

SUN GROWN ▶ ALTERNATIVES, LLC

Community Outreach Meeting

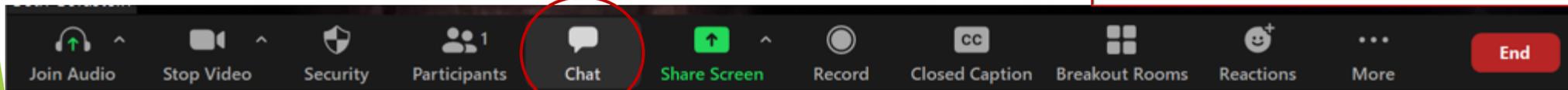
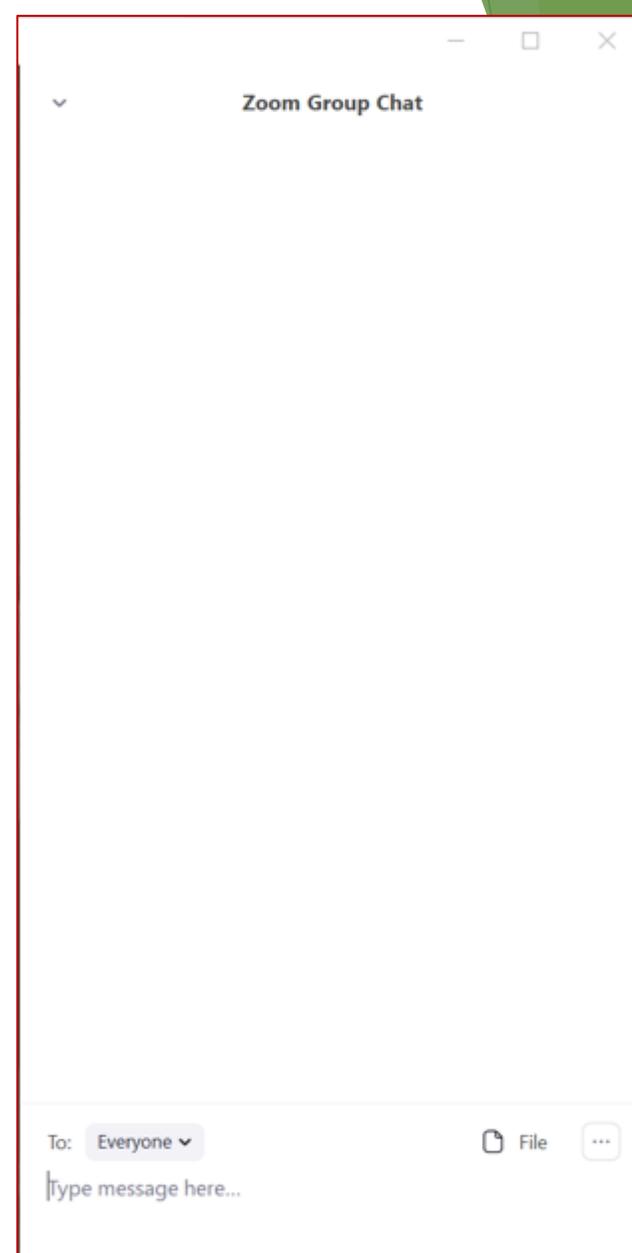
Westfield, Massachusetts

November 5, 2020

▶ What to Expect Tonight

Zoom Etiquette

- ▶ Ask Questions - Use Chat button at bottom
- ▶ Be polite
- ▶ Some questions will be answered in chat
- ▶ Some questions will be held until we reach the subject



What We Will Cover

- ▶ Team Introductions - Who You Will Hear From Tonight
- ▶ Location
- ▶ Zoning Compliance, Buffers & Local Permitting Regulations
- ▶ Type of Marijuana Establishment & Property Structure
- ▶ Security
- ▶ Diversion Prevention
- ▶ Steps to Assure Location will Not Constitute a Community Nuisance
- ▶ Positive Impact Plan
- ▶ Host Community Agreement
- ▶ Licensing Process & Anticipated Timeline

▶ Team Introductions

Laurence J. Cohen, Esq.

Owner & General Manager



- ▶ Laurence is a practicing criminal and healthcare law attorney in Springfield with ten years of experience. He represents those with limited financial resources in his role as a Bar Advocate in the district, superior and appellate courts. His educational background includes an MBA in Health Care Management, a JD with a concentration in Health Law and a Health Care Compliance Certificate, and a BS in Sports Medicine. In addition to running a solo law practice including staff management and increasingly complex public service criminal cases, his professional background includes retail, bartending, sales and customer service to round out his full service management skills.



David Rabinovitz
Moderator



Leo Falgout
Security



Kaily Hepburn
Attorney



Rob Wolf
Grow Space New England

Carefully Vetted Team of Industry Professionals

- ▶ New England Agriculture Technologies, *property developer & landlord*



- ▶ TJA Clean Energy, *construction*, tja.energy

- ▶ ArchSolar, *greenhouse design*, archsolar.net



SHERMAN & FRYDRYK, LLC
Land Surveying and Engineering

- ▶ Sherman & Frydryk, *engineering*, shermanfrydryk.com

- ▶ 2WR & Partners, *architecture*, 2wrarch.com

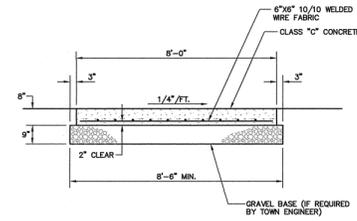
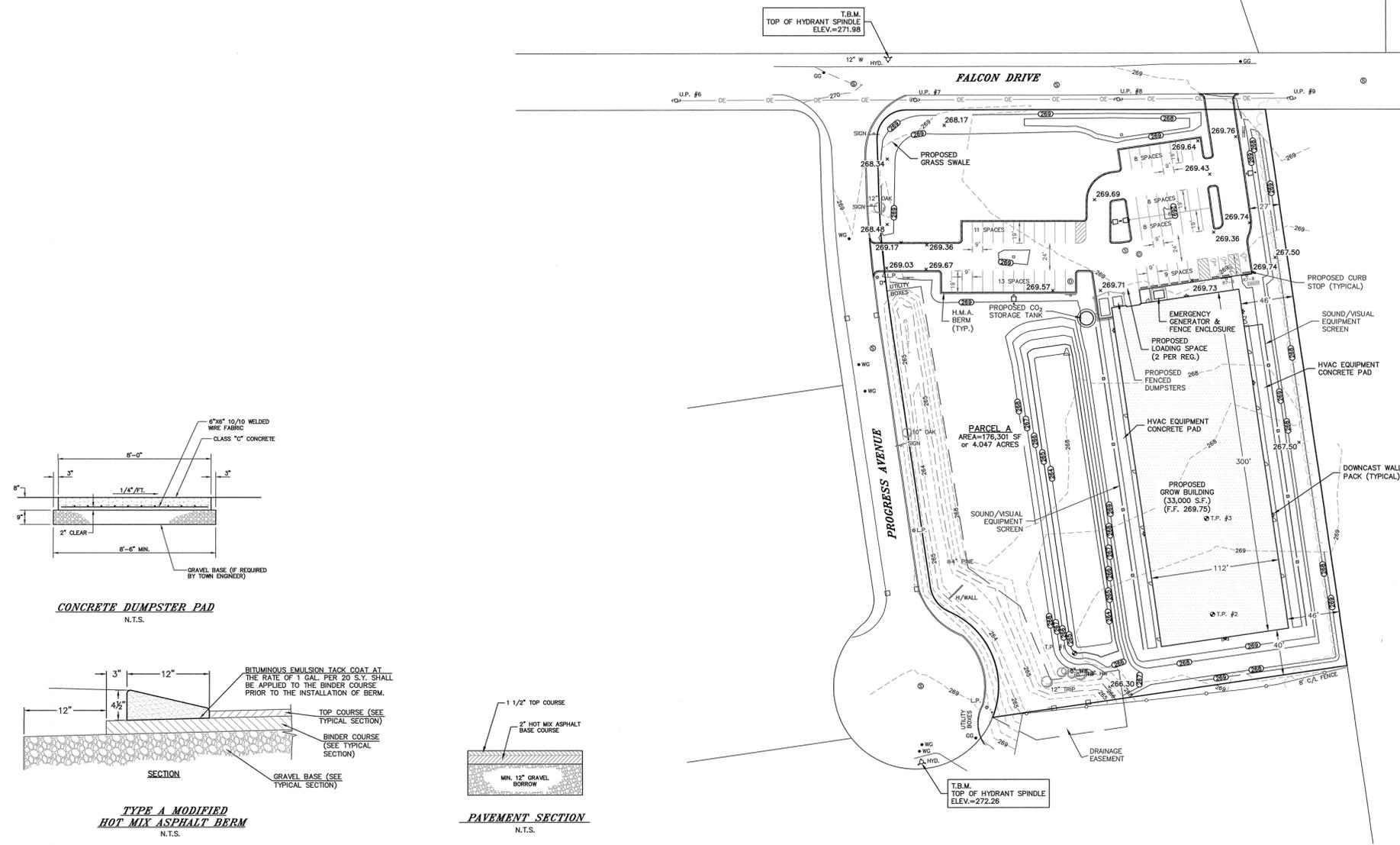


- ▶ Sapphire Risk Advisory Group, *security*, sapphirerisk.com

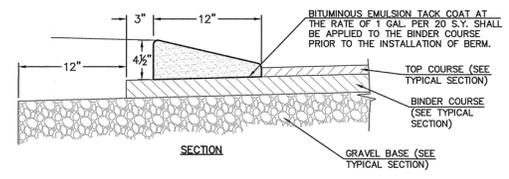


▶ Location

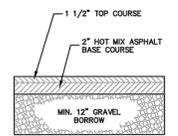
0 Progress Avenue & Falcon Drive
Map 64R-39



CONCRETE DUMPSTER PAD
N.T.S.



TYPE A MODIFIED HOT MIX ASPHALT BERM
N.T.S.



PAVEMENT SECTION
N.T.S.

NO.	DATE	BY	REVISIONS
1	9/2/20	KTT	RESPONSE TO TOWN REVIEW
2	9/8/20	KTT	REMOVE RETAIL BUILDING

SHERMAN & FRYDRYK, LLC
Land Surveying and Engineering
3 Converse Street, Suite 203
Palmer, MA 01069

DESIGN: KTT
DRAFTING: KTT
CHECKED: GAB
APPROVED: DJF



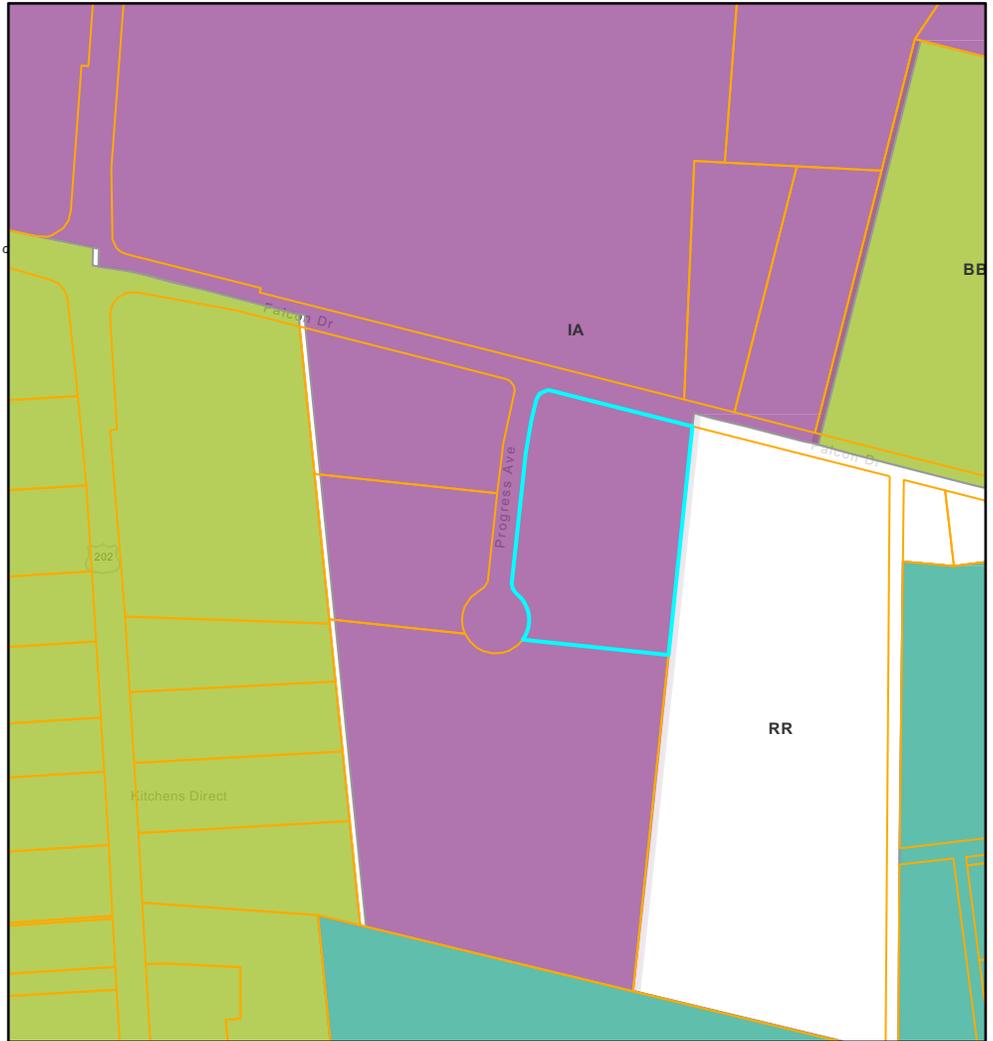
SCALE:
HOR: 1"=40'
VERT: N/A
DATE: 6/12/20

SITE PLAN
GRADING

N.E. AGRICULTURE TECHNOLOGIES, LLC
PROPOSED SITE DEVELOPMENT
PROGRESS AVENUE
WESTFIELD, MA

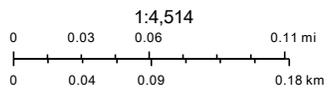
PROJECT NUMBER
17070A
SHEET NUMBER
2 OF 6

Progress Ave Zoning Map



10/30/2020, 2:02:41 PM

- Parcels
- Zoning Districts
- IA
- BB
- RR
- AD



Esri Community Maps Contributors, MassGIS, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA





▶ Zoning Compliance,
Buffers &
Local Permitting

Zoning Compliance



4-acre parcel



Zoned Industrial A

Buffer Zones

- ▶ Legal Buffer Zones per 4-90.4
 - ▶ 500 feet from a school, park or the Columbia Greenway Rail Trail
 - ▶ Measured from the lot lines
 - ▶ 300 feet of a residential district or of any lot containing a pre-existing residential dwelling unit or structure used for religious worship
 - ▶ The vacant residential lot abutting the property will be protected with a vegetative buffer
 - ▶ A special permit from the Planning Board has been obtained
- ▶ All abutters within 300 feet have been notified of the proposed development

Local Permitting & Licensing Requirements

- ▶ In order to operate in Westfield, we will work with the town to comply with to the following:
 - ▶ Site Plan Approval: *obtained for development*
 - ▶ Special Permit from Planning Board: *obtained for development*
 - ▶ Local registration with the Board of Health
 - ▶ Renewable annually
 - ▶ Performance Standards per *Ordinance 1687*
 - ▶ *Ventilation*
 - ▶ *Odor scrubbers*
 - ▶ *Fully enclosed facility*

▶ Type of Establishment & Property Structure

State-of-the-Art Cannabis Cultivation

- ▶ Tier 4 Cannabis Cultivation License
- ▶ Up to 30,000 sf of canopy
 - ▶ *[Largest license: Tier 11-100,000 sf canopy]*
- ▶ No retail, no direct consumer sales, no on-site consumption
- ▶ Quiet and discrete
- ▶ Greenhouse facility - environmentally friendly & efficient
 - ▶ Direct sunlight
 - ▶ On-site solar with battery backup
 - ▶ Reverse osmosis water recapture
 - ▶ Gasifier heating systems

Data as of July 9, 2020 Source: Cannabis Control Commission	SUBMITTED APPLICATION	INITIAL LICENSURE DENIED	PRE-CERTIFIED	PROVISIONAL LICENSE	FINAL LICENSE	COMMENCE OPERATIONS	TOTAL
CRAFT MARIJUANA COOPERATIVE	2	-	-	1	-	-	3
DELIVERY ENDORSEMENT	1	-	-	-	-	-	1
DELIVERY PRE-CERTIFICATION	9	-	17	-	-	-	26
EXISTING LICENSEE TRANSPORTER	2	-	-	3	-	2	7
INDEPENDENT TESTING LABORATORY	3	-	-	4	-	2	9
MARIJUANA CULTIVATOR	79	2	-	122	13	30	246
MARIJUANA MICROBUSINESS	5	-	-	11	-	2	18
MARIJUANA PRODUCT MANUFACTURER	57	1	-	95	8	27	188
MARIJUANA RESEARCH FACILITY	5	-	-	-	-	-	5
MARIJUANA RETAILER	104	1	-	154	9	59	327
THIRD-PARTY TRANSPORTER	6	-	-	-	1	-	7
TOTAL	273	4	17	390	31	122	837

Cultivation Licenses as of August 17, 2020	Canopy Range (Square Feet)		PROVISIONAL CONSIDERATION	PROVISIONAL LICENSE	FINAL LICENSE	TOTAL
Tier 01	-	5,000	3	14	7	24
Tier 02	5,001	10,000	6	28	10	44
Tier 03	10,001	20,000	8	29	7	44
Tier 04	20,001	30,000	4	13	6	23
Tier 05	30,001	40,000	1	3	6	10
Tier 06	40,001	50,000	0	3	2	5
Tier 07	50,001	60,000	1	5	1	7
Tier 08	60,001	70,000	0	3	1	4
Tier 09	70,001	80,000	2	1	1	4
Tier 10	80,001	90,000	1	1	2	4
Tier 11	90,001	100,000	2	3	3	8
TOTAL			28	103	46	177

Cultivation Licenses as of August 17, 2020	Canopy Range (Square Feet)		TOTAL	Provisional and Final Cultivation Licenses	
Tier 01	-	5,000	24	-	95,000
Tier 02	5,001	10,000	44	260,052	520,000
Tier 03	10,001	20,000	44	790,079	1,580,000
Tier 04	20,001	30,000	23	520,026	780,000
Tier 05	30,001	40,000	10	240,008	320,000
Tier 06	40,001	50,000	5	80,002	100,000
Tier 07	50,001	60,000	7	150,003	180,000
Tier 08	60,001	70,000	4	60,001	70,000
Tier 09	70,001	80,000	4	490,007	560,000
Tier 10	80,001	90,000	4	320,004	360,000
Tier 11	90,001	100,000	8	810,009	900,000
TOTAL			177	3,720,191	5,465,000
				Midpoint	4,600,000

	Provisional and Final Approved Canopy		
	Low Range	Mid Range	Upper Range
Approved Canopy	3,720,000	4,600,000	5,465,000
No. Approved Licenses	177	177	177
Average Canopy	22,000	26,000	31,000
Pending Applications	72	72	72
Pending Canopy	1,584,000	1,872,000	2,232,000
Total Prospective Canopy	5,304,000	6,472,000	7,697,000



VIEW FROM NORTHWEST

SUN GROWN ALTERNATIVES | CONCEPTUAL DESIGN



GROW SPACE NE, WESTFIELD, MA | 09/10/20

2WR | 200 State Ave. Suite 200
Canton, MA 01921 | 781.284.1100



VIEW FROM NORTHEAST

SUN GROWN ALTERNATIVES

CONCEPTUAL DESIGN



GROW SPACE NE, WESTFIELD, MA

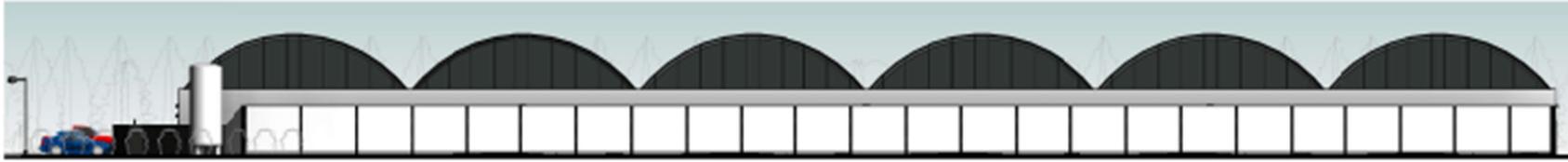
09/10/20

10000 Cedar Ave. Suite 200
Danvers, CO | 970.366.4700





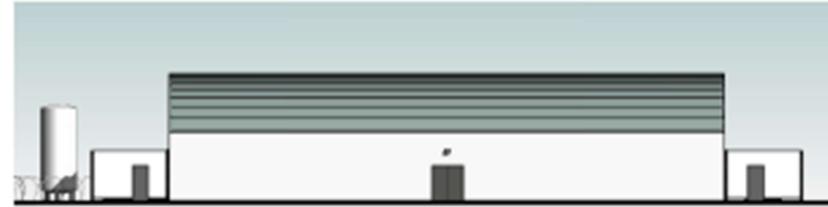




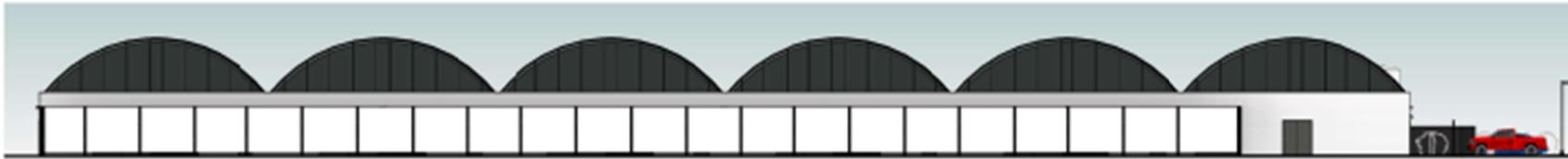
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

SCALE: 3/64" = 1'-0"

SUN GROWN ALTERNATIVES | CONCEPTUAL DESIGN



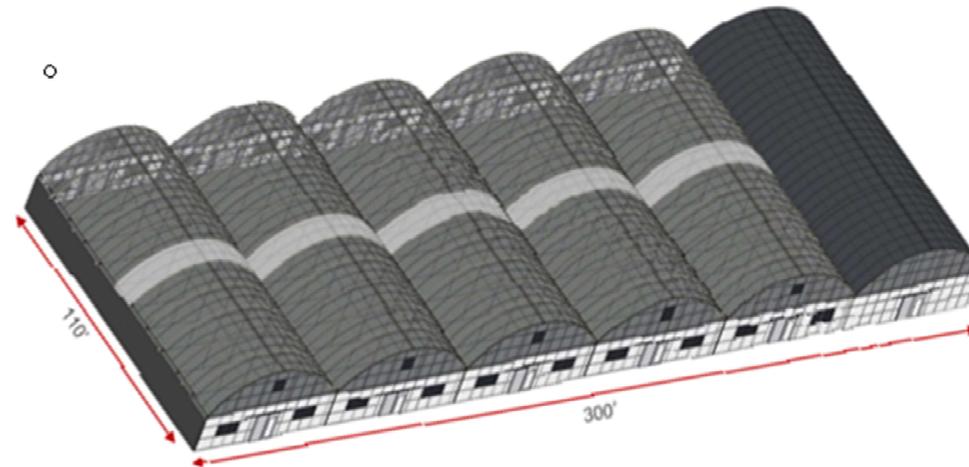
GROW SPACE NE, WESTFIELD, MA | 03/10/20

2wri
TWO WORLD RESOURCES INSTITUTE
ARCHITECTURE | PLANNING | INTERIORS

WESTFIELD



Section	Footprint (total)	Canopy (planted)
Total Structure	33,000sf	--
Flower	15,000sf	10,000sf
Veg / Mothers	10,000sf	--
Head House	5,500sf	--



▶ Security

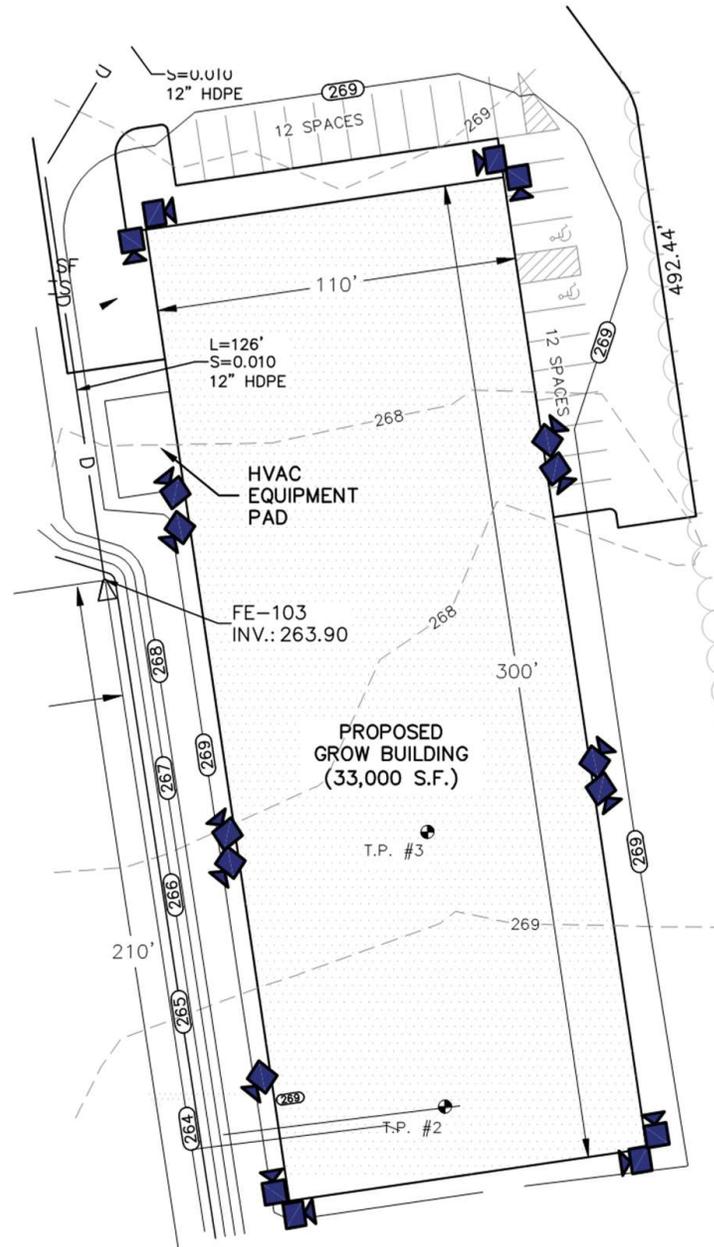
Security Plan Summary

- ▶ Our security plan has been developed by Sapphire Risk Advisory Group who is an expert in the field and has designed security systems for cultivators and other industries across the country.
- ▶ Our architects, 2WR & Partners will incorporate the schematics into our new construction facility designs.
- ▶ Some highlights include:
 - ▶ Strict identification requirements for building access
 - ▶ Limited access areas
 - ▶ Video surveillance with 24 hour recordings, still photo capabilities, remote live viewing and an uninterruptible power supply
 - ▶ Badges, keycards, commercial grade locks
 - ▶ Continuously monitored alarm system
 - ▶ Safes for finished products pending transport
 - ▶ Comprehensive emergency response procedures and training
 - ▶ Secure waste disposal

EXTERIOR CAMERA MAP
0 PROGRESS AVE, WESTFIELD MA

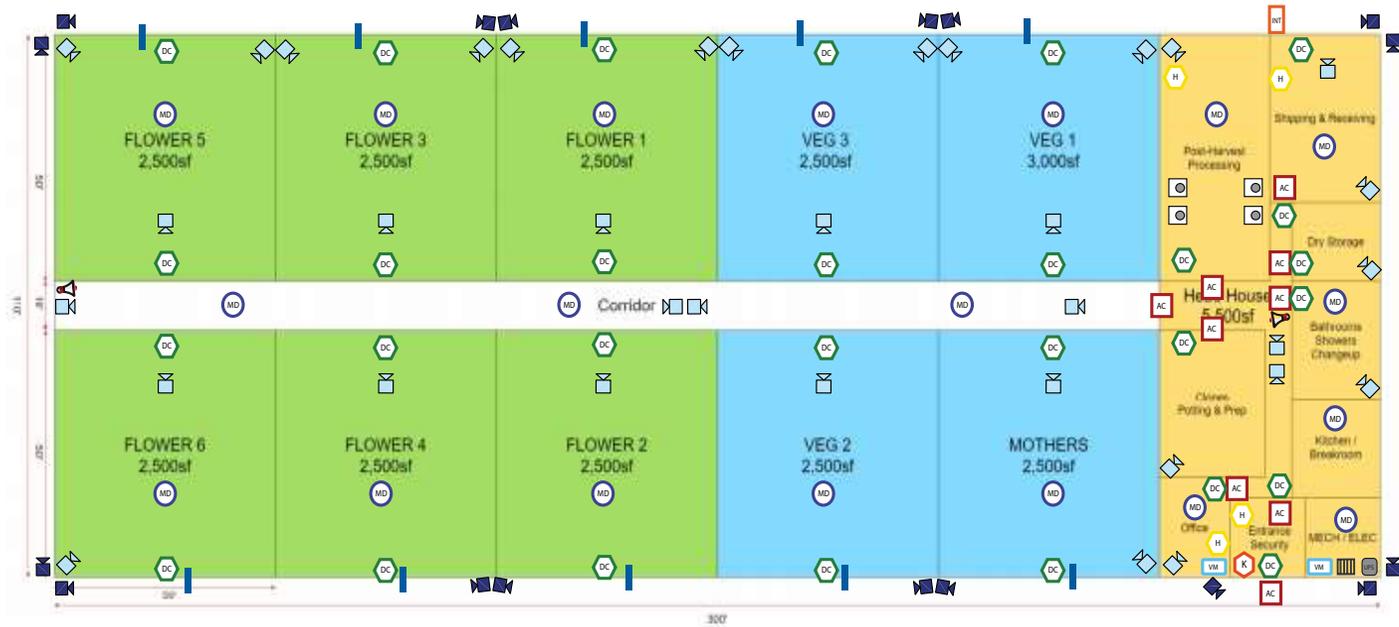


SAPPHIRE
RISK ADVISORY GROUP



LEGEND/NOTES

	2MP Indoor Fixed IP Camera
	4MP Outdoor Weatherproof IP Camera
	Video Surveillance Display Monitor
	Alarm Arming Pad w/ Duress Alarm Code
	Alarm Magnetic Door Contacts
	360° Dual Tech Motion Sensor
	Door Buzzer for Remote Entry
	Hold Up Alarm Button
	Audible Alarm System Siren
	Access Control Reader for Keycard
	Emergency Exit Only
	Video/Intercom System
	TL-30 Burglary-Resistant Safe
	Security Rack including NVR and Recordings
	Uninterrupted Power Supply



Section	Footprint (total)	Canopy (planted)
Total Structure	33,000sf	--
Flower	15,000sf	10,000sf
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GREENHOUSE SECURITY OVERLAY
0 PROGRESS AVE, WESTFIELD MA



SAPPHIRE
RISK ADVISORY GROUP

ARCHS

▶ Prevention of Diversion to Minors

Security & Diversion Prevention are a Top Priority

We are dedicated to ensuring that cannabis is accessible to only adults over age 21 and certified medical patients.

- ▶ We will have a **comprehensive security plan** designed to prevent diversion to minors. The policies include strict adherence to **identification** and visitor badge requirements to ensure there are never underage or unauthorized individuals on premises.
- ▶ The security system and compliance with the **METRC seed to sale** tracking program will ensure **inventory policies** are followed and will prevent and quickly detect any instances of theft or product discrepancy.
- ▶ Any instances of diversion will be **immediately reported** to the CCC and a responsible agent will be **terminated**.
- ▶ All **marketing** will be geared towards those 21+.

▶ No Nuisance

Sun Grown Alternatives Strives to Attain a Net Positive Effect on Our Community & has developed mitigation efforts to combat commonly perceived nuisances related to cannabis cultivation.

- ▶ **Traffic:** We do not anticipate significantly increased traffic as there is no retail sales at the premises. Traffic is limited to employees and infrequent, secure, unmarked deliveries.
- ▶ **Neighborhood:** Studies regarding recreational retail cannabis have shown that legalized recreational cannabis drives property values up even before the first store opens. We will remain in line with the character of our new neighborhood and have designed a simple, tasteful greenhouse facility.
- ▶ **Zoning:** Our project complies with current local zoning.
- ▶ **Utilities:** Energy efficiency is a major design and operational consideration as evidenced by our decision to cultivate in a greenhouse to reduce utility usage. We will utilize behind the grid solar to mitigate electric demand, reverse osmosis recapture to reduce water usage and gasifier heating.

- ▶ **Odor:** ArchSolar's odor mitigation technology uses the Advanced Oxidation Process to breakdown and eliminate odors with a chemical, 'organic' process that is safe for occupied environments as water vapor is the only residual.
- ▶ **Noise:** In all events, we will comply with town and CCC regulations regarding noise pollution.
- ▶ **Visual Impact:** Our buildings are designed to be visually pleasing. We will design landscaping around the premises and limit signage to common directional signs so that the facility is not advertised from the street.
- ▶ **Lighting:** Indoor and outdoor lighting will be in accordance with security requirements and limitations of Westfield's Zoning Bylaws and *935 CMR 500.000*. When our supplemental lighting runs at night, we will use full light-deprivation blackout curtains to prevent impact on the night sky.

▶ **Water Filtration, Storage & Management**

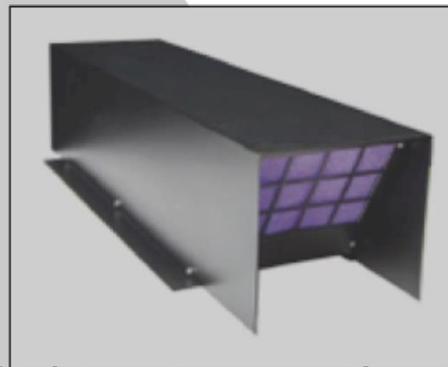
- ▶ Our reverse osmosis water recapture recycles up to 80% of our water.
- ▶ Any waste-water will be securely stored in holding tanks and hauled off-site for disposal.
- ▶ No waste-water from the greenhouse will be discharged on property.

▶ **Use of Pesticides**

- ▶ State law prohibits the use of pesticides, insecticides and fungicides on cannabis plants. We will use only methods deemed safe by the EPA such as garlic and peppermint.
- ▶ Pesticide regulation compliance is enforced by CCC inspections as well as required plant testing and non-compliance would be sanctioned if discovered.

Odor Mitigation System

- With ArchSolar's HVAC solution, all exhaust air from the greenhouse (either from the ridge fans or HVAC units) is passed through a CORE odor elimination system.
- Ridge exhaust is used only to evacuate excess humidity from the greenhouse on high-heat, high-humidity days.
- Primary fresh air exchange is performed by the HVAC units.



drabinovitz@gmail.com

Innovative Solutions



CORE

CORE destroys odor-causing bacteria and gases in areas of high VOC concentration like exhaust systems, and lift stations. Designed for indoor and outdoor commercial use.

Features & Specifications

- Airflow 50 CFM
- Ozone Output: 3.34 gms/hr. 6.67 gms/hr. 10 gms/hr.
- Warranty: 2 Year
- Dimensions 27.5" x 7.25" x 9.5"
- Weight 12 lbs.
- Input Voltage: 120 VAC, 230 VAC
- Voltage: 120 VAC, 220 VAC,
- Wattage: 112W, 175W, 239W
- Amps: 1.02A, 1.50A, 2.02A



Positive Impact

▶ Plan

Purpose

- ▶ Positive Impact Plans are designed to positively impact those disproportionately harmed by cannabis prohibition.
- ▶ The five Commission-designated groups are:
 - ▶ Residents of ‘areas of disproportionate impact’ identified by the Commission
 - ▶ Certified Economic Empowerment Priority recipients
 - ▶ Social Equity Program participants
 - ▶ MA residents with past drug convictions
 - ▶ MA residents with a parent or a spouse with a past drug conviction

Goals, Programs & Measurement

We have developed the following plan to effect positive change:

▶ **GOALS:**

- ▶ Reduce barriers to entry in the commercial adult-use cannabis industry
- ▶ Provide professional and technical services and mentoring
- ▶ Promote sustainable, socially and economically reparative practices in the commercial cannabis industry in Massachusetts

▶ **PROGRAMS:**

- ▶ Sun Grown Alternatives will fund an annual record sealing workshop in Westfield run by Kaily Hepburn. The workshop will teach which records can be sealed and how to seal them and will assist individuals through the process with the courts or probation department.
- ▶ We will seek to hire qualified individuals with past cannabis convictions who are otherwise eligible.

▶ **MEASUREMENTS:**

- ▶ We will track participation and collect surveys regarding how participants felt they benefitted and how the workshop could improve.
- ▶ We will maintain records confidentially showing the number of hires with past cannabis convictions.

Host Community

- ▶ Agreement

Anatomy of a Host Community Agreement

- ▶ The HCA is the main contract between the Cultivator and the City which lays out the respective obligations of and benefits to each party.
- ▶ The HCA is valid for five years by statute.
- ▶ Common elements include:
 - ▶ Up to 3% of annual gross sales paid to the City as a Community Impact Fee to be used to offset direct impacts to the City from cannabis operations.
 - ▶ Can be used for consultant reports, traffic studies, roadway improvements
 - ▶ Cultivators are low-impact cannabis operators

Steps & Timeline ▶ for Licensure

Steps & Timeline for Licensure

- ▶ Hold a Community Outreach Meeting
 - ▶ November 5, 2020
- ▶ Negotiate a Host Community Agreement with the City
 - ▶ October/November 2020
- ▶ Apply for a License with the Cannabis Control Commission
 - ▶ November/December 2020 - expected to take up to one year
 - ▶ Application of Intent
 - ▶ Background Check
 - ▶ Management and Operations Profile

Questions?

We want to hear from you!

- ▶ Zoom Chat: Questions or Comments
Email our Moderator: drabinovitz@gmail.com
for questions, comments or requests for hearing
impairment accommodation
Contact our Lawyer: (413) 478-7878 or
kailyhepburn@kailyhepburnlaw.com