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TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@graffton-ma.gov
www.graffton-ma.gov

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2019 OCT -9 11:50

PLANNING DEPARTMENT

APPLICATION FOR SPECIAL PERMIT

Application No. SP 2019-16/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME MJ'S Market, INC
STREET 119 Drum Hill Road, Suite 225 CITY/TOWN Chelmsford
STATE MA ZIP 01824 TELEPHONE 888 446 2795 x101
NAME OF PROPERTY OWNER (if different from Applicant) Under P&S Agreement - with SBA/WBDC
Deed recorded in the Worcester District Registry of Deeds Book 52650 Page 56

SITE INFORMATION:

STREET AND NUMBER 13 Centennial Drive
ZONING DISTRICT OLI ASSESSOR'S MAP 005.0/0000/001.G LOT #(S) PID 009
LOT SIZE 6.01 FRONTAGE EST 299
CURRENT USE 9002 Government

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PROJECT/PLAN INFORMATION:

PLAN TITLE MJ'S Market
PREPARED BY (name/address of PE/Architect) Corey Street / Desjardins LLC / 21 Redgate Rd. Tyngsborough, MA
DATES 10/8/2019

PLANNING BOARD
GRAFTON, MA

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

Section 3.2.3.1 Business Uses #30 Marijuana Cultivator, #31 Marijuana Product Manufacturer, #32 Marijuana Retailer, #36 Marijuana Transporter, #22 Registered Medical Dispensary

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

SECTIONS 1 (General), 3 (Uses), 5 (Special Regulations), 8 (Traffic Control)

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature [Signature] Date: 10/8/2019
Property Owner's Signature (if not Applicant) N/A Under Binding: P&S Date: _____

EXHIBIT 1a.



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APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2019-16/SPA

APPLICANT NAME: MJ'S Market

STREET 119 Drum Hill Road, Suite 225 CITY/TOWN Chelmsford

STATE MA ZIP 01824 TELEPHONE 888 446 2795 x101

PROPERTY OWNER NAME: MJ's Market Under P&S Agreement - with SBA/WBDC

STREET _____ CITY/TOWN Grafton

STATE MA ZIP 01536 TELEPHONE 888 446 2795 x101

Deed recorded in the Worcester District Registry of Deeds Book 52650 Page 56

CONTACT PERSON'S NAME: Heath Gaffney

TELEPHONE 603 759 7176

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SITE INFORMATION:

STREET AND NUMBER 13 Centennial Drive

ZONING DISTRICT OLI ASSESSOR'S MAP 005.0/0000/001.G LOT #(S) _____

LOT SIZE 6.01 Acres FRONTAGE EST 299

CURRENT USE Vacant - Previous School for Autistic Students

PLANNING BOARD
GRAFTON, MA

PLAN INFORMATION:

PLAN TITLE MJ'S Market

PREPARED BY Heath Gaffney

DATE PREPARED 10/8/2019 REVISION DATE N/A

Describe proposed changes / additions: External: Grounds Improvement to Sidewalks and Landscaping, Window Removal, Addition of Garage Door, remove fencing. Internal: retrofit for adult use cannabis grow, process, retail, med

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature [Signature] Date: 10/8/2019

Property Owner's Signature (if not Applicant) UNDER P&S Date: _____

EXHIBIT 1b.



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TREASURER / COLLECTOR

**PLANNING BOARD
 GRAFTON, MA**

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	✓
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

MJ's Market, Inc.
 Petitioner Name
 119 Drum Hill Rd suite 225
 Petitioner Address
 Chelmsford, MA 01824
 City, State, Zip
 888-446-2795 x301
 Phone

MJ's Market, Inc
 Property Owner / Company Name
 13 Centennial Drive
 Property Address
 Grafton, MA, 01536
 City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property	✓		
Motor Vehicle Excise			✓
Disposal	✓		
General Billing			✓

Bill Schuttman Bill Schuttman 10/8/19
 Treasurer / Collector Name (please print) Treasurer / Collector Signature Date

Form Revised: 01/22/2014

COPY **EXHIBIT 1c.**

7/3/2019

13 Centennial Drive
Map 5 Lot 1G

Tammy Kalinowski
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
✓ 110/005.0-0000-0001.O	4 MILLENNIUM DRIVE	WORCESTER BUSINESS DEVELOPMENT CORP		89 SHREWSBURY STREET SUITE 300	WORCESTER	MA	01604	17040	268
✓ 110/005.0-0000-0001.A	15 CENTENNIAL DRIVE	CENTECH ASSOCIATES LLC	C/O THE CASLE CORPORATION	200 FISHER DRIVE	AVON	CT	08001	24483	329
✓ 110/005.0-0000-0001.B	3 CENTENNIAL DRIVE	3 CENTENNIAL DRIVE LLC		37 WINCHESTER STREET	BOSTON	MA	02116	51709	369
✓ 110/005.0-0000-0001.D	8 CENTENNIAL DRIVE	SSB REALTY LLC		BOX 5197	BOSTON	MA	02206	25175	070
✓ 110/005.0-0000-0001.E	12 CENTENNIAL DRIVE	BT-NEWYO, LLC		55 GLENLAKE PARKWAY, NE	ATLANTA	GA	30328	59694	242
✓ 110/005.0-0000-0001.G	13 CENTENNIAL DRIVE	U.S. SMALL BUSINESS ADMINISTRATION	C/O WBDC	89 SHREWSBURY STREET, SUITE 300	WORCESTER	MA	01604	59940	327
✓ 110/005.0-0000-0001.H	5 MILLENNIUM DRIVE	WORCESTER BUSINESS DEVELOPMENT CORP		89 SHREWSBURY STREET SUITE 300	WORCESTER	MA	01604	17040	268
✓ 110/005.0-0000-0001.I	9 MILLENNIUM DRIVE	MICKELSON JUDY D TRUSTEE	JDM MILLENNIUM REALTY TRUST	19 MILLENNIUM DRIVE	N GRAFTON	MA	01536	28966	173
✓ 110/005.0-0000-0001.J	8 MILLENNIUM DRIVE	VALLIANT ENTERPRISES LLC		1400 HANCOCK STREET, THIRD FLOOR	QUINCY	MA	02169	57943	270

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EXHIBIT *Id.*

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GRAFTON, MA**



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PLANNING BOARD

**PLANNING BOARD
GRAFTON, MA**

WAIVER REQUEST FORM

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

Site Plan Requirements (Section 1.3.3.3.d.)

A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

Original Full-Size Site Plan Architectural Prints ARE included, Proposed modification sheet marked "PROGRESS PRINT" is also included and was prepared by our builder. As there will be no structural modifications, or impactful exterior site work, this level of design maturity is aligned with the pursuit of this special permit. Following the receipt of the special permit all plans submitted to the building department for issuance of building permits will meet any requirements for formal Architectural, or PE, signoff/stamp

(1.) Name and address of the person(s) submitting the application;

Click here to enter text.

(2.) Name and address of the owner(s) of the subject property(ies), if different;

Click here to enter text.

(3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

Click here to enter text.

(4.) Proposed use(s) of the land;

Click here to enter text.

(5.) Proposed use(s) of existing buildings, if any;

Click here to enter text.

(6.) Description and proposed use(s) of the proposed building(s), if any;

Click here to enter text.

(7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

Click here to enter text.

(8.) Locus Map (scale of 1"=1,000') and north arrow;

Click here to enter text.

(9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

Click here to enter text.

(10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

Click here to enter text.

(11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

Click here to enter text.

(12.) Existing and proposed topography at two-foot (2') elevation intervals;

Click here to enter text.

(13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;

Click here to enter text.

(14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

Click here to enter text.

(15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

Click here to enter text.

(16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

Click here to enter text.

(17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

Click here to enter text.

(18.) Driveways and driveway openings/entrances;

Click here to enter text.

(19.) Parking and loading spaces;

Click here to enter text.

(20.) Service areas and all facilities for screening;

Click here to enter text.

(21.) Landscaping;

Click here to enter text.

(22.) Lighting;

Click here to enter text.

(23.) Proposed signs (business, traffic, etc.);

Click here to enter text.

(24.) Sewage, refuse and other waste disposal;

Click here to enter text.

(25.) Stormwater management facilities (drainage);

Click here to enter text.

(26.) All structures and buildings associated with the proposed and existing use(s) on the property;

Click here to enter text.

(27.) Exterior storage areas and fences;

Click here to enter text.

(28.) Utilities and their exterior appurtenances (e.g., fire connections);

Click here to enter text.

(29.) Provisions for dust and erosion control;

Click here to enter text.

(30.) Any existing vegetation;

Click here to enter text.

Stormwater Management Hydrological Study (Section 1.3.3.3.e.)

A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).

Click here to enter text.

Earthwork Calculations (Section 1.3.3.3f.)

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

[Click here to enter text.](#)

Written statements from the following:

[Click here to enter text.](#)

(1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.

[Click here to enter text.](#)

(2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

[Click here to enter text.](#)

Traffic Study (Section 8.2)

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

A fully comprehensive Traffic Study IS included with this Special Permit application. The weekday counts were derived from a 2017 report for an 8 Millenium Drive who was proposing a similar use to the Special Permit we are seeking. This new report was conducted by the same organization as the previous report and they are familiar with the area. The remote location of this site and ample on-site parking is reason for this waiver request. New weekend count data WAS included in the new report since we are proposing weekend operation. The traffic engineer who wrote the new report will be present during the Public hearing to explain the report and answer questions.

PROJECT DESCRIPTION/NARRATIVE

MJ's Market, Inc. ("MJ") is a Massachusetts for-profit corporation incorporated on May 31, 2018, applying for state licensure for the retail sale, product manufacturing, and cultivation of marijuana pursuant to Chapter 94G of the General Laws as amended by Chapter 55 of the Acts of 2017, 935 CMR 500.000, and the Cannabis Control Commission ("CCC"). We write to you today in order to submit our proposal for a vertically-integrated adult-use cannabis facility in Grafton.

MJ's Market has been under a Purchase & Sale agreement with the owners of 13 Centennial Drive since April. We are now in the process of finalizing our purchase of the property expected to close in late 2019. Currently, the 6+ acre lot has a 15,000+ Sq.Ft. facility that has been vacant. The zone classification is OLI (Office Light Industrial) and the lot falls within the Campus Development Overlay District. The proposed primary use within the 15,000 sq. Ft. building is a retail cannabis dispensary. Operations will also include cultivation and manufacturing. MJ's Market has been approved for a Host Community Agreement with the town of Grafton since June which has allowed us to apply for a state application for Cultivation, Manufacturing, Retail, and Medical Sales at 13 Centennial Dr. North Grafton. Initially, it is the intention of MJ's Market to apply for and obtain a license for cultivation, manufacturing, and retail sales, with medical sales to come later.

We have no intention to modify the outside of the building, other than covering up some of the windows, moving some fencing, repairing walkways and installing compliant signage. We will be modifying some non-structural areas within the build, with the respect to removing and adding walls. In no way do we intend to modify the structural integrity of the building. We will only be moving walls internally as well as electricity and plumbing and HVAC as needed. Within the building, we anticipate a 4000 sq. ft. cultivation at the rear of the facility. We will have roughly 1,250 sq. ft. of manufacturing and product packaging space, 1250 sq. ft. of office space, and 2,500 sq. ft. of retail space at the front of the building. The remaining area will be reserved for storage, shipping/receiving, employee break rooms, and a classroom. The Zoning By-Law which pertains to this Application is under Section 3.2.3.1 Business uses. They include #30 Marijuana Cultivator, #31 Marijuana Product Manufacturer, #32 Marijuana Retailer, and #36 Marijuana Transporter (as an included CCC use license with the first 3 uses). Later we will add business use #22 Registered Marijuana Dispensary for Medical Sales.

Anticipated hours of operation for retail sales will be from 10 AM – 11 PM Mon-Sat and Sun. Noon – 9PM. The Cultivation and Manufacturing employees may work outside of these hours of operation as needed.

We expect to employ up to 20 employees working during any one shift, excluding the executive staff. We anticipate in any one shift, having not more than 10 employees working in cultivation and manufacturing, 4 employees working in concierge or customer services, 2 employees working in sales and up to 4 in security depending on customer volume.

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Shipping and receiving activities will likely include 2 tractor trailer deliveries before or after operating business hours, up to 2 cargo Van deliveries 3 times a week during business hours, and our transport vehicle being used for pickup and delivery throughout the day, as needed. Transportation of cash will be arranged with an armored car service or other bonded transporter. These cash deliveries are anticipated to occur every 2-3 days.

Business Experience and Management Plan

MJ's team, alongside our ancillary business partners, have an extensive amount of cannabis business related experience. MJ's is committed to be a leader in the industry by distinguishing itself for its quality products, environmentally conscious practices, and ongoing commitment to its host community. It is our intention to locate a retail store, product manufacturing laboratory, and cultivation headquarters in Grafton. We bring with us a professional and qualified team that values quality, hard work, and opportunities to partner with our host community.

Management Team and Consultants

Heath Gaffney, Chief Executive Officer, is an entrepreneur with over twenty-five years of experience in business entrepreneurship, project management, and technical leadership. Heath has successfully started two businesses in software and security solutions prior to entering this new industry. Heath will lead our company's initial entry into the market, long-term market strategy, and utilize his expertise in security solutions to ensure that MJ's facilities are the best secured and protected in the Commonwealth.

Brian Foley, Chief Technical Officer, is a qualified mechanical engineer with numerous patents for specialized technologies. As an innovator with over twenty years of product development experience and business management involvement, Brian will lead our operations and play a pivotal role in our branding and product offerings. Having managed a team of over twenty-five engineers in the past, Brian will play a vital role in our day-to-day operations. We value Brian's ongoing commitment to developing new ways to streamline our production methods while minimizing our environmental impact.

Sean Hegarty, Master Grower, comes to MJ's with over ten years of agriculture experience with both indoor and outdoor plant production. Sean holds a Bachelor of Arts in environmental policy and planning and is a pioneer in the emerging legal industry in Maine as a grower and also a retailer of professional cultivation equipment and supplies. Sean was a sought-after consultant for his experience in marijuana cultivation equipment and effective facility design prior to joining MJ.

MJ's has established relationships with a number of ancillary businesses that would allow us to be a successful applicant for Grafton by being quick to market with products. MJ's has teamed up with Zach Harvey, an advisor in the cannabis industry who has been building registered marijuana dispensaries since medical marijuana was legalized in Massachusetts in 2012. Zach has been instrumental in spearheading our effort to secure agreements with two producers of

cannabis and cannabis products, Revolutionary Clinics and BASK. These agreements will ensure that MJ's retail location is capable of offering tested and certified products upon opening.

Understanding that our company needs to have an ongoing comprehension of the state's regulatory process and governing law, MJ's has retained Smith, Costello & Crawford Public Policy Law Group. Smith, Costello & Crawford has been involved in the policymaking and law surrounding cannabis since medical marijuana's initial legalization in 2012 and is the leading locally-based cannabis firm in Massachusetts.

MJ's co-founder and President Heath Gaffney's has expansive expertise in the physical and logical security industry. Heath has been providing in-depth security solutions to various companies and government entities including sheriff offices, county jails, prosecutors' offices, colleges and universities and more. With the ability to incorporate a multitude of different technologies, including video surveillance, RFID tracking, access control, motions sensors, and more, we are confident Heath Gaffney will provide the most robust security system in the industry.

MJ's has recently hired Howard Hunter, a 33+ Year retired Massachusetts State Police Officer, to head our security operations. Mr. Hunter brings 18+ years dedicated to community policing with experience and expertise not only in community policing, but identification and background investigations. He will help further secure the facility by offering critical analysis of security policies and procedures to prevent diversion and safeguard our operations while also ensuring we exceed community expectations.

Shipping & Receiving Activity

Pursuant to Grafton's Zoning Bylaw Section 1.3.3.3., MJ's Market intends to implement the following shipping and receiving plan. All vehicles that are used for transport shall comply with 935 CMR 500.105(13)(c). The vehicle used for transportation will be, properly registered, inspected and insured with the Commonwealth, equipped with a Commission-approved alarm system. Pursuant to 935 CMR 500.105(13)(d), MJ will transport marijuana products in a secure, locked storage compartment that is a part of the vehicle transporting the marijuana products and the storage compartment will be sufficiently secure that it cannot be easily removed.

Unlike other light industrial facilities that have frequent pick-up and deliveries from large industrial grade vehicles, MJ will be using smaller vans. These vans will not have any markings that indicate the content, and marijuana products will not be visible from outside the vehicle. Product will move in and out of the facility at most four to five times per week. MJ will provide onsite parking for the transportation vehicles making deliveries to and picking up from the facility. These vehicles will enter the enclosed loading dock area, which will be secured with privacy fencing a gate and garage door. There will be no street parking used by MJ or other marijuana establishment agents who are at the facility. Employees will park on-site during their shifts at the facility. The facility was originally designed for 105 parking spaces with some of those spaces being converted to a playground by the previous owners. The plan moving forward is to restore many of those parking spaces that approximately 30 spots will be reserved for employees and secure shipping/receiving with the balance 65+ dedicated to our customers. With an average customer volume of 20 vehicles/hour and up to 40 vehicles/hour during peak

operations, the parking capacity has significant margin to virtually eliminate the risk of congestion on Centennial Drive.

Pursuant to 935 CMR 500.105(13)(a), MJ will only transport marijuana between its licensed Marijuana Establishments and by its registered marijuana establishment agents. All Marijuana Establishments involved in the transportation will ensure that the products are linked to seed-to-sale tracking and any undeliverable product or refused product will be shipped to the originating establishment in accordance with 935 CMR 500.105(13)(a)(5). All vehicles will be staffed by a minimum of two agents, with at least one remaining in the vehicle at all times. Prior to leaving the Marijuana Establishment for the purpose of transporting marijuana products, the originating Marijuana Establishment will weigh, inventory, and account for, on video, all marijuana products to be transported. When videotaping the weighing, inventorying, and accounting of marijuana products before transportation or after receipt, the video must show each product being weighed, the weight, and the manifest. The product will be weighed and inventoried upon both departure and arrival and a log will be maintained describing any vehicle stops. All routes will be randomized and will be within the Commonwealth.

In accordance with 935 CMR 500.105(13)(c), when transporting marijuana products, no other products will be transported or stored in the same vehicle. Storage and transportation of finished products will be under conditions that will protect them against physical, chemical and microbial contamination as well as against deterioration of finished products or their containers pursuant to 935 CMR 500.105(3)(b)(15).

MJ will be in compliance with all transportation storage requirements when marijuana products in the vehicle of 935 CMR 500.105(13)(d), including the use of secure, locked storage compartments that are not part of the vehicle transporting the marijuana; and the use of a sufficiently secure storage compartment that cannot be easily removed.

Pursuant to 935 CMR 500.105(13)(b), Marijuana Establishment agents must document and report any unusual discrepancy in weight or inventory to the Commission and law enforcement authorities not more than 24 hours of the discovery of the discrepancy. MJ Marijuana Establishment Agents will report to the Commission and law enforcement authorities any vehicle accidents, diversions, losses, or other reportable incidents that occur during transport, not more than 24 hours of such accidents, diversions, losses, or other reportable incidents.

All MJ agents involved in transportation of marijuana products will have a driver's license in good standing issued by the Massachusetts Registry of Motor Vehicles and will carry their agent registration card at all times in compliance with 935 CMR 500.105.(13)(g).

In accordance with 935 CMR 500.105(13)(b), MJ agents will document and report any unusual discrepancy in weight or inventory to the Commission and law enforcement authorities within 24 hours of the discovery of the discrepancy. All vehicles accidents, diversions, losses or other incidents deemed reportable that occur during transport shall be reported within 24 hours.

All vehicles that are used for transport shall comply with 935 CMR 500.105(13)(c). The vehicle used for transportation will be owned or leased by MJ, properly registered, inspected and insured with the Commonwealth, equipped with a Commission-approved alarm system and have heating and cooling systems appropriate for marijuana products. MJ will use a vehicle to transport marijuana products that contained a GPS monitoring device that is in compliance with 935 CMR 500.105(13)(1). Each MJ Marijuana Establishment Agent transporting marijuana products shall have access to a secure form of communication with personnel at the originating location at all times that the vehicle contains marijuana and marijuana products. The vehicle will not have any markings that indicate the content and marijuana products will not be visible from outside the vehicle. As stated in 935 CMR 500.105(3)(b)(16), all vehicles and transportation equipment used in the transportation of marijuana products or edibles requiring temperature control for safety will 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).

Pursuant to 935 CMR 500.105(13)(d), MJ will transport marijuana products in a secure, locked storage compartment that is a part of the vehicle transporting the marijuana products and the storage compartment will be sufficiently secure that it cannot be easily removed. If MJ plans to transport marijuana products to multiple other establishments in the future, it will seek the Commission's permission to adopt reasonable alternative safeguards. As stated in 935 CMR 500.105(3)(b)(16).

MJ will ensure that each vehicle transporting marijuana products will have a GPS monitoring device that complies with 935 CMR 500.105(13)(e). Each MJ agent transporting marijuana will have access to a secure form of communication and will test said devices prior to and immediately after leaving the originating location. Contact will be made with the originating location every 30 minutes throughout the trip.

Manifests will be completed in accordance with 935 CMR 500.105(13)(f). The manifests shall be filled out in triplicate, with the original manifest remaining with the originating Marijuana Establishment, a second copy provided to the destination establishment upon arrival, and a third to be kept with the agent during transportation and returned to the originating establishment upon completion of the transportation. Prior to transport, the manifest shall be securely transmitted to the destination establishment by facsimile or email.

Pursuant to 935 CMR 500.105(13)(f)(3), upon arrival, the agent at the destination establishment shall compare the manifest produced by the agents who transported the marijuana to the copy transmitted by facsimile or email. This manifest must, at a minimum, include: the originating establishment name, address, and license number; the names and registration numbers of the agents who transported the marijuana; the name and registration number of the agent who prepared the manifest; the destination establishment name, address, and license number; a description of the products being transported, including the weight; the mileage of the transporting vehicle at departure from the originating establishment, at the destination, and upon return at the originating establishment; the date and time of departure from originating the establishment and arrival at destination establishment; a signature line for the agent who receives

the marijuana products; the weight and inventory before departure and upon receipt; the date and time that the transported products were re-weighed and re-inventoried; the name of the agent at the destination establishment who re-weighed and re-inventoried products; and the transportation vehicle's make, model, and license plate. MJ shall retain all transportation manifests for no less than one year in accordance with 935 CMR 500.105(13)(f).

All transportation manifests shall be filled out in triplicate, with the original manifest remaining with the originating Marijuana Establishment, a second copy provided to the destination Marijuana Establishment upon arrival, and a copy to be kept with the licensed marijuana establishment agent during transportation and returned to the Marijuana Establishment or Marijuana Transporter upon completion of the transport, pursuant to 935 CMR 500.105(f)(1). Prior to transport, the manifest shall be securely transmitted to the destination Marijuana Establishment by facsimile or email. The manifest will be maintained within the vehicle during the entire transportation process, until delivery is completed. MJ will retain all transportation manifests for no less than one year and make them available to the Commission upon request.

Proposed Use

In order to have our own fully operational supply chain, MJ is applying for three separate licenses: retail, product manufacturing, and cultivation. Consequently, MJ would be seeking municipal approvals from Grafton for all three licenses. On June 11th, 2019, MJ entered into a host community agreement with the Grafton Selectboard to operate all three license types at the proposed location with an option to add a Registered Medical Dispensary. MJ is committed to locating these 4 licensed establishments at the 13 Centennial Drive Location. We will build a state-of-the-art center of operations and engage with the Town through the Town Administrator, Board of Selectmen, Police Chief, Fire Chief, Planning Board and all necessary municipal and community entities to navigate the local processes required to receive all approvals enabling adult-use marijuana establishment at this site.

MJ's initial application to the CCC for a cultivation license will be for a Tier 1 facility (up to 5,000 square feet of canopy, as designated by the CCC in 935 CMR 500.050(1)(d)) with plans to expand at our existing location as the business grows. MJ will, over the course of several years, increase its cultivation as the market warrants. This expansion area can be seen in the original site plan drawings on sheets L-5 & L-6 represented by a home-plate shaped dotted outline shown connected to the southwest end of the building. This area is called PROPOSED BUILDING EXPANSION on the print. This future build out would increase our electrical, water and gas consumption. However there will be little, or no impact on the employee count as this space will be occupied by additional cultivation space. The addition of a fully-compliant small "lab in a box" may also be proposed in the future where we may operate hydrocarbon extraction equipment in an area completely federated from the main building that would comply with all NFPA and OSHA standards as designed.

MJ's facility will consist of designated and separate cultivation and product manufacturing spaces, outfitted with the state of the art closed-loop odor mitigation technology and HEPA filtration. Clean rooms will eliminate the risk of contamination from unwanted particulates and, as required by 935 CMR 500.160, all marijuana and marijuana products will be tested by a licensed independent testing laboratory before being sold at our retail location. MJ

requires the highest standards for safety and hygiene and intends to be the regulatory benchmark by which all other marijuana establishments are measured. We will maintain an OSHA compliant workplace and utilize world-class security measures. MJ will comply with the CCC's stringent regulations on permissible edible product potency and packaging requirements.

Security Plan

MJ security plan is to protect the premises, provide a safe environment for patients, caregivers, staff, customers and the general public, and to deter and prevent any theft and diversion of product. MJ recognizes and prepares for both internal and external security threats, all employees will go through security training. Security plans will be reviewed and amended as needed. Violation of security policies by MJ agents and employees is grounds for immediate dismissal.

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

MJ will have limited access areas identified with clear signage designating the access point for authorized personnel only, pursuant to 935 CMR 500.110(4). Identification badges will be required to be worn at all times by MJ employees while at the facility or engaged in transportation. All outside vendors, contractors and visitors shall be required to wear visitor badges prior to entering limited access areas and shall be displayed at all times. Visitors shall be logged in and out and be escorted while at the MJ facility. The visitor log will be available for inspection by the Commission at all times. All visitor badges will be returned to MJ upon exit. All Limited Access areas will be clearly described by the filing of a diagram of the registered premises, as determined by the Commission, reflecting, where applicable, entrances and exits, walls, partitions, vegetation, flowering, processing, production, storage, disposal and retail sales areas. Access to Limited Access areas will be restricted to employees, agents or volunteers specifically permitted by MJ, agents of the Commission, state and local law enforcement and emergency personnel. All MJ employees will visibly display an employee identification badge issued by MJ at all times while MJ's Marijuana Establishments or transporting marijuana.

All finished marijuana products will be stored in a secure, locked safe or vault in such a manner as to prevent diversion, theft or loss, pursuant to 935 CMR 500.110(1)(f). Additionally, MJ will prohibit keys, if any, from being left in the locks or stored or place in a location accessible to persons other than specifically authorized personnel. Access will be primarily granted through a

2-level access control architecture that will eliminate the use of keys to operate most locks. MJ will also ensure that all marijuana products are kept out of plain sight and are not visible from a public place without the use of binoculars, optical aids or aircraft.

Pursuant to 935 CMR 500.105(12)(b), all liquid waste containing marijuana or marijuana byproducts shall be disposed of in compliance with all applicable state and federal requirements. Any remaining marijuana waste shall be ground and mixed with other organic materials, as defined in 301 CMR 16.02 and in accordance with 935 CMR 500.105(12)(c)(2.b). Solid waste containing cannabis waste generated at our Marijuana Establishment may be ground up and mixed with solid wastes such that the resulting mixture renders the cannabis unusable for its original purpose, in compliance with 935 CMR 500.105(12)(c). A minimum of two Marijuana Establishment Agents must witness and document how the marijuana waste is disposed or otherwise handled in accordance with 935 CMR 500.105(12).

In accordance with 935 CMR 500.110(5), MJ will have a security system to prevent and detect diversion, theft or loss of marijuana. Pursuant to 935 CMR 500.110(5)(a)-(f), MJ'S security system shall include, but is not limited to: perimeter alarms; failure notification system; duress alarm; video cameras in all areas containing marijuana; 24-hour recordings that are retained for at least 90 days, contain a date and time stamp and can be exported as still images; and the ability to remain operational during power outages. Additionally, the security system will be maintained in secure locations with a back-up alarm system provided by a MJ different than that provided by our primary system. Access to said systems will be limited to personnel essential to security operations, law enforcement, the security MJ and the Commission. All equipment shall be in good working order at all times. The facility is equipped with an on-site, natural gas backup electricity generator with sufficient capacity to maintain all security systems and a healthy growth environment for the plants in the event of power outage.

Any incident occurring at the MJ facility that is a breach of security shall be immediately reported within 24 hours to law enforcement and the Commission, pursuant to 935 CMR 500.110(7). Breaches may include, but are not limited to: discovery of discrepancies of inventory; diversion, theft or loss of product; criminal action involving the MJ facility; unauthorized destruction of marijuana or suspicious acts involving said marijuana; loss or alteration of records; and alarm activation or failure of the security system. Incident reports shall be submitted to the Commission within 10 days of the occurrence of the act and documentation of the incident will be maintained for at least one year or throughout the duration of any related investigation.

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

After Hours Contact Information: Heath Gaffney 603-759-7176