays. Public comments on the PNF, including the comments of public agencies, should be submitted in writing to Ebony DaRosa at the address stated above or via email at Ebony.DaRosa@Boston.gov on or before January 11, 2021.

BOSTON REDEVELOPMENT AUTHORITY d/b/a BOSTON PLANNING & DEVELOPMENT AGENCY Teresa Polhemus Executive Director/Secretary December 11, 2020

Dec 11

Notice of Regulatory Action and Public Comment Period

Notice is hereby given pursuant to M.G.L. c. 30A, § 3 that the Massachusetts Department of Transportation (MassDOT) will accept public comment concerning the following regulatory actions:

- 1. Repeal of 701 CMR 3.00 Privacy and Confidentiality.

The proposed regulatory action will repeal an older, now duplicative regulation promulgated by the former Executive Office of Transportation and Construction. The proposed regulatory action will not substantially alter those matters subject to regulation, but will serve to remove obsolete and redundant regulations.

Written comments presenting data, views, or arguments concerning the proposed regulatory action will be accepted until 5:00 p.m. on January 1, 2021. Written comments must be submitted by email or postal mail to the following address:

Email: rferch@mbta.com

Postal Mail: Massachusetts Department of Transportation

Office of the General Counsel 10 Park Plaza, Room 3510 Boston, MA 02116

A copy of proposed 701 CMR 3.00 may be obtained by contacting Ryan Ferch at MassDOT/MBTA Office of the General Counsel, 10 Park Plaza, Room 3510, Boston, MA 02116, or by email at rferch@mbta.com.

Dec 11

FRIDAY, DECEMBER 11, 2020 BOSTON HERALD

HOME DELIVERY Call 1-800-882-1211 to sign up today! BOSTON Herald www.bostonherald.com

Attachment B

Notice Filed with Municipality

**LEGAL NOTICE OF COMMUNITY OUTREACH MEETING
REGARDING A MARIJUANA ESTABLISHMENT PROPOSED BY MASSACHUSETTS
CITIZENS FOR SOCIAL EQUITY LLC**

Notice is hereby given that a virtual community outreach meeting for **Massachusetts Citizens for Social Equity LLC (“MCSE”)**’s **proposed Marijuana Establishment** is scheduled for **December 29, 2020, at 6:00 p.m.**, online at <https://princelobel.zoom.us/j/92013846777> or by telephone by calling +13017158592, Webinar ID: 920 1384 6777. The proposed Marijuana Retailer (the “**Facility**”) is anticipated to be located at **561 Dudley Street, Roxbury, MA 02125** (the “**Property**”). Closed captioning will be provided. Community members and members of the public are encouraged to ask questions and receive answers from representatives of MCSE.

Questions may be submitted in advance to donchavez@gmail.com. All materials for the meeting will be available more than 24 hours before the virtual community outreach meeting on www.princelobel.com.

This Virtual Community Outreach Meeting will be held in accordance with the Massachusetts Cannabis Control Commission’s Administrative Order Allowing Virtual Web-Based Community Outreach Meetings and the applicable requirements set forth in M.G.L. ch. 94G and 935 CMR 500.000 et seq.

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RECEIVED
CITY CLERK'S OFFICE
2020 DEC 11 P 12: 26
BOSTON, MA

Tan, Ashley

From: Jeffrey Hampton <jeffrey.hampton@boston.gov>
Sent: Tuesday, December 15, 2020 3:10 PM
To: Tan, Ashley
Subject: Re: FW: 2 notices to file with BPDA

Follow Up Flag: Follow up
Flag Status: Flagged

Received

On Tue, Dec 15, 2020 at 2:53 PM Tan, Ashley <atan@princelobel.com> wrote:

Hi Jeffrey:

I received your email address from Kate at reception. I have two notices to give to the BPDA, both attached in this email. One for a proposed marijuana establishment at 3995-3997 Washington Street and one for a proposed marijuana establishment at 561 Dudley Street.

Can you email me back confirming receipt?

Thank you so much,

Ashley

From: Tan, Ashley
Sent: Tuesday, December 15, 2020 11:31 AM
To: 'katelyn.sullivan@boston.gov' <katelyn.sullivan@boston.gov>
Subject: FW: 2 notices to file with BPDA

Hi Kate:

I have two notices to file with the BPDA. One for a proposed marijuana establishment at 3995-3997 Washington Street and one for a proposed marijuana establishment at 561 Dudley Street.

Tan, Ashley

From: Lesley Hawkins <lesley.hawkins@boston.gov>
Sent: Monday, December 14, 2020 12:37 PM
To: Ross, Michael P.; Patrick Fandel; Faiza Sharif; Edward McGuire
Cc: Cannabis Board; Jessica Thomas; Joseph Coppinger; Tan, Ashley; Glissman, Daniel
Subject: Re: Notice of Community Meeting

Mike,

This correspondence serves as confirmation that you may host this meeting virtually. The BCB and ONS do not handle the posting of the independently hosted meeting. However, ONS can provide the contact in the City Clerk's office to ensure the meeting is posted.

Thank you,

Lesley

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

Lesley Delaney Hawkins, Esq.

Executive Secretary, Licensing Board for the City of Boston

Executive Secretary, Boston Cannabis Board

(o) 617.635.4170 | (f) 617.635.4742

SIGN UP FOR PERIODIC UPDATES FROM THE LICENSING BOARD. [Licensees](#). [Attorneys and Practitioners](#).

CITY of BOSTON

On Mon, Dec 14, 2020 at 12:24 PM Ross, Michael P. <mross@princelobel.com> wrote:

Dear Boston Cannabis Board (BCB) and Office of Neighborhood Services (ONS):

Attached please find our notice of a second Community Outreach Meeting for both Roxbury and Roslindale locations for our client Massachusetts Citizens for Social Equity. Pursuant to CCC requirements I hereby request that BCB and ONS post notice of this meeting. Lesley, if you are able, if you could please respond to confirm that said meeting can be conducted virtually. Please feel free to reach out with any questions. Thank you for your attention to this matter.

Best,

Mike Ross

617-699-2839

Michael P. Ross



Prince Lobel Tye LLP

One International Place, Suite 3700
Boston, Massachusetts 02110

617 456 8149 Direct

mross@princelobel.com



This email is intended for the confidential use of the addressees only. Because the information is subject to the attorney-client privilege and may be attorney work product, you should not file copies of this email with publicly accessible records. If you are not an addressee on this email or an addressee's authorized agent, you have received this email in error; please notify us immediately at 617 456 8000 and do not further review, disseminate or copy this email. Thank you.

IRS Circular 230 Disclosure: Any federal tax advice or information included in this message or any attachment is not intended to be, and may not be, used to avoid tax penalties or to promote, market, or recommend any transaction, matter, entity, or investment plan discussed herein. Prince Lobel Tye LLP does not otherwise by this disclaimer limit you from disclosing the tax structure of any transaction addressed herein.

Attachment C

Examples of Abutter Notices

 **PRINCE LOBEL**

Prince Lobel Tye LLP
One International Place, Suite 3700, Boston, MA 02110



FP  **US POSTAGE**
\$000.50²

First-Class
ZIP 02110

12/16/2020
034A 0081800655



513 DUDLEY STREET
ROXBURY, MA 02119

 **PRINCE LOBEL**

Prince Lobel Tye LLP
One International Place, Suite 3700, Boston, MA 02110



FP  **US POSTAGE**
\$000.50²

First-Class
ZIP 02110

12/16/2020
034A 0081800655



44 BROOK AVENUE
ROXBURY, MA 02119

 **PRINCE LOBEL**

Prince Lobel Tye LLP
One International Place, Suite 3700, Boston, MA 02110



FP  **US POSTAGE**
\$000.50²

First-Class
ZIP 02110

12/16/2020
034A 0081800655



46 BROOK AVENUE
ROXBURY, MA 02119

**LEGAL NOTICE OF COMMUNITY OUTREACH MEETING
REGARDING A MARIJUANA ESTABLISHMENT PROPOSED BY MASSACHUSETTS
CITIZENS FOR SOCIAL EQUITY LLC**

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Attachment D

Link to Recorded Virtual Meeting

ATTACHMENT D

Link to recording of virtual community outreach meeting:

https://princelobel.zoom.us/rec/share/HF5_ZcuoSVD0KLXnnVCQW0z2FJhRtfdKaOeAH1spviLKudvAzTofmCx1HAxe1foa.6xZJoHpwpO30FCDP

Passcode: MCSE2020!

Attachment E

Virtual Meeting Presentation Handouts

MCSE

MASSACHUSETTS CITIZENS
FOR SOCIAL EQUITY



Community Outreach Meeting Presentation
561 Dudley Street, Boston, MA 02125
December 29, 2020





The Operators

We are a minority and family run business, and have lived in Boston for our entire lives. We are from the community and for the community. We are Boston Equity Applicants.

Our mission is to provide a wide variety of locally sourced quality products, while ensuring that each customer has a safe and rewarding experience. We pride ourselves on the local roots we bring to this cannabis establishment in order to ensure that our team exceeds expectations by providing a beneficial service to our customers and the community.

Leadership



Brian Chavez , President and CEO

A lifelong resident of Boston, Brian and his brother Jason own and operate their family run restaurant, Antonio's HiFi Pizzeria in Dorchester – the Fields Corner Business of the Year in 2016. Brian has a degree in economics from UMASS Boston. **Brian is the 100 percent owner of MCSE and a Boston Equity Applicant.**



Jaison Chavez, Cannabis Consultant

A resident of Dorchester, Jaison went to live in California to familiarize himself with the emerging cannabis industry. While there, he attended classes and later worked at Oaksterdam University, America's first cannabis college.



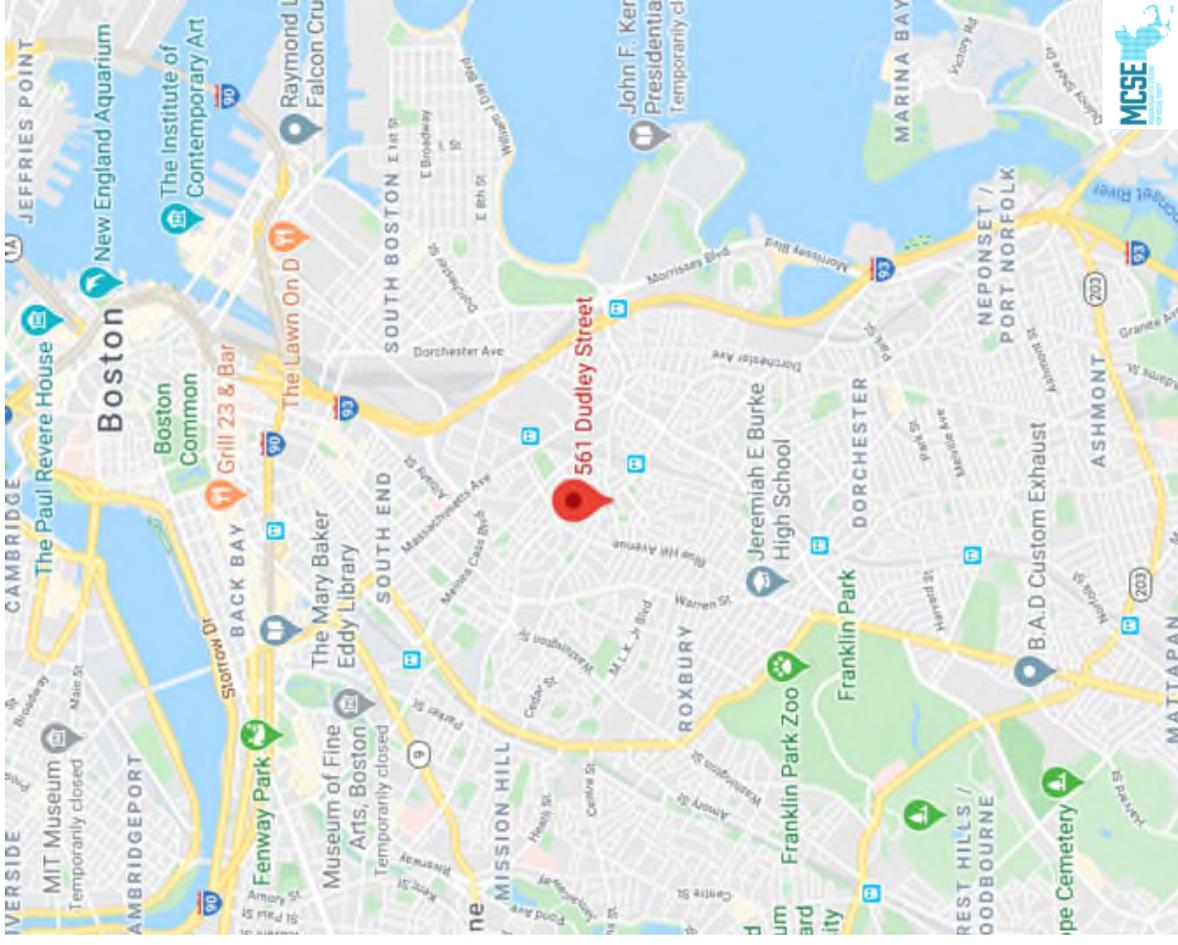
Desiree Franjul, Community Outreach Director

A lifelong resident of Boston, Desiree has worked in a number of community outreach positions for various Boston based non-profits and organizations.

Proposed Facility

- Retail Cannabis Establishment
- 561 Dudley Street, Roxbury, MA
- Approximately 4,600 square feet of retail space
- Accessible via MBTA Orange Line and bus as well as the Fairmont Line
- Proposed Hours 9:00am – 8:00pm Mon – Sun
- 15-20 employees, locally hired
- Available parking (12 spaces + 3 ADA)
- Off-street loading (small van with randomized

delivery)



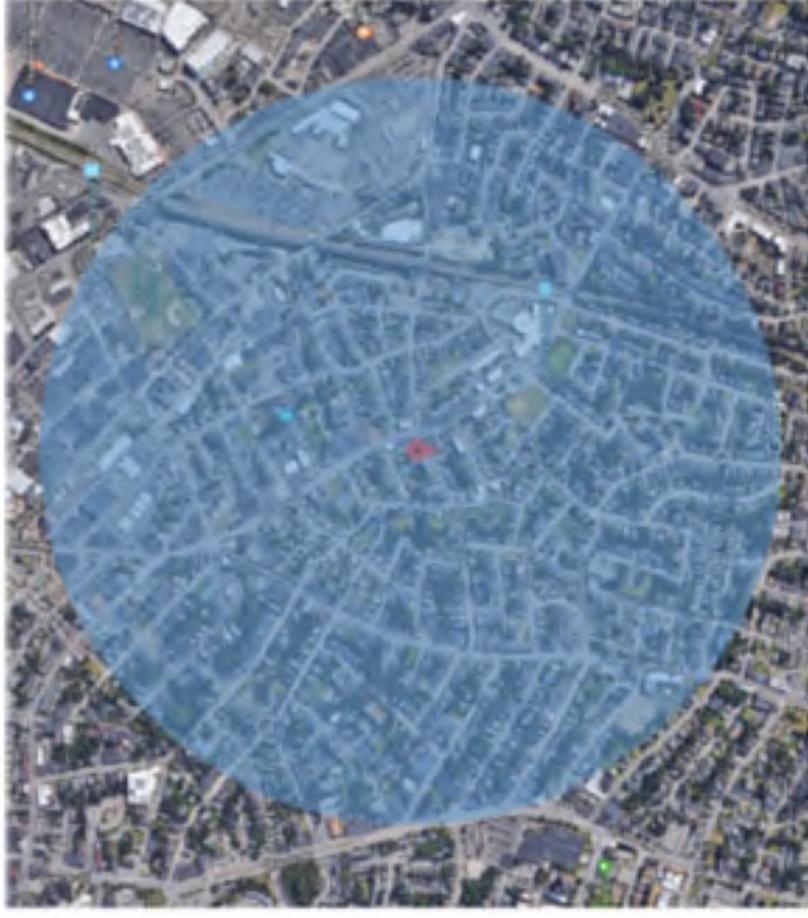
Buffer Zone



Map Scale: 1" = 100 ft

Siting:

Any cannabis establishment shall be sited at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12.



Map Scale: 1" = 500 ft

Siting:

Any cannabis establishment shall be sited at least one-half mile or 2,640 feet from another existing cannabis establishment.

Site Plan

Plan of Land in
BOSTON, MASS.
 City Engineers, Inc. Surveyors
 603 Salem Street
 Roseland, MA 07068
 Telephone: 781-246-7000
 Fax: 781-246-7006
 www.cityeng.com
 July 29, 2020
 REV. AUG. 4, 2020



Scale: 1" = 10'

561 Dudley Street, Ward 13

CITY OF BOSTON ZONING BOARD OF APPEALS CASE NO. _____



VICINITY MAP
 SCALE: 1"=500'



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 BOSTON REDEVELOPMENT AUTHORITY

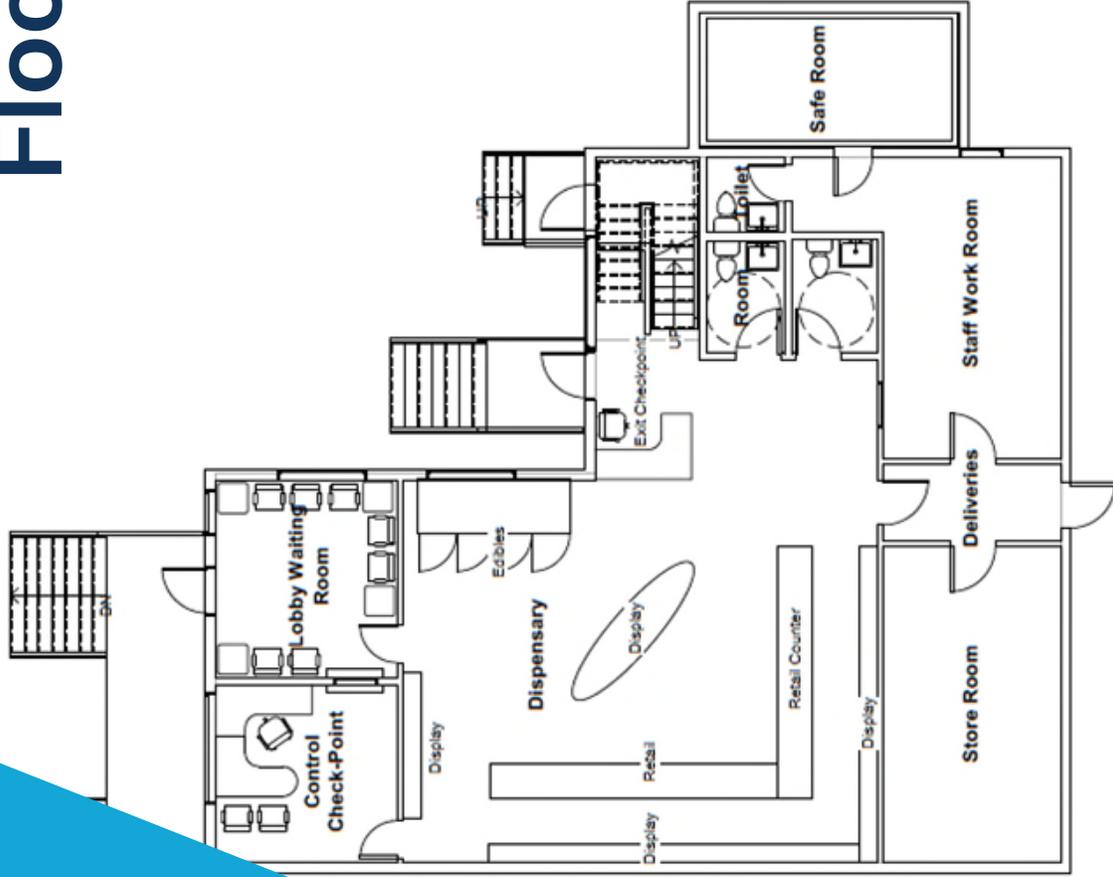
A CERTIFICATE HAS BEEN FORWARDED TO THE RECORDS OF DEEDS IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT FOR THE COUNTY OF MIDDLESEX, MASSACHUSETTS.



DATE: _____



Floor Plan



Existing Facility



561 Dudley Street, Boston, MA 02125

Proposed Facility



Nuisance Abatement

- Prepare and follow a detailed set of written operating procedures approved by the State.
- Handle and process marijuana in a safe and sanitary manner.
- Properly remove litter and waste so as to minimize the development of odor and minimize the potential for waste attracting and harboring pests.

Diversion Prevention

- Use of state approved seed to sale tracking system.
- Development of chain of custody policies and procedures approved by the state.
- Daily product delivery using unmarked vehicles and randomized routes.
- Anti-diversion training for employees.
- Right to deny sales to any individual.
- Utilization of appropriate packaging and labeling.
- Storage of Marijuana in compliance with 935 CMR 500.105(11).

Security

- Customers must be above 21 years of age.
- Employees are required to pass a series of state and national background checks all of which is regularly reviewed by state agency.
- Law enforcement and state officials are allowed access.
- Two-door entry way to ensure only approved persons may enter the facility.
- A description of the Marijuana Establishment's hours of operation and after-hours contact information shall be provided to the Cannabis Control Commission and made available to law enforcement officials upon request.



Limited Access

Security

- Employing a live security guard during dispensary hours.
- Granting access to video access feeds to state and local police departments.
- Architectural and Operational Security measures address items such as perimeter barriers, lighting, critical building services, spatial adjacencies, control barriers, as well as staff and public access.
- Electronic Security measures address items such as access control and alarm monitoring, video surveillance, and security communications.
- Developing security protocols and systems that exceed the requirements set forth by the Commonwealth of Massachusetts.
- Implementing and patrolling state of the art interior and exterior video surveillance systems, alarms, and duress systems.
- Utilizing redundant systems that operate even in the instance of a power outage.



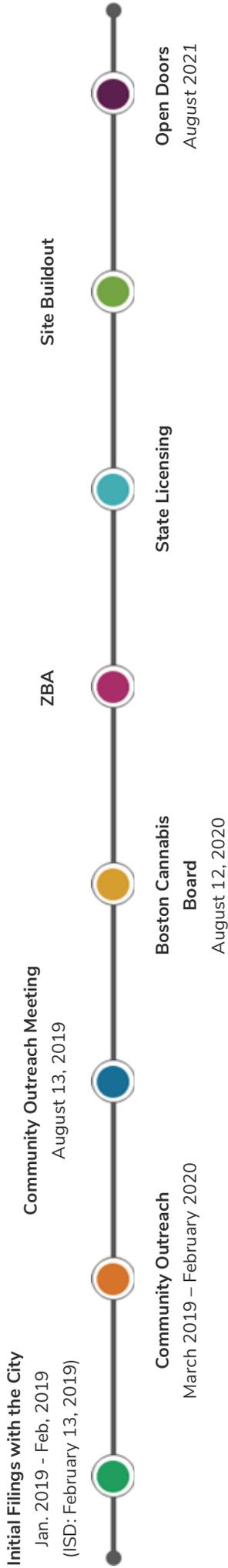
Secure Facility Design and Systems

Community Benefits



- Empowering local and diverse ownership
- Job creation (15 – 20 positions)
- Enhanced security in and outside the facility
- Community engagement and support for local initiatives
- Host Community Agreement with City of Boston and increased tax revenue
- Charitable Contributions
- Educational Seminars

Timeline





Questions?



Plan for Positive Impact

Massachusetts Citizens for Social Equity LLC (the “**Company**”) is proposing to site a Marijuana Establishment in the City of Boston, an area that has been identified by the Commission as an area of disproportionate impact (the “**Target Areas**”). Accordingly, the Company intends to focus its efforts in the Target Areas and on Massachusetts Residents who have, or have parents or spouses who have, past drug convictions.

The Company is currently one hundred percent (100%) owned by Brian Chavez. Brian is a victim of the war on drugs, a certified Boston Equity Applicant and eligible for the Commission’s Social Equity Program. Notwithstanding its goals to provide a positive impact to the Commonwealth as set forth herein, the establishment and success of the Company is consistent with the Commission’s goals and initiatives to foster equity in the cannabis industry.

During its first year of operations, the Company will implement the following goals, programs and measurements pursuant to this Plan for Positive Impact (the “**Positive Impact Plan**”).

Goals:

The Company’s goals for this Positive Impact Plan are as follows:

1. Hire, in a legal and non-discriminatory manner, **at least 25% of its employees** from Target Areas, and/or Massachusetts residents who have, or have parents or spouses who have, past drug convictions;
2. Contribute **Five Thousand and 00/100 Dollars (\$5,000.00)** annually to the **Archdale Community Center Council Inc.** which serves the Target Areas and/or Massachusetts residents who have, or have parents or spouses who have, past drug convictions;
3. Provide educational programs and informational sessions geared towards individuals from the Target Areas and/or Massachusetts Residents who have, or have parents or spouses who have, past drug convictions that are interested in the cannabis industry, with specific focuses on marijuana retailers and entrepreneurship, at least **twice** a year. Such educational events will specifically include, but not be limited to, information on **licensing workshops (i.e., guidance on filing applications with the Commission), preparation of standard operating policies and procedures, Massachusetts cannabis market overview and METRC best practices.**

Programs:

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

1. In an effort to ensure that the Company has the opportunity to interview, and hire, individuals from the Target Areas or Massachusetts residents who have past drug



convictions it shall post monthly notices for at least three (3) months during the hiring process at the municipal offices of the Target Areas and in newspapers of general circulation in the Target Areas, including but not limited to, the Boston Herald, these notices will state, among other things, that the Company is specifically looking for Massachusetts residents who are 21 years or older and either (i) live in a Target Area or another area of disproportionate impact as defined by the Commission; or (ii) have past drug convictions, for employment.

Such residency, or prior drug conviction status, will be a positive factor in hiring decisions, but this does not prevent the Company from hiring the most qualified candidates and complying with all employment laws and other legal requirements.

2. In an effort to ensure that it will meet its contribution goals, the Company has met with representatives from the Archdale Community Center Council, Inc. and confirmed their willingness to work with the Company. Please see the attached letter confirming the same.
3. In an effort to ensure that the Company provides opportunities for individuals from the Target Areas and/or Massachusetts residents who have past drug convictions to attend its educational events the Company shall post weekly notices at least two (2) weeks prior to hosting said educational programs or informational sessions in newspapers of general circulation in the Target Areas including but not limited to, the Boston Herald, and these notices will state, among other things, that the Company is specifically looking for Massachusetts residents who are 21 years or older and either (i) live in a Target Area or another area of disproportionate impact as defined by the Commission; or (ii) have past drug convictions to attend these events.

The Company respectfully submits that it will comply with the advertising, branding, marketing and sponsorship practices as outlined in 935 CMR 500.105(4). The abovementioned notices will not include any Company advertisements, marketing materials or branding. To the extent the Commission deems necessary, notices and event programming materials will be made available to the Commission for review and inspection prior to publishing.

Annual Review:

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

1. Identify the number of individuals hired who (i) came from Target Areas, or other areas of disproportionate impact as defined by the Commission; or (ii) have past drug convictions;
2. Identify the amount of charitable donations the Company has made during the positive impact plan year, and to which organizations those donations went (documentation from said charities about whether or not they serve the Target Areas or other areas of disproportionate impact, or residents with previous drug convictions, will be available for inspection by the Commission upon request); and



3. Identify the number of educational events or informational sessions it holds and attendance at the same.

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

1



Archdale Community Center Council Inc.
BCYF Thomas M. Menino Community Center
125 Brookway Road, Roslindale MA 02131
617.635.5256 P 617.635.5258 F
MeninoCC@cityofboston.gov

Archdale Community Center Council, Inc.
125 Brookway Road, Roslindale 02131

February 25, 2021

To the Massachusetts Citizens for Social Equity;

The Archdale Community Center Council Inc. located at 125 Brookway Road, Roslindale, would be honored to accept the donation of \$5,000 a year from the Massachusetts Citizens for Social Equity on behalf of the Members of the Thomas M. Menino Community Center.

It is our non-profit organizations' duties to serve those in low-income families who are living in this neighborhood and has been disproportionate within these neighborhoods. We strive to make their lives better going into the future.

It is the Archdale Community Center Council Inc. who has the obligation and responsibility to insure these families have a voice and are heard, no longer being unequal to those who are more fortunate.

Members:

Lise Kee – Chairperson
Mertha Nee – Treasure
Billy Owens – Member
Maretta Johnson – Secretary
Shera Rivera – Member
Ashely Rose Solomon – Member
Kerline Desir – Member

Sincerely,


Lise Kee, Chair of the Archdale Community Center Council, Inc. 2/25/21


Billy Owens, Member of the Board



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

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

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001362087

1. The exact name of the limited liability company is: MASSACHUSETTS CITIZENS FOR SOCIAL EQUITY LLC

2a. Location of its principal office:

No. and Street: 1508 DORCHESTER AVE
 City or Town: DORCHESTER State: MA Zip: 02122 Country: USA

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

No. and Street: 1508 DORCHESTER AVE
 City or Town: DORCHESTER State: MA Zip: 02122 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:
TO APPLY FOR LICENSE FOR MARIJUANA RETAIL AND CULTIVATION.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: BRIAN CHAVEZ
 No. and Street: 1508 DORCHESTER AVE
 City or Town: DORCHESTER State: MA Zip: 02122 Country: USA

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

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

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	BRIAN CHAVEZ	1508 DORCHESTER AVE DORCHESTER, MA 02122 USA

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

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

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

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

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 4 Day of January, 2019,
BRIAN CHAVEZ
(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

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

January 04, 2019 02:36 PM

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

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



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

William Francis Galvin
Secretary of the
Commonwealth

December 30, 2020

TO WHOM IT MAY CONCERN:

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

MASSACHUSETTS CITIZENS FOR SOCIAL EQUITY LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **January 4, 2019.**

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

I also certify that the names of all managers listed in the most recent filing are: **BRIAN CHAVEZ**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **BRIAN CHAVEZ**

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



In testimony of which,

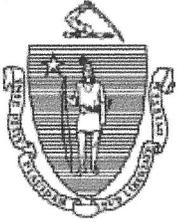
I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



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

Charles D. Baker
GOVERNOR

Karyn E. Polito
LT. GOVERNOR



300862706

Rosalin Acosta
SECRETARY

Richard A. Jeffers
DIRECTOR

Massachusetts Citizens for Social Equity
1508 DORCHESTER AVE
DORCHESTER, MA 02122-1327

EAN: 22182060
December 28, 2020

Certificate Id:43823

The Department of Unemployment Assistance certifies that as of 12/28/2020 ,Massachusetts Citizens for Social Equity is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

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

Richard A. Jeffers, Director

Department of Unemployment Assistance



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

mass.gov/dor

Letter ID: L0314349888
Notice Date: January 5, 2021
Case ID: 0-000-801-502



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



MASSACHUSETTS CITIZENS FOR SOCIAL
1508 DORCHESTER AVE
DORCHESTER MA 02122-1327

890000

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, MASSACHUSETTS CITIZENS FOR SOCIAL EQUITY LLC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

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

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

What if I have questions?

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

Visit us online!

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

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

Edward W. Coyle, Jr., Chief
Collections Bureau

Massachusetts Citizens for Social Equity LLC

OPERATING AGREEMENT

A Massachusetts Limited Liability Company

THIS OPERATING AGREEMENT of Massachusetts Citizens for Social Equity LLC (the “**Company**”) is made effective as of the 4th day of January, 2019 by and between Brian Chavez as the initial Manager of the Company (the “**Manager**”), and Brian Chavez as the sole member of the Company (the “**Member**”).

NOW, THEREFORE, the Member, the Manager, and the Company agree as follows:

ARTICLE 1 - DEFINED TERMS

Section 1.1 **Definitions.** In addition to the terms defined elsewhere in this Agreement, the terms defined in this Article shall, for the purposes of this Agreement, have the meanings herein specified.

(a) “**Act**” means the Massachusetts Limited Liability Company Act, as the same may be amended from time to time (M.G.L. c. 156C).

(b) “**Certificate**” means the Certificate of Organization of the Company and any and all amendments thereto and restatements thereof filed on behalf of the Company pursuant to the Act.

(c) “**Code**” means the United States Internal Revenue Code of 1986, as amended from time to time, or any corresponding Federal tax statute enacted after the date of this Agreement.

(d) “**Person**” includes any individual, corporation, association, partnership (general or limited), joint venture, trust, estate, limited liability company, or other legal entity or organization.

(e) “**Profits**” or “**Losses**” means, for each fiscal year, an amount equal to the Company’s taxable income or loss for such fiscal year, determined in accordance with Section 703, 704, and 705 of the Code (but including in taxable income or loss, for this purpose, all items of income, gain, loss or deduction required to be stated separately pursuant to Section 703(a)(1) of the Code), with such adjustments as are required by the Code or are deemed necessary or desirable by the Manager.

(f) “**Regulations**” means the income tax regulations, including temporary regulations, promulgated under the Code, as such regulations may be amended from time to time (including corresponding provisions of succeeding regulations).

ARTICLE 2 - FORMATION AND TERM

Section 2.1 **Formation.** The Member has formed the Company as a limited liability company pursuant to the provisions of the Act, and agree that the rights, duties, and liabilities of the Member shall be as provided in the Act, except as otherwise provided herein. The Manager shall execute, deliver, and file the Certificate and any and all amendments thereto and restatements thereof.

Section 2.2 **Term.** The term of the Company shall commence on the date the Certificate was filed with the Massachusetts Secretary of State’s Office, and shall continue until the Company is dissolved in accordance with the provisions of this Agreement and the Act.

Section 2.3 **Registered Agent and Office.** The Company’s registered agent and office shall be Brian Chavez, 1508 Dorchester Avenue, Dorchester, MA 02122. At any time, the Manager may designate another registered agent and/or registered office.

Section 2.4 Principal Place of Business. The principal place of business of the Company shall be located at 1508 Dorchester Avenue, Dorchester, MA 02122. At any time, the Manager may change the location of the Company's principal place of business.

Section 2.5 Purpose. The general character of the business of the Company shall be to engage in the cultivation, production, transportation and distribution of cannabis, and to engage in any all business in which a Massachusetts limited liability company is authorized to engage.

ARTICLE 3 - MEMBER

Section 3.1 Powers of Member. The Member shall have no power with regard to the management of the Company except pursuant to the express terms of this Agreement.

Section 3.2 Distributions. Distributions to the Member shall be made as, if and when the Manager determines that such distributions are appropriate in his sole discretion.

ARTICLE 4 - CAPITAL ACCOUNTS, CONTRIBUTIONS AND ALLOCATIONS

Section 4.1 Capital Accounts. A Capital Account shall be established and maintained for the Member. The Capital Account of the Member shall be maintained in accordance with Code Section 704(b) and the regulations issued thereunder. The Member has made a Capital Contribution to the Company and shall have initial Capital Account balances equal to the amount of his Capital Contribution.

Section 4.2 Profits and Losses. Profits and losses shall be allocated in a manner complying with the requirements of Code Sections 704, 705, and 706 and the Treasury Regulations thereunder.

Section 4.3 Member's Interest. The Member has no interest in specific Company property, unless and until distributed to such Member.

Section 4.4 Status of Capital Contributions. The Member shall not be required to lend any funds or make Capital Contributions to the Company or to make any additional Capital Contributions to the Company.

ARTICLE 5 - MANAGEMENT

Section 5.1 Management of the Company. The Company shall be managed exclusively by the Manager. The Manager shall have full, sole and exclusive and complete discretion, right, power, and authority to manage, control and make all decisions affecting the business and affairs of the Company and to do or cause to be done any and all acts, at the expense of the Company on the terms provided herein, deemed by the Manager to be necessary or appropriate to effectuate the business, purposes and objectives of the Company as set forth in this Agreement. The Manager, with the consent of the Member, may amend this Agreement. A Manager may resign by giving at least five (5) days written notice to all of the Members. A Manager may be removed by the Member by an instrument in writing.

Section 5.2. Limitation of Liability. Except to the extent that the Massachusetts General Laws prohibits the elimination or limitation of liability of Manager for breaches of fiduciary duty, no Manager shall be personally liable to the Company or its Member for monetary damages for any breach of fiduciary duty as a Manager, officer, or agent of the Company, notwithstanding any provision of law imposing such liability. No amendment to or repeal of this provision shall apply to or have any effect on the liability or alleged liability of any Manager for or with respect to any acts or omissions occurring prior to such amendment.

Section 5.3 Indemnification. The Company shall, to the fullest extent permitted by law, indemnify any Manager made, or threatened to be made, a party to an action or proceeding, whether criminal, civil, administrative or investigative, by reason of being a Manager, officer or agent of the Company or any predecessor entity, provided, however, that the Company shall indemnify any such director or officer

in connection with a proceeding initiated by such Manager, officer or agent only if such proceeding was authorized by the Members of the Company.

(a) The indemnification provided for in this Section 5.3 shall: (i) not be deemed exclusive of any other rights to which those indemnified may be entitled under this Agreement or any other agreement or vote of members or disinterested managers or otherwise, both as to action in their official capacities and as to action in another capacity while holding such office, (ii) continue as to a person who has ceased to be a Manager, officer, or agent of the Company, and (iii) inure to the benefit of the heirs, executors and administrators of a person who has ceased to be a Manager, officer or agent of the Company. The Company's obligation to provide indemnification under this Section 5.3 shall be offset to the extent of any other source of indemnification or any otherwise applicable insurance coverage under a policy maintained by the Company or any other person.

(b) Expenses incurred by a Manager, officer or agent of the Company in defending a civil or criminal action, suit, or proceeding by reason of the fact that he or she is or was a Manager, officer, or agent of the Company shall be paid by the Company in advance of the final disposition of such action, suit, or proceeding upon receipt of an undertaking by or on behalf of such Manager, officer or agent of the Company to repay such amount if it shall ultimately be determined that applicable law requires that he or she not be indemnified by the Company. Notwithstanding the foregoing, the Company shall not be required to advance such expenses to a Manager, officer or agent of the Company who is a party to an action, suit or proceeding brought by the Company that alleges willful misappropriation of corporate assets, disclosure of confidential information or any other willful and deliberate breach by such Manager, officer or agent of the Company of his or her duty to the Company or its members.

(c) The foregoing provisions of this Section 5.3 shall be deemed to be a contract between the Company and each Manager, officer or agent who serves in such capacity at any time while this Agreement is in effect, and any repeal or modification thereof shall not affect any rights or obligations then existing with respect to any state of facts then or theretofore existing or any action, suit or proceeding theretofore or thereafter brought based in whole or in part upon any such state of facts.

Section 5.4 Reliance by Third Parties, Apparently Authority. Any person dealing with the Company may rely on a certificate signed by the Manager as to any of the following: (i) the identity of the Members and Manager hereunder; (ii) the existence or nonexistence of any fact or facts which constitute conditions precedent to acts by the Manager or the Members or are in any other manner germane to the affairs of this Company; (iii) whether a specified Person is authorized to execute and deliver any instrument or document of the Company; (iv) the authenticity of any copy of this Agreement and amendments thereto; or (v) any act or failure to act by the Company or as to any other matter whatsoever involving the Company or any Member or Manager.

ARTICLE 6 - BOOKS AND RECORDS

Section 6.1 Books and Records. At all times during the continuance of the Company, the Company shall maintain at its registered office and principal place of business all records and materials the Company is required to maintain at such location under the Act.

ARTICLE 7 - DISSOLUTION, LIQUIDATION AND TERMINATION

Section 7.1 Events Causing Dissolution. The Company shall be dissolved and its affairs shall be wound up upon the occurrence of any of the following events: (a) upon the election of the Member; (b) the entry of a decree of judicial dissolution under the Act; or (d) the sale or disposition of all or substantially all of the property of the Company.

Section 7.2 Liquidation. Upon dissolution of the Company, the Manager shall carry out the

winding up of the Company and shall immediately commence to wind up the Company's affairs; provided, however, that a reasonable time shall be allowed for the orderly liquidation of the assets of the Company and the satisfaction of liabilities to creditors so as to enable the Members to minimize the normal losses attendant upon a liquidation. The Company shall terminate when all of the assets of the Company, after payment of or due provision for all debts, liabilities and obligations of the Company, have been distributed to the Members in the manner provided for in this Article and the Certificate has been cancelled in the manner required by the Act.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the date first above written.

MANAGER:



Brian Chavez, individually

MEMBER:



Brian Chavez, individually



Business Plan

OVERVIEW

Massachusetts Citizens for Social Equity, LLC (“MCSE”), is a Massachusetts domestic limited liability company, organized January 4, 2019, to develop and operate three licensed retail cannabis stores in the City of Boston. MCSE is a locally-owned family operation.

The founders have deep roots in the community and their family has operated numerous long-standing small businesses. While pursuing licensing by the Boston Cannabis Board, the Mayor’s Office initially opposed a 2nd license to be issued to MCSE, on the grounds that they wanted licenses to go out to different applicants. Community support for MCSE was so strong, that the Mayor’s office retracted their objection to multiple licenses being issued to MCSE. MCSE’s founders intend to build upon their community roots to develop locally-owned stores where the community will have a high degree of trust and affinity due to personal relationships developed with the various family-owned businesses over the years. This connection is expected to help draw customers to MCSE stores.

Once operating, our retail cannabis shops will offer consumers a broad product selection wide variety of cannabis product. We will dispense and showcase cannabis products from a modern, clean and urban space that will be reflective of the communities we serve. Our goal is to welcome all cannabis consumers while maintaining a tight knit relationship with neighbors, community members and nearby organizations/businesses already providing services to the area.

To demonstrate our commitment to the community, we will offer expungement clinics, cannabis career training and education, and participation in community efforts to ensure economic development and promote equity in the communities that we serve. Our commitment to the community is to be engaged neighbor, and actualize significant and meaningful participation in cannabis industry for communities that were affected by cannabis prohibition.

OBJECTIVES

1. Hire and properly train local employees.
2. Maintain community relationships with residents, businesses and organization.
3. Generate \$950,000 by the end of the first operating year.
4. Help maintain quality of life in our communities by adhering to community commitments.
5. Offer customers a broad selection of exotic and high potency cannabis products.
6. Use our social equity status to bring economic growth into the communities.

MISSION

To consistently rise above dispensary standards nationwide. MCSE objectives include economic and social development to the communities that we operate in, by bringing more foot traffic to neighboring businesses to offering training and employment to locals who were incarcerated or arrested in the past for drug violations.



VISION

To use the cultivation expertise within our employment team to offer an exclusive array of high quality cannabis flower and products. To create a unique and exotic brand that will stand out from the rest through our core values on customer service and education, honesty integrity, community outreach, equity and the highest quality of standard.

CORE VALUES

We are dedicated to serving our customers and community. By investing in our employees personal growth through training and cannabis education within and out of our establishment. By offering our community equity, sustainability and resilience through community engagement, education and workshops.

We intend to hire local people, pay a livable wage, and provide benefits that will create an environment where staff wants to stay long-term. The environment will stress a level of camaraderie such that staff wants to come to work and enjoy their time at the store. The experience should be rewarding for everyone who comes through our door, whether customers, staff, or even city officials.

We believe the front line customer personnel are critical to providing the warm and welcoming customer experience. To achieve that level of service, we strive to take good care of our staff so they will want to take good care of our customers.

To keep staff engaged we plan to create a constant learning environment. We plan to do this by creating and implementing staff development plans, rotating staff through different positions, and in our mind, stipulating that each person could become a store manager and so we need to keep them engaged and trained accordingly.

One measure of our success will be that competitors are constantly attempting to poach our staff but that the staff is treated well enough, and feels part of the team such that they don't care to leave.

MANAGEMENT

Brian Chavez - (Owner/CEO) grew up in Dorchester, and understands the culture of Boston. Mr. Chavez is well known in the community as a business owner, and has experience in the food industry with product development, food safety, and adhering to city and state regulations for operating in a regulated retail industry. Mr. Chavez has established a reputation for community engagement and entrepreneurship in his community of Fields Corner in Dorchester with his current two businesses, Antonio's HiFi and Bosburger. He maintains his commitment to the neighborhood and nearby organizations through his participation in community events and donations to local organizations.



Plan for Obtaining Liability Insurance

Massachusetts Citizens for Social Equity LLC (the “**Company**”) will work with an insurance broker licensed in the Commonwealth of Massachusetts to obtain insurance that meets or exceeds the requirements set forth in 935 CMR 500.105 (10).

Pursuant to 935 CMR 500.105(10) the Company shall obtain and maintain general liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, and product liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, or such amount as otherwise approved by the Commission. The deductible for each policy shall be no higher than \$5,000 per occurrence.

Pursuant to 935 CMR 500.105(10)(b) if the Company is unable to obtain minimum liability insurance coverage as required by 935 CMR 500.105(10)(a) the Company will place in escrow (the “**Liability Insurance Escrow Account**”) a sum of no less than Two Hundred and Fifty Thousand and 00/100 (\$250,000.00) or such other amount approved by the Commission, to be expended for coverage of liabilities. If the Company is unable to obtain minimum liability insurance coverage as required by 935 CMR 500.105(10)(a) the Company will properly document such inability through written records that will be retained in accordance with the Company’s *Record Retention Policy* (incorporated herein by reference). If the Liability Insurance Escrow Account is used to cover such liabilities, it will be replenished within ten (10) business days of such expenditure.

The Company will submit reports documenting compliance with 935 CMR 500.105(10) in a manner and form determined by the Commission pursuant to 935 CMR 500.000: *Adult Use of Marijuana*.

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



Separating Recreational from Medical Operations

This policy is not applicable. Currently, Massachusetts Citizens for Social Equity LLC (the “**Company**”) is only applying for a Marijuana Retailer license at this location.

This policy may also be referred to by the Company as the “**Policy for Separating Recreational from Medical Operations**”.



Restricting Access to Age 21 and Older

Massachusetts Citizens for Social Equity LLC (the “**Company**”) shall require that all Marijuana Establishment Agents, Visitors and Consumers of marijuana for adult use (each as defined in 935 CMR 500.002) are 21 years of age or older. The Company will positively identify individuals seeking access to the premises of the Marijuana Establishment, or to whom marijuana or marijuana products are being transported pursuant to 935 CMR 500.105(14) (if applicable) to limit access solely to individuals 21 years of age or older.

Pursuant to 935 CMR 500.140, the Company shall immediately inspect an individual’s proof of identification and determine that the individual is 21 years of age or older upon entry to the Marijuana Establishment. The Company shall also inspect an individual’s proof of identification at the point of sale and determine that the individual is 21 years of age or older.

The identification shall contain a name, photograph, and date of birth, and shall be limited to one of the following:

1. A driver’s license;
2. A government issued-identification card;
3. A military identification card; or
4. A passport.

This policy may also be referred to by the Company as the “**Policy to Restrict Access to Persons Age 21 and Older**”.



Quality Control and Testing for Contaminants

Testing of Marijuana

Massachusetts Citizens for Social Equity LLC (the “**Company**”) shall not sell or otherwise market for adult use any marijuana product, including marijuana, that has not first been tested by an Independent Testing Laboratory, except as allowed under 935 CMR 500.000: *Adult Use of Marijuana*.

The Company is not proposing to cultivate or produce its own products at this time. The Company intends to obtain all of its products from other duly licensed Marijuana Establishments.

The Company shall ensure that all marijuana and marijuana products sold at its Marijuana Establishment have been tested by an Independent Testing Laboratory that tests the marijuana products in compliance with the protocol(s) established in accordance with M.G.L. 94G § 15 and in a form and manner determined by the Commission including, but not limited to, *Protocol for Sampling and Analysis of Finished Marijuana and Marijuana Products for Marijuana Establishments, Medical Marijuana Treatment Centers and Co-located Marijuana Operations*. Testing of the Company’s environmental media (e.g., soils, solid growing media, and water) shall be performed in compliance with the *Protocol for Sampling and Analysis of Environmental Media for Massachusetts Registered Medical Marijuana Dispensaries* published by the Commission, as applicable.

The Company shall ensure that all marijuana and marijuana products have been tested for the cannabinoid profile and for contaminants as specified and required by the Commission, including but not limited to mold, mildew, heavy metals, plant-growth regulators, and the presence of pesticides not approved for use on marijuana by the Massachusetts Department of Agricultural Resources. In addition to these contaminant tests, final ready-to-sell Marijuana Vaporizer Products shall be screened for heavy metals and Vitamin E Acetate (VEA) in accordance with the relevant provisions of the *Protocol for Sampling and Analysis of Finished Marijuana and Marijuana Products for Marijuana Establishments, Medical Marijuana Treatment Centers and Co-located Marijuana Operations*.

The Company shall notify the Commission within seventy-two (72) hours of receipt in writing, of any laboratory testing results indicating that the marijuana or marijuana products contaminant levels are above acceptable limits established in the protocols identified in 935 CMR 500.160(1) that contamination cannot be remediated, and must be disposed of. The notification from the Company shall describe a proposed plan of action for both the destruction of the contaminated production batch within seventy-two (72) hours, and the assessment of the source of contamination and shall contain any information regarding contamination as specified by the Commission, or immediately upon request by the Commission. The Company shall ensure that notification comes from both the Marijuana Establishment and the Independent Testing Laboratory, separately and directly.



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

All transportation of marijuana to and from Independent Testing Laboratories providing marijuana testing services shall comply with the Company's *Transportation Policy* and 935 CMR 500.105(13).

All excess marijuana shall be disposed of in compliance with the Company's *Waste Disposal Policy* and 935 CMR 500.105(12), either by the Independent Testing Laboratory returning excess marijuana to the source Marijuana Establishment for disposal or by the Independent Testing Laboratory disposing of it directly.

Single-servings of Marijuana Products tested for potency in accordance with 935 CMR500.150(4)(a) shall be subject to a potency variance of no greater than plus/minus ten percent (+/- 10%).

If the Company receives notice that the marijuana or marijuana products it has submitted for testing has failed any test for contaminants, it shall either: (1) re-analyze without remediation; (2) take steps remediate the identified contaminants; or (3) dispose of the marijuana or marijuana product and in any event, all actions shall comply with 935 CMR 500.160(13).

Handling of Marijuana

The Company shall handle and process marijuana and marijuana products in a safe and sanitary manner. The Company shall implement the following policies (as applicable to its Marijuana Retail License):

- (a) To the extent applicable the Company shall process the leaves and flowers of the female marijuana plant only, which shall be:
 1. Well cured and generally free of seeds and stems;
 2. Free of dirt, sand, debris, and other foreign matter;
 3. Free of contamination by mold, rot, other fungus, pests and bacterial diseases and satisfying the sanitation requirements in 105 CMR 500.000: *Good Manufacturing Practices for Food*, and if applicable, 105 CMR 590.000: *State Sanitary Code Chapter X: Minimum Sanitation Standards for Food Establishments*;
 4. Prepared and handled on food-grade stainless steel tables with no contact with the Company's marijuana establishment agents' bare hands; and



5. Packaged in a secure area.

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

1. Any marijuana establishment agent whose job includes contact with marijuana or non-edible marijuana products, including cultivation, production, or packaging shall comply with the requirements for food handlers specified in 105 CMR 300.000: *Reportable Diseases, Surveillance, and Isolation and Quarantine Requirements*;
2. Any marijuana establishment agent working in direct contact with preparation of marijuana or non-edible marijuana products shall conform to sanitary practices while on duty, including:
 - i. Maintaining adequate personal cleanliness; and
 - ii. Washing hands thoroughly in an adequate hand-washing area before starting work, and at any other time when hands may have become soiled or contaminated.
3. The Company shall supply adequate and convenient hand-washing facilities furnished with running water at a suitable temperature. Hand-washing facilities shall be located in the Marijuana Establishment in production areas and where good sanitary practices require employees to wash and sanitize their hands, and shall provide effective hand-cleaning and sanitizing preparations and sanitary towel service or suitable drying devices;
4. The Company shall supply sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations;
5. Litter and waste shall be properly removed, disposed of so as to minimize the development of odor and minimize the potential for the waste attracting and harboring pests. The operating systems for waste disposal shall be maintained in an adequate manner pursuant to 935 CMR 500.105(12);
6. Floors, walls, and ceilings shall be constructed in such a manner that they may be adequately kept clean and in good repair;
7. The Company shall ensure that there will be adequate safety lighting in all processing and storage areas, as well as areas where equipment or utensils are cleaned;
8. Buildings, fixtures, and other physical facilities shall be maintained in a sanitary condition;



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



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

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



Personnel Policies Including Background Checks

Massachusetts Citizens for Social Equity LLC (the “**Company**”) shall implement the following Personnel Policies and Background Check policies:

- (1) The Company shall require that all personnel strictly adhere to, and comply with, all aspects of the *Security Policy*, which policy shall be incorporated herein by reference, specifically employee security policies, including personal safety and crime prevention techniques;
- (2) The Company shall develop a staffing plan and staffing records in compliance with 935 CMR 500.105(9)(d);
- (3) The Company shall develop emergency procedures, including a disaster plan with procedures to be followed in case of fire or other emergencies;
- (4) It shall be a policy of the Company that the workplace shall be alcohol, smoke and drug-free;
- (5) The Company shall require that all personnel strictly adhere to, and comply with, all aspects of the *Record Retention* and *Financial Record Maintenance and Retention* policies, which policies shall be incorporated herein by reference, specifically regarding the maintenance of confidential information and other records required to be maintained confidentially;
- (6) The Company shall immediately dismiss any Marijuana Establishment agent who has:
 - a. Diverted marijuana, which shall be reported to law enforcement authorities and to the Commission;
 - b. Engaged in unsafe practices with regard to operation of the Marijuana Establishment, which shall be reported to the Commission; or
 - c. Been convicted or entered a guilty plea, plea of nolo contendere, or admission to sufficient facts of a felony drug offense involving distribution to a minor in the Commonwealth, or a like violation of the laws of Other Jurisdictions (as that term is defined in 935 CMR 500.002).
- (7) The Company shall make a list of all board members and Executives (as that term is defined in 935 CMR 500.002) of the Marijuana Establishment, and members of the licensee (if any), available upon request by any individual. The Company may make this list available on its website.



- (8) The Company shall develop policies and procedures for the handling of cash on Marijuana Establishment premises including but not limited to storage, collection frequency, and transport to financial institution(s), as set forth in its *Security Policy*.
- (9) The Company shall apply for registration for all of its board members, directors, employees, Executives (as that term is defined in 935 CMR 500.002), managers, and volunteers. All such individuals shall:
 - a. be 21 years of age or older;
 - b. not have been convicted of an offense in the Commonwealth involving the distribution of controlled substances to minors, or a like violation of the laws of Other Jurisdictions (as that term is defined in 935 CMR 500.002); and
 - c. be determined suitable for registration consistent with the provisions of 935 CMR 500.800 and 935 CMR 500.801 or 935 CMR 500.802.
- (10) An application for registration of a marijuana establishment agent shall include:
 - a. the full name, date of birth, and address of the individual;
 - b. all aliases used previously or currently in use by the individual, including maiden name, if any;
 - c. a copy of the applicant's driver's license, government-issued identification card, liquor purchase identification card issued pursuant to M.G.L. c. 138, § 34B, or other verifiable identity document acceptable to the Commission;
 - d. an attestation that the individual will not engage in the diversion of marijuana products;
 - e. written acknowledgment by the applicant of any limitations on his or her authorization to cultivate, harvest, prepare, package, possess, transport, and dispense marijuana in the Commonwealth;
 - f. background information, including, as applicable:
 - 1. a description and the relevant dates of any criminal action under the laws of the Commonwealth, or Other Jurisdiction (as that term is defined in 935 CMR 500.002), whether for a felony or misdemeanor and which resulted in conviction, or guilty plea, or plea of nolo contendere, or admission of sufficient facts;



2. a description and the relevant dates of any civil or administrative action under the laws of the Commonwealth, or Other Jurisdiction (as that term is defined in 935 CMR 500.002) relating to any professional or occupational or fraudulent practices;
 3. a description and relevant dates of any past or pending denial, suspension, or revocation of a license or registration, or the denial of a renewal of a license or registration, for any type of business or profession, by any federal, state, or local government, or any foreign jurisdiction;
 4. a description and relevant dates of any past discipline by, or a pending disciplinary action or unresolved complaint by, the Commonwealth, or Other Jurisdiction (as that term is defined in 935 CMR 500.002) with regard to any professional license or registration held by the applicant;
- (b) a nonrefundable application fee paid by the Marijuana Establishment with which the marijuana establishment agent will be associated; and
- (c) any other information required by the Commission.
- (11) An Executives (as that term is defined in 935 CMR 500.002) of the Company registered with the Department of Criminal Justice Information Systems (“DCJIS”) pursuant to 803 CMR 2.04: *iCORI Registration*, shall submit to the Commission a Criminal Offender Record Information (“CORI”) report and any other background check information required by the Commission for each individual for whom the Company seeks a marijuana establishment agent registration, obtained within 30 calendar days prior to submission.
- a. The CORI report obtained by the Company shall provide information authorized under Required Access Level 2 pursuant to 803 CMR 2.05(3)(a)2.
 - b. The Company’s collection, storage, dissemination and usage of any CORI report or background check information obtained for marijuana establishment agent registrations shall comply with 803 CMR 2.00: *Criminal Offender Record Information (CORI)*.
- (12) The Company shall notify the Commission no more than one (1) business day after a marijuana establishment agent ceases to be associated with the Company. The subject agent’s registration shall be immediately void when the agent is no longer associated with the Company.



- (13) The Company shall require that all agents renew their registration cards annually from the date of issue, subject to a determination by the Commission that the agent continues to be suitable for registration.
- (14) After obtaining a registration card for a marijuana establishment agent, the Company shall notify the Commission, in a form and manner determined by the Commission, as soon as possible, but in any event, within five (5) business days of any changes to the information that the Marijuana Establishment was previously required to submit to the Commission or after discovery that a registration card has been lost or stolen.
- (15) The Company's agents shall carry their registration card at all times while in possession of marijuana products, including at all times while at the Marijuana Establishment or while transporting marijuana products.
- (16) Should any of the Company's agents be affiliated with multiple Marijuana Establishments the Company shall ensure that such agents are registered as a marijuana establishment agent by each Marijuana Establishment and shall be issued a registration card for each establishment.
- (17) The Company shall maintain, and keep up to date, an employee handbook that employees will be given copies of at the start of their employment and will be required to attest that they have read and received the same, covering a wide range of topics, including but not limited to: (1) Employee benefits; (2) Vacation and sick time; (3) Work schedules; (4) Confidentiality standards; (5) Criminal background check standards (6) Security and limited access areas; (7) Employee identification and facility access; (8) Personal safety and crime prevention techniques; (9) Alcohol, drug, and smoke-free workplace; and (10) Grounds for discipline and termination. Each Employee shall be required to review the handbook and attest to their understanding and receipt of the same. The Company will review its employee handbook periodically and communicate any changes to its employees.

Personnel Record Keeping

The Company shall maintain the following Personnel Records:

1. Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
2. A personnel record for each marijuana establishment agent. Such records shall be maintained for at least 12 months after termination of the individual's affiliation with the Marijuana Establishment and shall include, at a minimum, the following:
 - a. All materials submitted to the Commission pursuant to 935 CMR 500.030(2);



- b. Documentation of verification of references;
 - c. The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision
 - d. Documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
 - e. Documentation of periodic performance evaluations;
 - f. A record of any disciplinary action taken; and
 - g. Notice of completed responsible vendor and eight (8) hour related duty training.
3. A staffing plan that will demonstrate accessible business hours and safe cultivation conditions (as applicable);
4. Personnel policies and procedures; and
5. All background check reports obtained in accordance with M.G.L. c. 6 § 172, 935 CMR 500.029, 935 CMR 500.030, and 803 CMR 2.00: *Criminal Offender Record Information (CORI)*.

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

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

Staffing Plan

Executive Level:

- CEO;
- CFO; and
- COO.
- Sales Manager; and
- Security Manager.

Management Level:

Staff Level

- Up to fifteen (15) Staff Level Sales Representatives;



Consultant Level

- Attorney / Compliance Officer;

- Human Resources Provider; and
- Up to five (5) Security Officers.

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



Record Keeping Procedures

Massachusetts Citizens for Social Equity LLC (the “**Company**”) shall keep and maintain records of the Marijuana Establishment in accordance with generally accepted accounting principles. Such records shall be available for inspection by the Commission, upon request and shall include, but not be limited to, all records required in any section of 935 CMR 500.000: *Adult Use of Marijuana*, in addition to the following:

- (a) Written operating procedures as required by 935 CMR 500.105(1);
- (b) Inventory records as required by 935 CMR 500.105(8);
- (c) Seed-to-sale SOR electronic tracking system records for all marijuana products as required by 935 CMR 500.105(8)(e);
- (d) Personnel records as described in the Company’s *Personnel and Background Check Policy*, which policy shall be incorporated herein by reference, and as follows:
 - a. Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
 - b. A personnel record for each marijuana establishment agent. Such records shall be maintained for at least 12 months after termination of the individual’s affiliation with the Marijuana Establishment and shall include, at a minimum, the following:
 - i. All materials submitted to the Commission pursuant to 935 CMR 500.030(2);
 - ii. Documentation of verification of references;
 - iii. The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision
 - iv. Documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
 - v. Documentation of periodic performance evaluations;
 - vi. A record of any disciplinary action taken; and



- vii. Notice of completed responsible vendor training program and in-house training.
 - c. A staffing plan that will demonstrate accessible business hours and safe cultivation conditions (as applicable);
 - d. Personnel policies and procedures, including at a minimum, the following: (a) code of ethics; (b) whistleblower policy; and (c) a policy which notifies persons with disabilities of their rights under <https://www.mass.gov/service-details/about-employment-rights> or a comparable link, and includes provisions prohibiting discrimination and providing reasonable accommodations; and
 - e. All background check reports obtained in accordance with M.G.L. c. 6 § 172, 935 CMR 500.029, 935 CMR 500.030, and 803 CMR 2.00: *Criminal Offender Record Information (CORI)*;
- (e) Business records as described in the Company's *Financial Record Maintenance and Retention Policy*, which shall include manual or computerized records of the following: (1) assets and liabilities; (2) monetary transactions; (3) books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers; (4) sales records including the quantity, form, and cost of marijuana products; and (5) salary and wages paid to each employee, or stipend, executive compensation, bonus, benefit, or item of value paid to any persons having direct or indirect control over the marijuana establishment, if any; and
- (f) Waste disposal records as required under 935 CMR 500.105(12), including but not limited to, a written or electronic record of the date, the type and quantity of marijuana, marijuana products or waste disposed or handled, the manner of disposal or other handling, the location of disposal or other handling, and the names of the two (2) Marijuana Establishment Agents present during the disposal or other handling, with their signatures. The Company shall keep these records for at least three (3) years. This period shall automatically be extended for the duration of any disciplinary action and may be extended by an order of the Commission.

All Confidential Information (as that term is defined in 935 CMR 500.002) shall be maintained confidentially including secured or protected storage (whether electronically or in hard copy), and accessible only to the minimum number of specifically authorized employees essential for efficient operation and retention of such records. In any event, the Company shall be authorized to disclose such confidential information as may be required by law.

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



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

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



Maintaining of Financial Records

Massachusetts Citizens for Social Equity LLC (the “**Company**”) shall keep and maintain records of the Marijuana Establishment in accordance with generally accepted accounting principles. Such records shall be available for inspection by the Commission, upon request and shall include, but not be limited to, all financial records required in any section of 935 CMR 500.000: *Adult Use of Marijuana*, and business records, in accordance with 935 CMR 500.105(e), which shall include manual or computerized records of:

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

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

- (a) The Company shall utilize a point-of-sale (“**POS**”) system approved by the Commission, in consultation with the Massachusetts Department of Revenue (“**DOR**”).
- (b) The Company may also utilize a sales recording module approved by the DOR.
- (c) The Company shall not utilize any software or other methods to manipulate or alter sales data at any time or under any circumstances.
- (d) The Company shall conduct a monthly analysis of its equipment and sales data to determine that no software has been installed that could be utilized to manipulate or alter sales data and that no other methodology has been employed to manipulate or alter sales data. The Company shall maintain records that it has performed the monthly analysis and produce it upon request to the Commission. If the Company determines that software has been installed for the purpose of manipulation or alteration of sales data or other methods have been utilized to manipulate or alter sales data:
 - i. it shall immediately disclose the information to the Commission;



- ii. it shall cooperate with the Commission in any investigation regarding manipulation or alteration of sales data; and
 - iii. take such other action directed by the Commission to comply with 935 CMR 500.105.
- (e) The Company shall comply with 830 CMR 62C.25.1: *Record Retention and DOR Directive 16-1* regarding recordkeeping requirements.
- (f) The Company shall adopt separate accounting practices at the POS for marijuana and marijuana product sales, and non-marijuana sales.
- (g) The Company shall allow the Commission and the DOR audit and examine the POS system used by a retailer in order to ensure compliance with Massachusetts tax laws and 935 CMR 500.000: *Adult Use of Marijuana*;

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

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



Employee Qualifications and Training

Massachusetts Citizens for Social Equity LLC (the “**Company**”) shall ensure that all marijuana establishment agents complete minimum training requirements prior to performing job functions.

Agents responsible for tracking and entering product into the Seed-to-sale SOR must receive training in a form and manner determined by the Commission.

Company Training Policies shall be as follows:

1. At a minimum, Company employees shall receive a total of eight (8) hours of training annually, which shall include a minimum of four (4) hours of Responsible Vendor Training (“**RVT**”) program courses established pursuant to 935 CMR 500.105(2)(b). Basic, on-the-job training, provided by the Company in the ordinary course of business, may be counted toward the eight (8) hour total training requirement.
2. Administrative employees that do not handle or sell marijuana are exempt from the four (4) hour RVT training requirement, but may take a RVT program as part of fulfilling the eight (8) hour training requirement.
3. Training shall be tailored to the roles and responsibilities of the job function of each employee.
4. RVT training may be conducted by the Company or by a third-party vendor
5. All agents that are involved in the handling and sale of marijuana for adult use at the time of licensure or renewal of licensure, as applicable, shall have attended and successfully completed a responsible vendor training program, which shall include the Basic Core Curriculum (as that term is defined in 935 CMR 500.000 *et. seq.*).
6. Once the Company is designated as a “responsible vendor” all new employees involved in the handling and sale of marijuana for adult use shall successfully complete the Basic Core Curriculum training program within ninety (90) days of hire.
7. It shall be a policy of the Company that after initial successful completion of a responsible vendor program, each owner, manager, and employee involved in the handling and sale of marijuana for adult use shall successfully complete the program once every year thereafter to maintain designation as a “responsible vendor.”
8. Administrative employees who do not handle or sell marijuana may take the responsible vendor training program on a voluntary basis.



9. The Company shall maintain records of compliance with all training requirements for four (4) years and make them available to inspection by the Commission and any other applicable licensing authority on request during normal business hours.

The Company shall ensure that the Basic Core Curriculum program offered to its employees includes the following:

- (a) Marijuana's effect on the human body, including:
 - a. Scientifically based evidence on the physical and mental health effects based on the type of marijuana product;
 - b. The amount of time to feel impairment;
 - c. Visible signs of impairment; and
 - d. Recognizing the signs of impairment.
- (b) Diversion prevention and prevention of sales to minors, including best practices;
- (c) Compliance with all tracking requirements; and
- (d) Acceptable forms of identification. Training shall include:
 - a. How to check identification;
 - b. Spotting and confiscating fraudulent identification;
 - c. Patient registration cards currently and validly issued by the Commission;
 - d. Common mistakes made in verification; and
 - e. Prohibited purchases and practices, including purchases by persons under the age of 21 in violation of M.G.L. c. 94G.
- (e) Other key state laws and rules affecting owners, managers, and employees, which shall include:
 - a. Conduct of marijuana establishment agents;
 - b. Permitting inspections by state and local licensing and enforcement authorities;
 - c. Local and state licensing and enforcement;



- d. Incident and notification requirements;
- e. Administrative, civil, and criminal liability;
- f. Health and safety standards, including waste disposal
- g. Patrons prohibited from bringing marijuana and marijuana products onto licensed premises;
- h. Permitted hours of sale;
- i. Licensee responsibilities for activities occurring within licensed premises;
- j. Maintenance of records, including confidentiality and privacy; and
- k. Any other areas of training determined by the Commission to be included in a responsible vendor training program.

The Company shall also ensure that all of its board members, directors, employees, Executives (as that term is defined in 935 CMR 500.002), managers, and volunteers shall:

- (a) be 21 years of age or older;
- (b) not have been convicted of an offense in the Commonwealth involving the distribution of controlled substances to minors, or a like violation of the laws of another state, the United States or foreign jurisdiction, or a military, territorial, or Native American tribal authority; and
- (c) be determined suitable for registration consistent with the provisions of 935 CMR 500.800 and 500.802.

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



Energy Compliance Plan

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

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

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

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

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



as applied or incorporated by reference in 780 CMR: *State Building Code*, except that because this facility will be built using an existing building, the Company may demonstrate compliance by showing that the envelope insulation complies with code minimum standards for Type Factory Industrial F-1, as may be further defined by guidance issued by the Commission.

- (b) If the Company is unable to generate 80% of its total annual on-site energy use for all fuels (expressed on a MWh basis) from onsite or renewable generating sources, renewable thermal generation, as provided in M.G.L. c. 25A § 11F and 11F½, then it shall ensure that its Horticulture Lighting Power Density does not exceed 35 watts per square foot.
- (c) The Company shall provide third-party safety certification by an OSHA NRTL or SCC-recognized body, which shall certify that products meet a set of safety requirements and standards deemed applicable to horticultural lighting products by that safety organization as well as certification from a licensed Massachusetts Mechanical Engineer that the HVAC and dehumidification systems meet Massachusetts building code as specified in this 935 CMR 501.120(12)(c) and that such systems have been evaluated and sized for the anticipated loads of the facility (as applicable).
- (d) If the Company is unable to generate 80% of its the total annual on-site energy use for all fuels (expressed on a MWh basis) from an onsite clean or renewable generating source, renewable thermal generation, as provided in M.G.L. c. 25A § 11F and 11F½, the Heating Ventilation and Air Condition (HVAC) and dehumidification systems shall meet Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR: *State Building Code*), IECC Section C.403 or ASHRAE Chapter 6 as applied or incorporated by reference in (780 CMR: *State Building Code*).
- (e) Employees and visitors shall be required to wear eye protection near operating horticultural lighting equipment.
- (f) Prior to final licensure, the Company shall demonstrate compliance with 935 CMR 500.120(11) and 935 CMR 500.105(15) by submitting an energy compliance letter prepared by a licensed Massachusetts Professional Engineer, Registered Architect or a Certified Energy Auditor or Manager (as certified by the Association of Energy Engineers) with supporting documentation, together with submission of building plans pursuant to 935 CMR 500.103.

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



Diversity Plan

Massachusetts Citizens for Social Equity LLC (the “**Company**”) understands and appreciates the importance of diversity and as such is committed to actively working to ensure a diverse work place is created in the Company.

The Company is currently **one hundred percent (100%) minority owned**.

It is a policy of the Company to promote equity among people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people, women, veterans, persons with disabilities, and L.G.B.T.Q. + in the operation of the Marijuana Establishment. To the extent permissible by law, the Company will make jobs available to people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people, women, veterans, persons with disabilities, and L.G.B.T.Q. +, but this does not prevent the Company from hiring the most qualified candidates and complying with all employment laws and other legal requirements.

To this end, the Company will deploy a plan for enhancing diversity and equity within the organization through a number of various outreach efforts. Specifically, as it relates to its own internal practices, the Company will implement the following policies in connection with its diversity plan:

Goals:

- (1) The Company endeavors to provide job opportunities to people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people, women, veterans, persons with disabilities, and L.G.B.T.Q. +. The Company shall seek parity in its work force based on the American Community Survey (ACS) 2010 U.S. Census. **Workforce availability statistics for the Total Civilian Labor Force in Massachusetts is as follows: Women 48.8%, Minorities 20.7%, Persons with Disabilities 12% and Veterans 3.5%¹ and 10% L.G.B.T.O. +.**
- (2) It shall be a goal of the Company to ensure that **one hundred percent (100%)** of its employees receive **training on diversity and sensitivity**.

Programs:

To the extent reasonably practicable, the Company shall Implement the following programs:

- In an effort to ensure it has the opportunity to interview, and hire a diverse staff, the Company will post **monthly notices** for **three (3) months** during the hiring process in newspapers of general circulation such as the **Boston Herald** and post a notice at the municipal offices in **the City of Boston** for **three (3) months** during the hiring process. The aforementioned notices

¹ <https://www.mass.gov/files/2017-08/census-2010-workforce-availability.pdf>



will state that the Company is specifically looking for people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people, women, veterans, persons with disabilities, or L.G.B.T.Q. +, to work for the Company.

- As described above, it is a goal of the Company to seek parity in its workforce. Accordingly, the Company shall form a diversity and equity committee to monitor the Company's progress towards meeting those goals. This committee will meet quarterly to review and assess the Company's hires and hiring practices. Meeting Minutes will be provided to the Commission on request and for the Company's annual license renewal application.
- The Company shall require that one hundred percent (100%) of its employees receive education on diversity, implicit biases and sensitivity within the first ninety (90) days of employment and once annually thereafter. The Company's educational programs on diversity, implicit biases and sensitivity shall include, but not be limited to: (1) Harassment, Diversity & Sensitivity Training; (2) Sexual Harassment Prevention & Awareness Training; (3) Discrimination Free Workplace; (4) Violence in the Workplace; (5) Harassment in the Workplace (for Management); (6) Diversity and Sensitivity in the Workplace (for Management); (7) Unconscious Bias Training; (8) Ethics; and (9) Drug and Alcohol-Free Workplace.

To the extent reasonably practicable and as allowed by law, the Company shall implement the following measurements:

- a. Pursuant to 935 CMR 500.103(4)(a) the Company's diversity and equality committee shall prepare an annual report identifying the Company's efforts to encourage diversity in the work place, in compliance with 935 CMR 500.101(1)(c)(8)(k) and this *Diversity Policy*. Specifically, said report shall identify the demographics of its employee population including but not limited to identifying the gender, race, sexual orientation and disabled status of its employees without identifying the employee specifically and to the extent each employee is willing to share such information.

Additionally, this report will include the following metrics:

- i. Number of individuals from the target demographic groups who were hired and retained after the issuance of a license;
- ii. Number of promotions for people falling into the target demographics since initial licensure and number of promotions offered;
- iii. Number of jobs created since initial licensure;
- iv. Number of job postings in publications with supporting documentation; and



- v. Number and subject matter of internal trainings held on diversity, implicit biases and sensitivity and the number of employees in attendance.

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

This policy may also be referred to by the Company as the “**Diversity Plan**”.