



January 10, 2022

Whately Planning Board
Town Offices
4 Sandy Lane
Whately, MA 01093
Email: planningboard@whately.org

RE: Application for Site Plan Review
Proposed Marijuana Establishment
Greenjeans Farms, LLC
149 Christian Lane
Whately, Massachusetts
Project No. 21-19

Dear Chairperson Sluter and Members of the Board:

Greenjeans Farms, LLC respectfully submits this Revised Site Plan Review Application for a proposed marijuana cultivation establishment at 149 Christian Lane (Map 20 Lot 27). The proposed project includes utilizing four (4) existing greenhouses and constructing one (1) new greenhouse and a metal barn on the 6-acre property split zoned A/R-1 and A/R-2. A Special Permit was granted by the Whately Zoning Board of Appeals on January 6, 2022.

Enclosed are four (4) copies of the Revised Site Plan Review Application, one (1) large set of plans, and four (4) reduced-sized plans. An electronic copy is also being submitted via email.

The following information is included:

- 1.0 Required Application Items
- 2.0 Project Narrative
- 3.0 Attachments

A list of abutters within 300 feet of the subject property has been included as part of this submission. The \$150.00 filing fee check was submitted with the original application on September 28, 2021 and processed on October 14, 2021. Full payment of the advertisement costs will be provided prior to the opening of the public hearing.

Thank you,

A handwritten signature in black ink, appearing to read 'J. Beauchemin', is written in a cursive style.

Julie Beauchemin
Greenjeans Farms, LLC
4 Old Sawmill Road
Holliston, MA 01746
julie@greenjeanscoop.com

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TOWN OF WHATELY
Whately, Massachusetts 01093

Application for Site Plan Approval

Date September 28, 2021
Revised January 10, 2022

Fee: \$150 payable to the Town of Whately


Name of Applicant: Greenjeans Farms, LLC
(please print)

Address of Applicant: 4 Old Sawmill Road
Holliston, MA 01746

Telephone #: 774-217-8910 Email address: julie@greenjeanscoop.com

Address / Location of site under review: Long Plain Farm, 149 Christian Ln (Map 20 Lot 27)

Briefly describe the proposed use for the site: Indoor (Greenhouse) cultivation of Adult Use marijuana under a craft marijuana cooperative license.



Signature of Applicant

Date Received by the Planning Board

Signature of Planning Board Chair

Attach a list of the names and current addresses of all abutters. Including any landowners opposite the site on any public or private way and any abutters within 300 feet of the property lines of the site.

The full cost of advertising all legal notices to abutters required to hold a public hearing by the Planning Board shall be the responsibility of the applicant. Full payment of the advertisement costs is due prior to the opening of the public hearing. If the payment has not been made prior to the opening of the public hearing, the Planning Board shall open the public hearing and immediately continue it to a date, time and place certain.

Date(s) of Public Hearing: _____

Site Plan Approved as Submitted _____

Site Plan Approved with changes and/or conditions
(Please specify below) _____

Site Plan Approval Denied
(Please specify reasons below) _____

Site Plan Approval with Changes: (please list changes)

Site Plan Approval Denied: (please specify reasons)

Date of Planning Board Decision: _____

Signature of Planning Board Chair: _____



300 foot Abutters List Report

Whately, MA
January 08, 2022

Subject Property:

Parcel Number: 20-0-27
CAMA Number: 20-0-27
Property Address: 149 CHRISTIAN LN

Mailing Address: HUTKOSKI WAYNE M HUTKOSKI SCOTT
149 CHRISTIAN LN
S DEERFIELD, MA 01373

Abutters:

Parcel Number: 20-0-24
CAMA Number: 20-0-24
Property Address: 144 CHRISTIAN LN

Mailing Address: BORAWSKI THOMAS EDW & MICHELLE
144 CHRISTIAN LN
S DEERFIELD, MA 01373

Parcel Number: 20-0-25
CAMA Number: 20-0-25
Property Address: N/S CHRISTIAN LN

Mailing Address: IRENE P FARRICK FUNDING TRUST C/O
JIM FARRICK
620 N E 16TH AVE
FT LAUDERDALE, FL 33304

Parcel Number: 20-0-25-1
CAMA Number: 20-0-25-1
Property Address: 147 CHRISTIAN LN

Mailing Address: CHAMUTKA JONATHAN M COOPER
SARA B
147 CHRISTIAN LANE
S DEERFIELD, MA 01373

Parcel Number: 20-0-26
CAMA Number: 20-0-26
Property Address: S/S CHRISTIAN LN

Mailing Address: WARGER CAROLYN M, TRISHA M
TIFFANY M WARGER
194 LONG PLAIN RD
S DEERFIELD, MA 01373

Parcel Number: 20-0-28
CAMA Number: 20-0-28
Property Address: 153 CHRISTIAN LN

Mailing Address: SMAROWSKI EDW/ALBERTA LFE EST
SMAROWSKI JS/ED R
153 CHRISTIAN LANE
S DEERFIELD, MA 01373

Parcel Number: 20-0-29
CAMA Number: 20-0-29
Property Address: 154 CHRISTIAN LN

Mailing Address: ORLOSKI FREDERICK P KAREN J
ORLOSKI
154 CHRISTIAN LN
S DEERFIELD, MA 01373

Parcel Number: 20-0-30
CAMA Number: 20-0-30
Property Address: 155 CHRISTIAN LN

Mailing Address: MARTIN TROY T & SUSAN P
161 CHRISTIAN LN
S DEERFIELD, MA 01373

Parcel Number: 20-0-31
CAMA Number: 20-0-31
Property Address: S/S CHRISTIAN LN

Mailing Address: PAM CAROLINE C WILCOX TIMOTHY N
131 S SILVER LN
SUNDERLAND, MA 01375

Parcel Number: 20-0-34-10
CAMA Number: 20-0-34-10
Property Address: 161 CHRISTIAN LN

Mailing Address: MARTIN TROY
161 CHRISTIAN LANE
S DEERFIELD, MA 01373

Parcel Number: 20-0-34-3
CAMA Number: 20-0-34-3
Property Address: 257 LONG PLAIN RD

Mailing Address: WATSON NESSIM J ROBIDOUX
MICHELLE
257 LONG PLAIN RD
S DEERFIELD, MA 01373



www.cai-tech.com

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300 foot Abutters List Report

Whately, MA
January 08, 2022

Parcel Number: 20-0-34-4
CAMA Number: 20-0-34-4
Property Address: 11 MIECZKOWSKI CR

Mailing Address: BANISTER TIMOTHY
11 MIECZKOWSKI CIRCLE
S DEERFIELD, MA 01373

Parcel Number: 20-0-34-5
CAMA Number: 20-0-34-5
Property Address: 9 MIECZKOWSKI CR

Mailing Address: ALLARD PHILLIP R & JEANNETTE M
9 MIECZKOWSKI CIR
S DEERFIELD, MA 01373

Parcel Number: 20-0-34-6
CAMA Number: 20-0-34-6
Property Address: 7 MIECZKOWSKI CR

Mailing Address: LUKIN JOHN M & BETH R
7 MIECZKOWSKI CIR
S DEERFIELD, MA 01373

Parcel Number: 26-0-26
CAMA Number: 26-0-26
Property Address: 273 LONG PLAIN RD

Mailing Address: WHATELY TOWN OF
TOWN HALL
WHATELY, MA 01093

Parcel Number: 26-0-27-2
CAMA Number: 26-0-27-2
Property Address: 276 LONG PLAIN RD

Mailing Address: LESENSKI JOHN J
276 LONG PLAIN RD
S DEERFIELD, MA 01373

Parcel Number: 26-0-27-3
CAMA Number: 26-0-27-3
Property Address: 270 LONG PLAIN RD

Mailing Address: WASILEWSKI JONATHAN C PATRICIA S
270 LONG PLAIN RD
S DEERFIELD, MA 01373

Parcel Number: 26-0-27-4
CAMA Number: 26-0-27-4
Property Address: E/S LONG PLAIN RD

Mailing Address: WASILEWSKI JONATHAN C LORRAINE
H/THOMAS H
270 LONG PLAIN RD
S DEERFIELD, MA 01373

Parcel Number: 26-0-30
CAMA Number: 26-0-30
Property Address: 267 LONG PLAIN RD

Mailing Address: MACKO JACOB A & TARA R
267 LONG PLAIN RD
S DEERFIELD, MA 01373

Parcel Number: 26-0-31
CAMA Number: 26-0-31
Property Address: 265 LONG PLAIN RD

Mailing Address: HAVRILLA GEORGE R & JEANNINE
PO BOX 303
S DEERFIELD, MA 01373

Parcel Number: 26-0-32
CAMA Number: 26-0-32
Property Address: 261 LONG PLAIN RD

Mailing Address: BREEN ANDREW D BREEN CAROL J
261 LONG PLAIN RD
S DEERFIELD, MA 01373



www.cai-tech.com

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DOCUMENT CONTAINS SECURITY FEATURES

Greenjeans Farms, LLC
4 Old Sawmill Road
Holliston MA 01746

Date 9/28/2021

100
53-8306/2113

Pay to the order of Town of Whately \$ 150.00
One hundred Fifty dollars and 00/100 Dollars

GFA FEDERAL CREDIT UNION
Gardner MA 01440-0468

MEMO P. B. Filing fee SIGNED J. B.

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑆ 211383066⑆ 52789652⑆ 0100

dep-act# 959 91000100001966101717

UNLIMITED RECOURSE: This Check will not be paid if it has been forged, altered, is a copy, or if the signature is not that of the person who signed against the Endorser. This means that persons accepting this Check should accept it only from those who have recourse.

For Deposit Only

DO NOT SIGN/WRITE/STAMP BELOW THIS LINE
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2.0 PROJECT NARRATIVE (REVISED)

2.1 Overview

Greenjeans Farms, LLC (“Greenjeans Farms”) is proposing to build and operate a licensed Adult Use marijuana cultivation facility at the approximately 6-acre property (Map 20 Lot 27) at 149 Christian Lane (the “Property”). The crop will be sun grown and fully contained inside four (4) existing greenhouses and one (1) new greenhouse. The Property is co-owned by Scott Hutkoski and Wayne M. Hutkoski and is split zoned A/R-1 and A/R-2. Frontage and access to the site exists off Christian Lane, a public way. The property owners have granted Greenjeans Farms legal access to the site area to develop, build, and operate the proposed use. The proposed use was approved by the Whately Zoning Board of Appeals (ZBA) on January 6, 2022, and previously approved by the Whately Planning Board and ZBA in 2018 under a separate applicant, Urban Grown, Inc.. A letter provided by the landowners as [Attachment 3.1](#) provides evidence that the former applicant does not have any legal interest in, or right to occupy, the Property.

2.2 Existing Conditions

The Property is bounded to the south by Christian Lane, to the north by Town property, and to the sides by private property. Surrounding land uses within 1,000 feet are agricultural and residential except for the Whately Elementary School. The lot consists of flat, open farmland with multiple structures including a single-family dwelling, two sheds, two barns, and five greenhouses. The Property’s working farm currently uses the northern field and greenhouses to grow vegetables and flowers. The existing greenhouses are heated by propane and connected to private well water and electric.

No wetlands have been identified on site as confirmed by MassGIS review and a Senior Professional Wetland Scientist (see [Attachment 3.2](#)). A manmade ditch exists in the northern middle section of the proposed fenced area. This ditch was dug by the landowners to control drainage from the field.



Image 1: Looking north into the Property from Christian Lane (public way).



Image 2: Looking west at location of damaged/removed greenhouses in existence on April 24, 2018 within A/R-1.



Image 3: Looking south along the western property line.



Image 4: Looking north at the manmade ditch.



Image 5: Looking south along the eastern property line.

Prime Farmland Soils

The Property consists of Prime Farmland Soils and Farmland of Statewide Importance as shown in Attachment 3.3. Soils within the project area are Windsor loamy sand with 0-3% slopes.

Whately Heritage Landscape

The Property is within the Tobacco Barns Priority Landscape illustrated in the June 2009 Whately Heritage Landscape Inventory Reconnaissance Report. The Whately East Cemetery is located approximately 0.5 mile east of the Property.

Whately Open Space and Recreational Plan

The draft Open Space and Recreational Plan (2021-2028) and associated maps do not identify any open space areas or wildlife corridors within the Property. The Property is considered Agricultural Land with Temporary Protection from Development through Enrollment in the Chapter 61A Land Classification and Taxation Program (Table 5-3).

Massachusetts Natural Heritage and Cultural Resources

According to the Massachusetts Natural Heritage Atlas data, confirmed current with the Massachusetts Office of Geographic Information Systems (MassGIS), the Property does not contain Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife as designated by the Natural Heritage and Endangered Species Program (NHESP). Based on a search of the Massachusetts Cultural Resource Information System (MACRIS) database maintained by the Massachusetts Historic Commission (MHC), no historic areas, buildings, burial grounds, objects, or structures are in the immediate vicinity of the site.

2.3 Proposed Conditions

The proposed cultivation facility will utilize four greenhouses within A/R-1 and A/R-2 which existed on April 24, 2018, as shown in the aerial photograph included in Attachment 3.4. Since April 24, 2018, two additional greenhouses within A/R-1 were damaged due to weather conditions and were subsequently removed for safety reasons. In this space, Greenjeans Farms plans to construct a metal barn which shall serve as a secured storage, processing, and packaging area.

Stormwater Management

For the proposed improvements, stormwater measures have been implemented to capture and direct the roof runoff from the proposed greenhouses. Stone drip edges have been proposed to capture the runoff from the roofs of the proposed greenhouses. The drip edge will be comprised of stone trenches with perforated pipe embedded within. These pipes will be directed to larger stone infiltration trench to help mitigate the stormwater runoff. The proposed gravel drive and parking area will function as its own infiltration system which will minimize stormwater runoff from these areas.

Construction Erosion Control Measures

Both temporary and permanent erosion control measures will be utilized. During construction, a temporary construction entrance will be placed at the end of the existing parking area. These measures will remain in place until permanent ground cover has been established. Also, silt fencing will be installed to encompass the project area to mitigate for any soil erosion. For permanent measures, gravel drip edges have been proposed for the newly constructed greenhouses to prevent erosion from the stormwater runoff from the roof(s).

Dimensional Requirements

The Property is 6.0 acres and has 166 feet of frontage along Christian Lane. Greenjeans Farms is proposing a facility area (or fenced area) of approximately 37,000 square feet.

As part of its Special Permit conditions, Greenjeans Farms shall install 6'-high chainlink single gate fencing along the 50' setback line within each of the three existing greenhouses, as shown below. These physical barriers shall prevent the cultivation of marijuana within the 50' setbacks.



Parking and Loading

Employee parking will be located just outside of the front gate and include 7 spaces as shown on Sheet 2 of the plan set. Part-time employees will be let in through the front gate each morning by the ME agents. Daily parking is expected to be 5-6 cars.

The loading/transport area will be located inside the secured fence next to the metal barn where packaged and sealed marijuana products will be picked up by a licensed third party transporter in the following sequence:

1. All boxes/totes are sealed, with all required forms enclosed, upon transporter's arrival.
2. Transporter will take photographs of all boxes/totes to prove that they were in fact sealed at the time of pick up.
3. Transporter will request both a paper and electronic signature from the site's ME agent.
4. Transporter will take a picture of said agent's photo ID (agent card is acceptable).
5. Transporter will place all boxes or totes in separate locked compartments within transport vans.
6. Transporter will follow all regulatory requirements for GPS tracking including 30-minute check ins and video footage.
7. Upon arrival at the destination(s), transporter will complete the above chain of custody documentation steps again (photos, signatures, etc.), while following the destinations designating inventory procedure for unloading.
8. All METRC signatures will be collected.
9. The completed METRC manifest will be scanned back to origin after completion of the route for their records.

Site Screening

Greenjeans Farms is proposing to erect a 7-foot-high cedar stockade fence on the north, east, and west sides of the site to screen the greenhouses and operations from the neighboring properties. The fence bordering the southern boundary is shown as 7-foot-high chain-link.

Lighting & Security

Motion-sensor lighting will be installed inside the fenced area to ensure the safety of persons and to protect the premises from theft. Security cameras will remain inside the fenced area and will have the capability to function with minimum lighting at night. Greenjeans Farms will work with its security consultant to ensure that cameras are not directed at abutting properties and only focus on the interior fenced area. Lighting will be consistent with public safety requirements and hours of operation, reasonably shielded from abutting properties and designed to reduce light pollution. Lighting will cover all entrances and exits and all possible points of intrusion. The lighting system will be designed, and exact

locations recorded, so that repairs can be made more rapidly in an emergency. Switches and controls will be properly located, waterproof and tamper resistant, and centrally located. The lighting system will be regularly inspected and any failures will be repaired within 24 hours.

Noise & Odors

There is no anticipated change in the noise level that currently occurs at the site. The site will remain a working farm and all equipment shall comply with MassDEP noise criteria. Any noises that are detectable from neighboring properties at over 10 dB(A) above ambient shall be mitigated.

Greenjeans Farms has identified Air Filters, Inc.'s ("Air Filters") SureSorb™ refillable carbon trays as an effective method for preventing the release of cannabis odors from the greenhouses.

Carbon filters are simple, clean, and highly capable of collecting numerous terpene odors within the greenhouse environment. When installed as part of the exhaust fan, the filters will stop the smell of cannabis from leaking outside. Carbon filters absorb odors and gases in the air and contain them on the carbon media's high surface area.



SureSorb™ refillable carbon trays use bulk carbon for removal of odors, gases, and volatile organic compounds. The filters are produced using either a stainless steel or galvanized frame. The trays will be custom designed to fit the greenhouse exhaust fans. Within the trays are virgin carbon pellets size 4x8 (2.36-4.75mm). A perforated face guard holds the pellets in.

Each of the 5 proposed greenhouses will contain 2 exhaust fans and 2 carbon tray filters. The carbon filter tray will sit in front of the exhaust fan, on the outside of the greenhouse, so that when the exhaust fan pulls air through the tray, the carbon neutralizes any smells and the exhausted air is completely odor-free.

Air Filters recommends that, depending on the length of time that odor is present, the carbon pellets are replaced every 3 months. Per the condition approved as part of Greenjeans Farms' Special Permit, Greenjeans Farms will replace the carbon trays every 3 months. The carbon pellets will be disposed of in accordance with local and Applicable Law.

See Air Filters company and product information in Attachment 3.6.

Energy Efficiency

Greenjeans Farms is committed to best industry practices for use of energy, water, waste disposal, and other common resources. The crop will be sun grown; there are no grow lights proposed inside the greenhouses. Minimal electricity will be used for fans, thermostat controls, and security equipment. Heat for the greenhouses will continue to be generated by a propane tank on site.

Water Efficiency

Water will be accessed through the existing private well on site. The following responsible techniques shall be used to minimize water consumption at the facility:

- A commitment to not engaging in water intensive cultivation practices, and
- Using drip irrigation to limit wastewater runoff underneath the plant pots. Drip irrigation reduces water consumption by 90% compared to other watering methods.

Greenjeans Farms will continue to explore ways to incorporate water recapture from rainwater and irrigation, such practices which shall be consistent with State regulations.

Hazardous Materials

Below are a list of fertilizers and cleaning supplies to be used at the facility. They include the same fertilizers used for field crops and bedding crops. The suggested mixes are low in phosphates and do not cause harm when used properly. The greenhouses' drip irrigation systems will also limit overuse of fertilizers. Similarly, per State regulations, licensed Massachusetts cannabis cultivation facilities are limited to using minimum risk pesticides that are considered organic.

- Fertilizers
 - 15-5-15
 - 12-4-16
 - 15-5-20
 - Epsom salts
- Pesticides (stored in approved cabinets)
 - Horticulture oils
 - Citric acid
- Cleaning agents (for hard surfaces only)

- BioSafe Systems SaniDate
- Household bleach

In the event of a spill, the following steps will be taken:

- Employees will be trained to deal with both a minor and major spill incident.
- Move employees and others who are closest to the danger to a safe area near or at an emergency exit. A diagram of evacuation routes will be posted in all work areas.
- Direct all persons present to evacuate the building through the nearest safe exit.
- All available employees will assist in the evacuation to ensure that no one is left in the building. An employee will assist anyone with limited mobility.
- Employees assigned a safety function should be the last to exit the facilities, whenever possible.
- One employee will be assigned to take the First Aid Kit as they leave the facilities.
- Management will notify the Police and Fire Departments by dialing 911.

Cleaning supplies and any other chemicals will not be placed or stored on any impervious floor surfaces.

Signage

To prevent drawing attention to the facilities, no visual identifiers indicating that marijuana is being cultivated/grown on site will be visible. There will be no signage advertising the name or existence of the marijuana cultivation facility. The only planned signage, as required by the Cannabis Control Commission, is a 12" x 12" sign posted at each of the front gate, greenhouse entrances, and barn entrances reading "Do Not Enter - Limited Access Area - Access Limited to Authorized Personnel Only" in lettering no smaller than one inch in height.

Greenhouses

Greenjeans Farms is proposing to use all existing greenhouses in order to maintain efficient practices and fully utilize the existing infrastructure. This also avoids building new structures closer to the Elementary School. New or re-built greenhouses are designed to comply with zoning setbacks and will minimize the use of electricity and water. New structures do not impact any farmland currently in production.

Newly constructed greenhouses will be gothic-style hoop houses with metal end walls, exhaust fans, and propane heaters. They will appear very similar to the below image.



Source: Rimol Greenhouse Systems

Buildings

The proposed 3,575 square foot metal barn shall be a tan or other neutral color similar to the depiction below.



Source: Armstrong Steel

The metal barn shall be used for storage of all supplies, processed and packaged marijuana, and required on-site documents.

Marketing

There will be no sale of marijuana, marijuana products, or any other products at the proposed site, therefore, there will be no marketing materials, free samples, or advertising that would attract visitors or minors. The facility's operations will be inconspicuous and the ME agents will maintain the facility's appearance as a working farm compatible with the surrounding community.

Hours of Operation

The facility will generally operate seven days a week from 7:00am-7:00pm which may vary depending on daylight hours. Greenjeans Farms will maintain peaceful occupancy of the Property and abide by the Town of Whately's noise ordinance. Transport and loading will occur during daylight hours only.

Application Requirements

- Name & address of legal owner and Licensee:

Property owner: Scott Hutkoski, Wayne M. Hutkoski
149 Christian Ln
Whately, MA 01373

Licensee: Greenjeans Farms, LLC
Attn: Julie Beauchemin, General Manager
4 Old Sawmill Road
Holliston, MA 01746

- Name & address of all people having interests in ME,
Name & address of ME manager(s):

Julie Beauchemin
4 Old Sawmill Road
Holliston, MA 01746

Robert Beauchemin
4 Old Sawmill Road
Holliston, MA 01746

Scott Hutkoski
Long Plain Farm
149 Christian Ln
Whately, MA 01373

- # of proposed employees: 3 full-time employees, 4 part-time employees
- Proposed security precautions: The facility will consist of a secured, locked gate with perimeter cameras and alarms. The front gate will have its own camera, keypad, and intercom. Inside the gate, there will be additional cameras, motion detectors, and security lighting around and inside all structures. Security systems will run 24/7 and will be monitored by a third party security provider who will be alerted if any alarms are triggered. The Whately Police Department will also be immediately

notified in the event of a security breach. The security system will be supported by a back-up generator and an Uninterruptible Power Supply unit to maintain all alarm systems and video surveillance during a community-wide power outage.

Site Plan

The Site Development Plan Set, prepared by Patriot Engineering, LLC, shows the distances between the proposed facility and all existing uses within 1,000 ft of the property line. Existing surrounding uses are agricultural and residential except for the public school to the north. The closest residence is approximately 215 feet from the nearest greenhouse. The Whately Elementary School property line is over 560 feet from the closest greenhouse and the school building is over 1,000 feet from the closest greenhouse.

Greenjeans Farms is respectfully requesting a waiver from the traffic study due to the passive nature of the proposed facility. There will be no sales at this location and therefore no change in traffic from how the farm currently operates.

Reporting

Contact information for Greenjeans Farms' management team (at least 2 General Managers) will be kept current with all Town of Whately Boards and emergency response teams. Greenjeans Farms will also comply with all accounting and reporting required through its Host Community Agreement and Town permits.

Host Community Agreement

A Host Community Agreement was executed between the Town of Whately and Greenjeans Farms, LLC, dated September 8, 2021. A copy of this Agreement is included as Attachment 3.7.

3.0 ATTACHMENTS

3.1 Landowner Attestation

3.2 Senior Professional Wetland Scientist Letter

3.3 Prime Farmland Soils

3.4 Historical Aerial Imagery

3.5 Security Plan

3.6 Odor Control Specifications

3.7 Executed Host Community Agreement

September 10, 2021

Town of Whately
Zoning Board of Appeals
c/o Roger Lipton, Esq., Chairman
4 Sandy Lane
Whately, MA 01373

RE: 149 Christian Lane

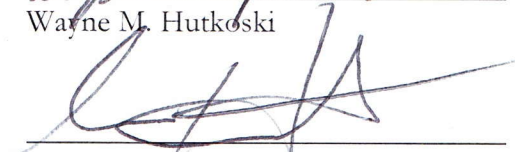
Dear Mr. Lipton,

Please accept this letter as a formal notice by the landowners, Wayne M. and Scott Hutkoski, of 149 Christian Lane, Whately, MA (the "Property") that Urban Grown, Inc., the previous applicant for a licensed marijuana cultivation facility at the Property, does not have any legal interest in or right to occupy the Property.

Very truly yours,



Wayne M. Hutkoski



Scott Hutkoski

Wendell Wetland Services

105 Montague Road
Wendell, MA 01379
(978) 544-5607
ward.ves@gmail.com

April 9, 2021

Ms. Julie Beauchemin
General Manager
Greenjeans Farms, LLC
Via electronic mail

Re: 149 Christian Lane, Whately MA

Dear Ms. Beauchemin:

As requested, Wendell Wetland Services (WWS) met with you at the above referenced site yesterday. The purpose of my site visit was to evaluate a manmade depression on the site for possible jurisdiction under the Massachusetts Wetlands Protection Act (M.G.L. chapter 131, section 40) and Regulations (310 CMR 10.00). While I am qualified to render an expert opinion on such matters, only the Whately Conservation Commission, or the Massachusetts Department of Environmental Protection (DEP) on appeal, can make the final determination of wetland jurisdiction.

Area Description

The area in question is a man-made depression that does not have any inlet or outlet. This depression was excavated by the landowner in order to capture surface runoff when the ground is frozen in the adjacent agricultural field. Essentially, it was constructed as a detention basin.

The entire surrounding area is land in agricultural use, and is mapped as the well-drained Agawam fine sandy loam by the Natural Resources Conservation Service. There is no wetland vegetation within the depression, although the soils were saturated within 12 inches of the surface.

Jurisdiction

In order to be protectable under State law, and isolated wetland must either be a "Pond" or it must qualify as "Isolated Land Subject to Flooding" (ILSF). In order to be a pond, a water body must have a surface area of at least 10,000 square feet. In order to qualify as ILSF, an area must contain, at least once per year, a quarter-acre foot of water to an average depth of six inches. It is my professional opinion that the area is far too small to meet either of these thresholds.

Generally, man-made features that were constructed within upland areas are not subject to federal jurisdiction under sections 401 and 404 of the Clean Water Act.

Further, the area does not meet the "hydrophytic vegetation" criterion under the Army Corps of Engineers' three parameter method for delineating federal wetlands.

This morning, I had a telephone conversation with Mr. Scott Jackson, chair of the Whately Conservation Commission. While Mr. Jackson has not viewed the area in question, he agreed with my assessment that the area is not jurisdictional based upon my observations as related to him. He also thanked me for letting the Commission know of your intentions for this area.

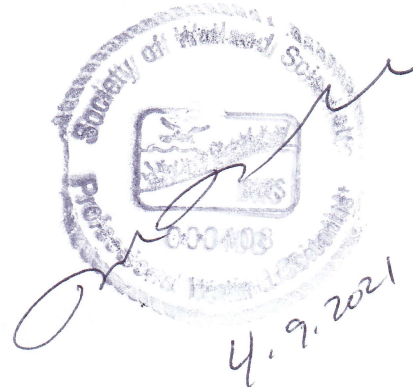
In order to be 100% certain, it would be necessary to file a *Request for Determination of Applicability* (WPA form 1) with the Whately Conservation Commission. However, it is my professional opinion that this step is not necessary in this case, since the area is clearly not a jurisdictional wetland.

Please feel free to contact me if you have any questions regarding my evaluation.

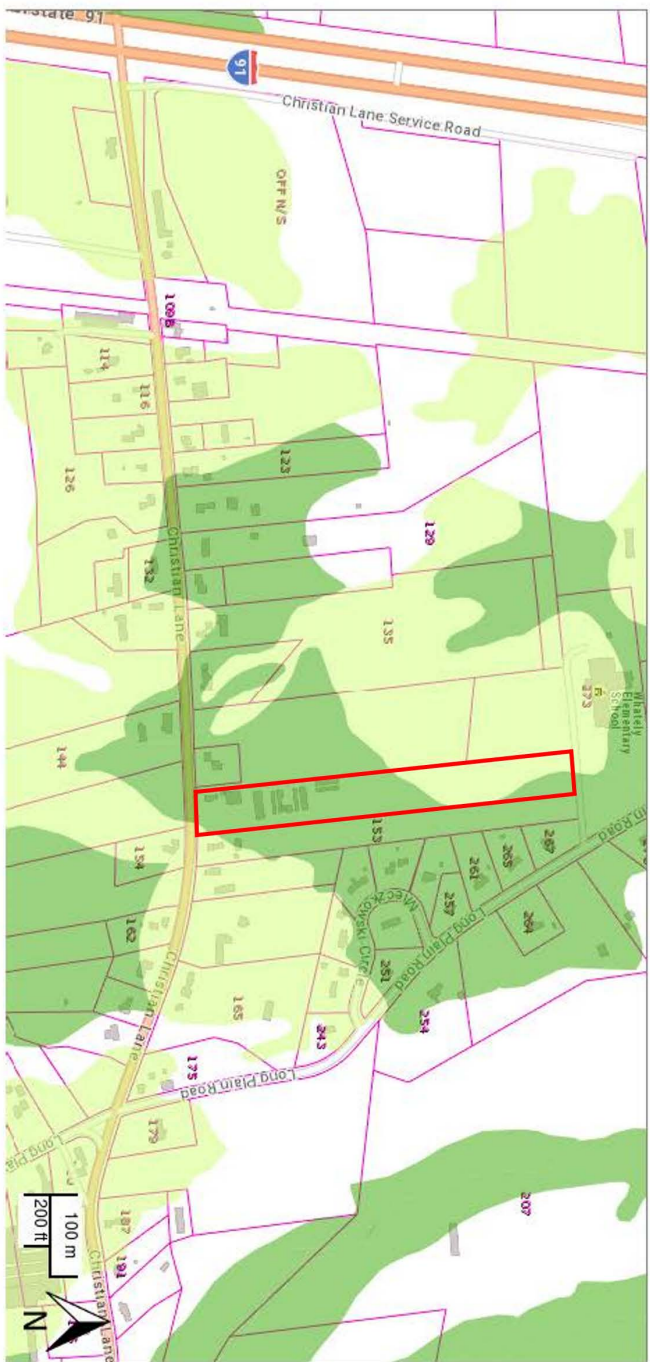
Sincerely,
Wendell Wetland Services



Ward Smith, SPWS
Senior Professional Wetland Scientist

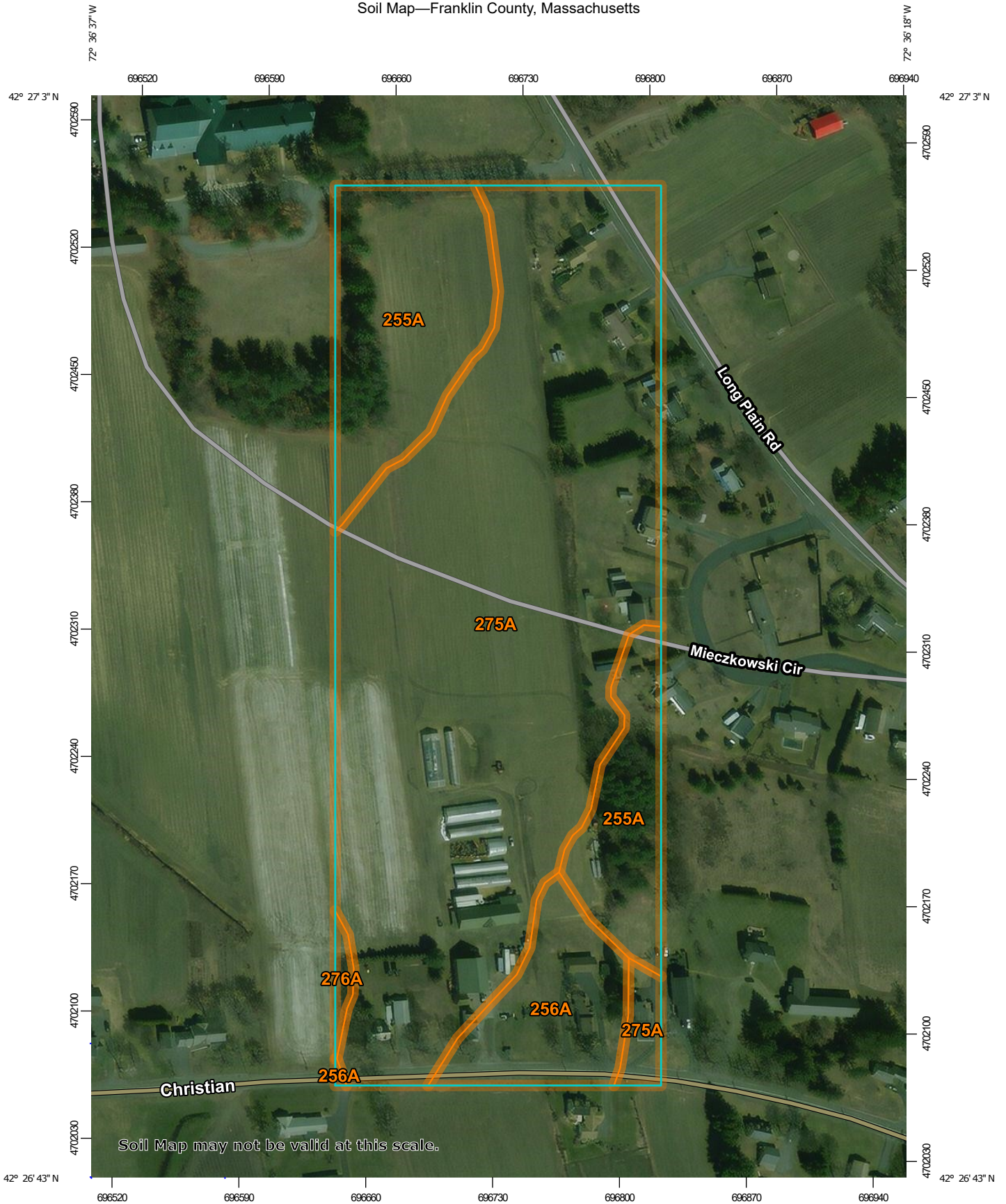


149 Christian Ln Prime Soils

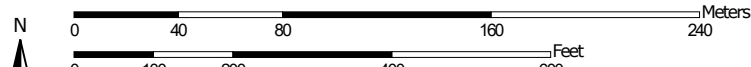


- Prime Farmland Soils
- All Areas Are Prime Farmland
- Farmland of Unique Importance
- Farmland of Statewide Importance
- Tax Parcels for Query
- Detailed Features
- Tax Parcels for Display
- Structures

Soil Map—Franklin County, Massachusetts



Map Scale: 1:2,900 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/19/2021
Page 1 of 3

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features			
	Blowout	Water Features	
	Borrow Pit		Streams and Canals
	Clay Spot	Transportation	
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp	Background	
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Massachusetts
 Survey Area Data: Version 15, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

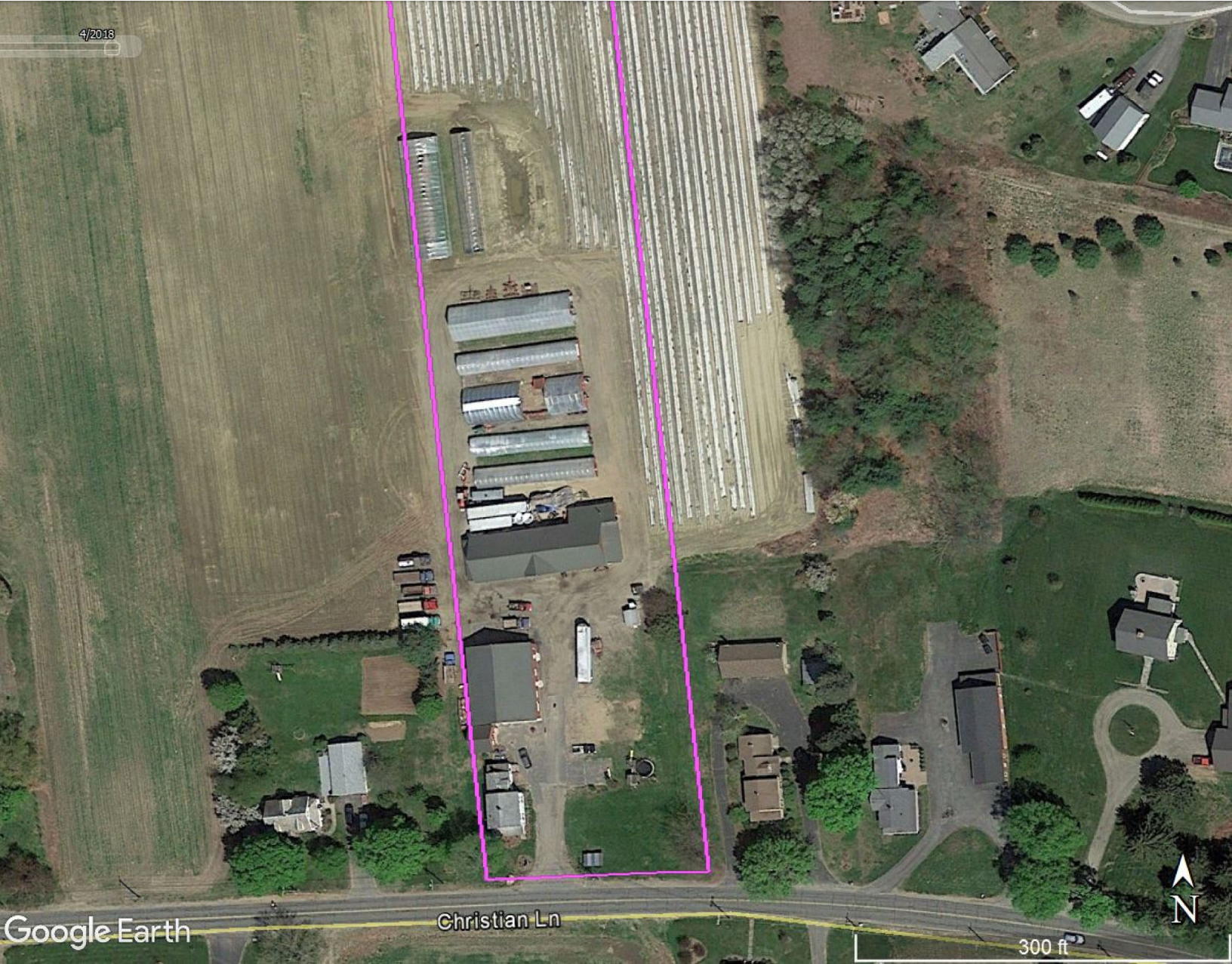
Date(s) aerial images were photographed: Sep 29, 2013—Oct 16, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
255A	Windsor loamy sand, 0 to 3 percent slopes	4.6	20.6%
256A	Deerfield loamy fine sand, 0 to 3 percent slopes	1.8	8.2%
275A	Agawam fine sandy loam, 0 to 3 percent slopes	15.6	70.6%
276A	Ninigret fine sandy loam, 0 to 3 percent slopes	0.1	0.6%
Totals for Area of Interest		22.1	100.0%

4/2018



Google Earth

Christian Ln

300 ft



Greenjeans Co-op Greenhouse Security Plan for the Town of Whately, MA

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Produced by Sapphire Risk Advisory Group, LLC
Submitted August 4, 2021

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PRIMARY PURPOSES OF THE SECURITY PLAN

The security mission of Greenjeans Co-op (GJC) is to cultivate and grow marijuana plants/cannabis (“marijuana or cannabis”) in accordance with the highest standards for quality of products, services, and public safety. Every aspect of GJC’s operation will have a strong emphasis on security and preventing the diversion of marijuana. GJC recognizes that the marijuana regulations are likely to be revised or updated from time to time, as the marijuana industry further develops in Massachusetts, and based upon experience and inputs from industry stakeholders and the public.

GJC will communicate all security concerns with the Town of Whately (“Town”), the Massachusetts Cannabis Control Commission (“Commission”), and the Police Department of Whately (“Police Department”) and will continually monitor changes in the laws, rules, and regulations to be able to update this Security Plan and keep it current with all applicable requirements. This Security Plan complies with the Code of Massachusetts Regulations Title 935 (“935 CMR”) as well as the Town of Whately Zoning Code Chapter 171-28.6 (“Code”).

The primary purposes of the Security Plan are to:

- Provide a safe and secure environment for all employees and visitors.
- Safeguard the entire facility including cultivating/growing, storage, and handling of marijuana/cannabis.
- Ensure comprehensive audit procedures for the entire operation in connection with the cultivating/growing, storage, and handling of marijuana/cannabis.

The Security Plan will meet all the State requirements for marijuana establishments and aim to comply with Whately’s goal of ensuring citizens are afforded safe and convenient co-existence with marijuana businesses while ensuring that the cultivation facility is not in conflict with the city code, inconsistent with surrounding uses, or detrimental to the public health, safety, and welfare. The Security Plan is primarily defensive in nature to secure property, personnel, product, and proprietary information, but takes a proactive approach to deterring theft and diversion. Employee procedures and accountability as well as control of access into and within the facility will be a central part of this Security Plan.

Per 935 CMR 500.110(1)(n), GJC will develop sufficient safeguards as required by the Commission or Town for special security concerns. GJC will share its Security Plan and procedures with law enforcement authorities and fire services, periodically updating as the plans and procedures are modified.

In accordance with 935 CMR 500.105 and 500.120(12), GJC will provide, separate from this Security Plan, a detailed submission concerning inventory tracking and monitoring of all cannabis plants to be grown/cultivated on the premises. The submission will include the description of physical controls (practices and procedures) employees must follow to ensure tracking from seed to sale. This process starts with the batch tracking of the propagation of seed and plants, their transition to vegetation, to flowering, their subsequent harvesting weights, through processing, storage, and into final packaging. The physical controls also include the security provisions and practices described below in this Security Plan to prevent the diversion or theft of the cannabis/marijuana product in all stages, which include access controls, surveillance and camera

systems, locks, identification systems, security breach, and emergency response protocols, all intended to ensure the accountability of employees and to prevent the diversion of inventory.

SECURITY CONSULTANT

GJC has contracted with Sapphire Risk Advisory Group, LLC (B07328001 Security Consultant, Texas) to assist in designing the security program at their cultivation site. Sapphire has extensive expertise implementing loss-prevention controls and processes that mitigate security threats from armed robbery and burglary. Sapphire has designed security operations for over 60 cannabis businesses in 34 states. Tony Gallo is the Managing Partner at Sapphire Risk Advisory Group. For the last 30 years, he has been a Senior Loss Prevention Executive possessing both strategic and tactical experience in the multi-unit retail and financial loan service industries, as well as the auto parts industry. He has proven his ability to reduce losses in not only the loss/asset prevention field but also in audit, safety, risk management, disaster planning, and insurance for specialty stores, major department stores, and in the financial loan services industry.

Sapphire's experience is implemented in this Security Plan by focusing on preventing the crime before it occurs. While reactive methods of catching criminals are instituted, deterrence is a focus of this Security Plan. Internal theft is a forgotten, yet critical, aspect of cannabis security, and its development into diversion can create an unpopular problem in any community. The installation of safes and other physical barriers, the conspicuous placement of cameras, the use of multi-lock metal doors, the ease of reporting concerns to management anonymously – all these tactics are drawn from experiences in cannabis, pawn, and other high-risk retail industries to demonstrate that investment in proactive security is the best investment in your business.

Main Point of Contact:

Tony Gallo

Managing Partner – Sapphire Risk Advisory Group, LLC

Phone: (214) 845-6838

Email: tgallo@sapphirerisk.com

www.sapphirerisk.com

GENERAL SECURITY FOR THE FACILITY

Facility Management

In order to protect the premises, employees, and visitors, GJC will operate in accordance with 935 CMR 500.105 and 500.110, as well as the following procedures:

- Permit only employees, visitors, emergency responders, Town and Commission officials, and law enforcement access to the facility, all of whom must be 21 years of age or older.
- Permit access to the facility only in accordance with the access to GJC's procedures and applicable law.
- Direct employees to pay close attention to the access points to the facility. Any door that is intended to serve as a barrier between the public and the facility will remain closed and locked at all times, except for the moment when an authorized individual is actually walking through it.
- Employees will only have access to the portions of the facility that relate to their function at work.
- All employees will have training in accordance with the Personnel Policies and Procedures of GJC, such training to be conducted by experts in the respective areas.

- All employees and management will receive loss prevention and safety training and will attend and pass an online armed robbery awareness course conducted by a licensed high-risk security consultant. All security training certifications received will be stored in employee's personnel file kept in the Metal Barn.
- Each employee will wear a company-issued photo identification badge at all times while at the facility.
- At least two employees will be on-site at all times during regular business hours from opening to closing.

Premises Management

No employee, visitor, vendor, or any other person will consume, display, nor cause odors to emit from, marijuana in any form nor any accessory device associated with same, within, into or visible from any street, sidewalk, way in which the general public is afforded access, nor on or in any Town owned, operated, or leased buildings or lands. No entertainment of any form will be allowed on the premises.

GJC will maintain the premises such that visibility and security monitoring of the premises is possible. In accordance with 935 CMR 500.120(4), all phases of the cultivation, processing, and packaging of marijuana by GCJ will take place in a designated limited access area where marijuana is not visible from a public place without the use of binoculars, aircraft or other optical aids. Marijuana is not visible if it cannot be reasonably identified.

Pursuant to 935 CMR 500.105(11)(c) and 500.105(3)(b)(5), to reduce theft, loss, and diversion, all areas of the facility will be maintained free of debris and kept clean and orderly and GJC will ensure that:

- Weeds, grass, and vegetation will be cut within the immediate vicinity of the marijuana cultivation premises.
- Litter and waste will be removed, and equipment will be stored in order to minimize the potential for the grounds to constitute an attractant, breeding place, or harborage for pests.
- Roads, yards, and parking lots will be maintained so that these areas do not constitute a source of contamination in areas where marijuana products are grown, handled, or transported.
- Openings into the building (such as windows, exhaust fans, ventilation ducts, or plumbing vent pipes) will be screened, sealed, or otherwise protected to minimize potential for pests to enter the building.
- Trash will be properly removed from all portions of the facility.
- No outside storage of marijuana plants, related supplies, or educational materials will occur.
- After severe wind and/or rain, employees will be directed to check the perimeter for damages.
- A checklist and/or report will be made of any maintenance activity, cleaning, sanitization, or inspection of any of these activities. This report or checklist will be kept in the appropriate physical or electronic file for a period of at least four (4) years. The checklist will be reviewed each week by senior management to identify and correct any concerns about maintenance.

All areas of the facility will be maintained with adequate lighting, ventilation, temperature, sanitation, humidity, space, equipment, and security conditions for the cultivating/growing of marijuana. In addition, the cultivation process will use best practices to limit contamination due to mold, fungus, bacterial diseases, rot, and pests and any application of pesticides will be in compliance with Massachusetts State laws, as per 935 CMR 500.105(11)(a), 500.120(5), and 500.120(9).

Communication with Law Enforcement and Community

GJC sees great potential in forming a productive partnership and developing collaborative initiatives with the Whately Police Department. GJC understands the value in community support and participation regarding the facility and appreciates the Whately Police Department's cooperation in promoting the expanding Massachusetts cannabis industry. Strong partnerships with local law enforcement agencies will be developed to support GJC's security mission through collaborative training and exercises, observation patrols, responses to incidents, and proactive meetings. Any alternate security provisions permitted by the Commission pursuant to 935 CMR 500.110(1)(n) and 500.110(2) will be discussed with and reviewed by local law enforcement personnel. GJC will share its floor plan and Security Plan and procedures with law enforcement authorities per 935 CMR 500.110(1)(p-q).

As per Code 171-28.6(D)(17), GJC will provide public safety officials, the Building Inspector, and the Town Administrator with the names, phone numbers, and email addresses of all management staff and key holders, including a minimum of two operators or managers of the facility identified as contact persons. All such contact information will be updated to keep it current and accurate.

GJC will also develop strong relationships with neighbors. Neighbors are often the first to detect signs of trouble, whether from suspicious loitering employees or criminals scouting the business. Befriending the local community offers financial and societal benefits to the facility and surrounding area.

Backup Power

Per 935 CMR 500.110(5)(a)(8), GJC will install a system to remain operational during a power outage for a minimum of four hours and, if it appears likely that the outage will last for more than four hours, GJC will take sufficient steps to ensure security on the premises in consultation with the Commission. GJC will contract with a licensed power source company to purchase the appropriate backup power source system, which will maintain normal video and alarm performance to remain operational until any issues can be resolved. The video and alarm systems will be equipped with an uninterruptible power supply (UPS) synchronized with a compatible high-output generator to provide a seamless transition from main power to auxiliary power in the event of a power outage. In the event of a security system failure, the system will send an immediate alert via email and text message within five (5) minutes to management.



3rd Party Contractor Security

GJC will keep all video surveillance, access control, and alarm security systems in good working order. The security systems will be inspected, and all devices tested once every year by a qualified third-party surveillance system vendor.

Pursuant to 935 CMR 500.110(5)(d-e), access to surveillance areas will be limited to persons that are essential to surveillance operations, law enforcement authorities, security system service personnel, and the Commission. A current list of authorized employees and service personnel that have access to the Metal Barn will be available to the Commission upon request.

All security equipment will be in good working order. GJC will conduct an internal maintenance inspection at regular intervals, not to exceed 30 calendar days from the previous inspection and test per 935 CMR 500.110(5)(f). GJC will ensure that all necessary repairs, alterations, and upgrades are made for the proper operation of the systems.

GJC will keep a maintenance activity log, which will include:

- The identity of the individual performing the service.
- The service date and time.
- The reason for the service to the systems.

GJC will retain, at the facility, for at least four (4) years, a maintenance activity log of all inspections, servicing, alterations, and upgrades performed on the system. The maintenance activity records will be made available upon request to the Town, Commission, and its authorized agents.

In the event of an extended mechanical malfunction of the security or surveillance system, GJC will notify the Whately Police Department and the Commission and will provide alternative security measures that may include hiring security guards. All devices will be tested on an annual basis by a third-party vendor. On an annual basis, GJC will undergo a full security risk assessment review by a third-party marijuana security specialist. A security recap will be submitted to management no later than 30 calendar days after the reviews have been conducted. In the event that any of these assessments identifies concerns related to GJC's security procedures, the specialist will submit to management a plan to mitigate those concerns. All inspections, assessments, servicing, alteration, and upgrade documentations will be maintained for a period of at least four (4) years and made available to the Commission, the Whately Police Department, or other officials to access records.

PERIMETER SECURITY

Overview

In accordance with 935 CMR 500.110(5)(a)(1), GJC will establish physical barriers to secure perimeter access and all points of entry and windows. The front entrance to the facility will be monitored by video surveillance including cameras capable of reading license plates. Employees will use their key cards or fobs to enter the facilities. Visitors, secure transporters, and others authorized to enter the premises will be verified before they are allowed access to the facilities.

GJC will ensure that there is no foliage or landscaping features that would allow for a person or persons to be concealed from sight. Any landscaping will ensure harmony with the surrounding community at all times, as per 935 CMR 500.110(5)(g).

As required by 935 CMR 500.110(1)(l), marijuana will not be visible outside the facilities. To prevent drawing attention to the facilities, no visual identifiers indicating that marijuana is being cultivated/grown on the site will be visible. A video surveillance system combined with a security lighting system will be integrated into the premises to facilitate the motion-activated recording of all activity around the premises 24/7. No signs placed on the premises of a marijuana business will obstruct any entrance or exit to the building or any window. Management of GJC will prohibit loitering by persons outside the facilities, both on the premises and within fifty (50) feet of the premises of the business, as per 935 CMR 500.110(1)(b).

Parking and Emergency Vehicles Access

In accordance with Code 171-28.6(D)(2), on-site parking and loading shall be provided in accordance with the requirements of Code 171-13. GJC will submit a site plan for approval by the Planning Board, pursuant to Code 171-17. The site plan will, at the minimum, depict all existing and proposed buildings, parking spaces, driveways, service areas, and other open uses. The site plan will also show the distances between GJC's facilities and all existing uses within 1,000 feet of the property lines of GJC. The site plan will show all exterior proposed security measures including lighting, fencing, gates, cameras, and alarms. If required, GJC will conduct a traffic study, as per Code 171-28.6(D)(16).

Parking for employees and visitors will be located to the south of the facility entrance. The designated loading space will be located away from the access road and walking paths to help prevent congestion and make for smooth operational procedures. Employees may only be on the premises during scheduled shifts ensuring that there is enough parking for employees and visitors. GJC will prevent employees and individuals from remaining on the premises if they are not engaging in an activity related to the operations.

A KNOX-BOX Rapid Entry System safe box, will be wall-mounted at the entrance and will hold building keys for fire departments, emergency medical services, and police to retrieve in emergency situations. The local fire companies will hold master keys to all boxes in their response area, so that they can quickly enter the facility without having to force entry or find individual keys held in deposit at the station.



Additionally, emergency vehicles will have full access to the facility to provide adequate emergency vehicle access, (Fire, Police, Ambulance), and to give the best possible emergency response time.

Lighting

Motion-sensor lighting will be installed to ensure the safety of persons and to protect the premises from theft by enhancing video surveillance and increasing visibility for individuals. Motion-sensor lighting is a proven method to reduce burglaries and vandalism.

In accordance with 935 CMR 500.110(1)(k), GJC will ensure the premises is internally well-lit to facilitate surveillance. Security cameras covering external fence areas will include cameras with the capability to function with minimum lighting at night. Lighting within the fence will be consistent with public safety requirements and hours of operation, reasonably shielded from abutting properties and designed to reduce light pollution.

A protective lighting design will ensure the same degree of protection and detection during the night that is available during the day, including high quality video surveillance at night. All lighting used to light the premises will be deflected away from adjacent properties and used to illuminate the premises. Lighting will cover all entrances and exits and all possible points of intrusion. Cones of illumination will be directed downwards to direct beams of light in an overlapping fashion in case of bulb failure. All entrances will be fully illuminated during the hours of darkness to a minimum of 50 lux. Additionally, 1,000 lux motion activated lighting will illuminate exterior doors and windows.

Adequate emergency lighting will be provided for indoor evacuation routes and will go into operation automatically when needed. The lighting system will be designed, and exact locations recorded, so that repairs can be made more rapidly in an emergency. Switches and controls will be properly located, waterproof and tamper resistant, and centrally located. The lighting system will be regularly inspected, and any failures will be repaired within 24 hours.

VIDEO SURVEILLANCE SYSTEM

Overview

GJC will install a state-of-the-art security video surveillance system, utilizing commercial grade equipment installed in a manner that will prevent cameras from being readily obstructed, tampered with, or disabled. This system is designed to detect diversion, theft, or loss of marijuana and capture clear and certain identification of all persons in or around the facility. All cameras will be

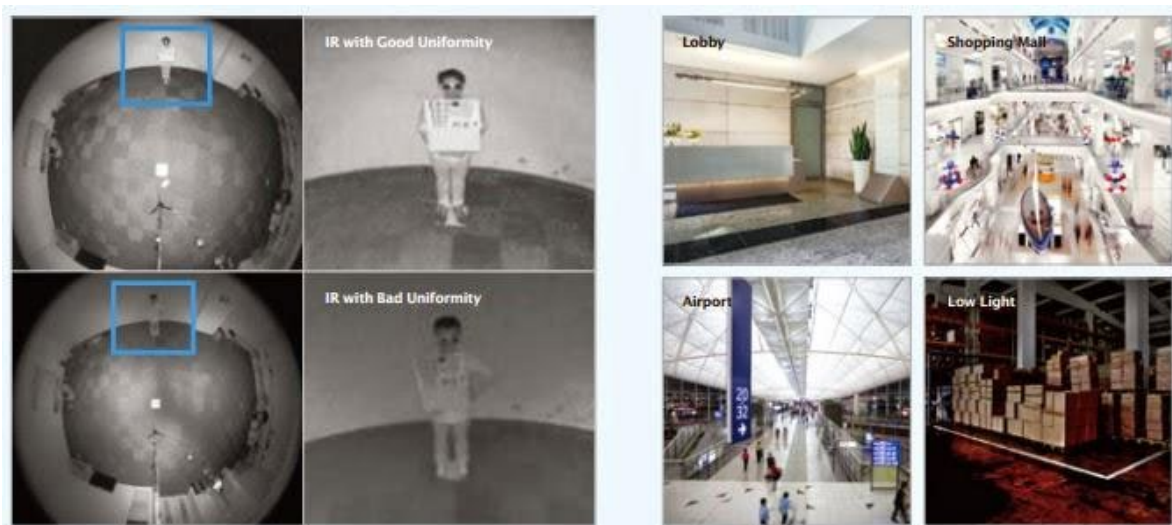
fixed and will be placed with a line-of-sight to allow for clear and certain identification of persons and activities including in canopied areas of the premises. Camera coverage will also include interior spaces where diversion of marijuana could reasonably occur and any parking areas.

As required by 935 CMR 500.110(5)(a)(4-5), security cameras will be installed and maintained in good condition and used in an on-going manner 24 hours per day, 7 days per week. Security cameras will provide sufficient coverage for the facility, including:

- All doors of the barn and greenhouses
- Loading areas
- All exterior sides of the fence
- Areas where marijuana or marijuana products are weighed, packed, stored, quarantined, loaded and unloaded for transportation, prepared, or moved within the premises
- Safes and vaults
- Limited access areas
- Security areas
- Areas containing surveillance-system storage devices
- Interior and exterior of all entrances and exits to the premises
- All employee areas
- Any other areas as required by the Town

Safety and security purposes for the video surveillance system include but are not limited to:

- Protection of individuals, including employees and visitors
- Protection of property, marijuana, entrances and exits, physical records, and storage areas
- Verification of alarms and electronic security systems
- Video patrol of limited access areas
- Deterrence of criminal activity
- Investigation of criminal activity and disciplinary activity



The exported footage is archived in an industry-standard compressed file format such as MJPEG or H.264 that can be viewed or converted to standard MPEG formats, DVD, or USB on a standard computer operating system or another common medium.

Exterior lighting will ensure the ability to effectively record images around the perimeter. The main objectives of the security lighting on premises are to illuminate all dark areas and to detect and recognize activity in secured areas to ensure safety of persons and property at all times.

Cameras

Pursuant to 935 CMR 500.110(5)(a)(4), GJC will use a high definition IP surveillance system that records all activity in images with a minimum resolution of 1920 x 1080 pixels and that will be capable of clearly revealing detail such as facial features and license plates. GJC will record continuously 24 hours per day and at a minimum of 15 FPS to permit recording of fluid movement. 180-degree and fisheye (360-degree) cameras with image correction will be used for wider fields-of-view where appropriate. Cameras will be tamperproof (domes where applicable) and IP-66 rated for dust and weather resistance. Cameras will also utilize the infrared spectrum to improve contrasting for facial recognition and low-light situations.

All cameras will be fixed and will be placed with a line-of-sight to allow for clear and certain identification of persons and activities in controlled areas of the premises. All entrances and exits will be recorded from both indoor and outdoor vantage points. The garage will be monitored as well as any areas where marijuana is stored on a regular basis. Camera coverage will also include interior spaces where diversion of marijuana could reasonably occur and parking areas. Cameras will be chosen to protect against intentional obstruction, vandalism, tampering, or disabling and will be IP66-rated to withstand rain and dust.



Video Management and Viewing

GJC will install a multi-channel Internet Protocol (IP) embedded network video recorder (ENVR) which functions as the security system's central hub. The number of ENVRs will depend on the

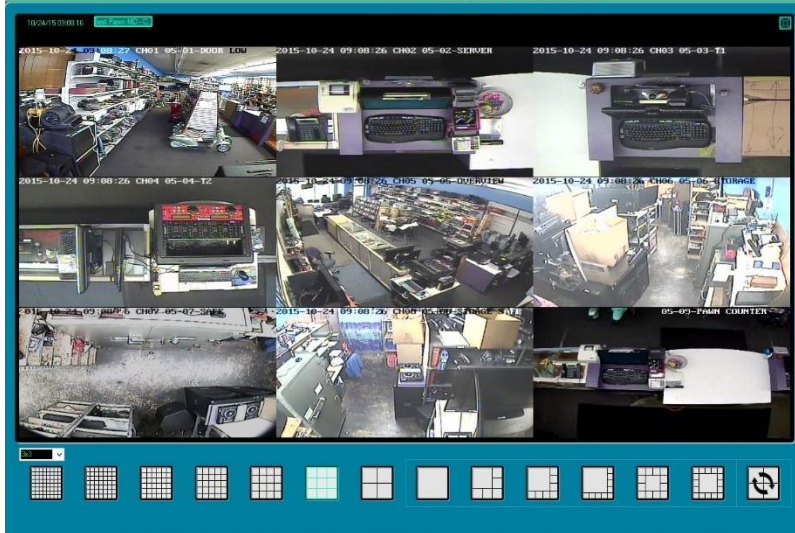
layout and cabling between greenhouses; however, all ENVRs will be linked together through the video management system.

The ENVR allows the export of still, clear color digital images in industry-standard image formats, including .jpg, .bmp, and .gif. GJC will also utilize a color printer capable of immediately printing clear color still photos from any camera image whether live or recorded. The ENVR will automatically archive exported surveillance footage in a format that ensures authentication of the video and guarantees that no alteration of the recorded image has taken place. The ENVR records video from multiple cameras in a standard industry format to a disk drive, USB flash drive, SD memory card, or other mass storage device, as required by 935 CMR 500.110(5)(a)(5-6) and 500.110(5)(a)(9).

GJC plans to store digital recordings for a minimum of ninety (90) days, meeting the requirements of the Town and the State. Video will be stored in standard industry format or in a format approved by the Town to support criminal investigations. Recordings will be immediately available on-site. Copies will be made available to the Town or law enforcement agencies for duplication upon demand in support of criminal investigations. All recordings will be erased or destroyed prior to disposal.

Per 935 CMR 500.110(5)(b), any data storage devices will be secured to protect against tampering or theft. The hard drive array used to store the surveillance camera system data will be secured on the premises in a lockbox, cabinet, closet, or in another manner to protect from employee tampering or criminal theft. Recordings made by security cameras will be made immediately available to the Town upon verbal request; no search warrant or subpoena will be needed to view the recorded materials.

Video recordings will display the date and time measured in accordance with the U.S. National Institute Standards and Technology standards, per 935 CMR 500.110(5)(a)(7). The ENVR, recordings storage, and other security systems equipment will be stored in a limited access area. Software access controls and logs will protect the system from unauthorized tampering and allow management review of all system access and access attempts. The system will store video clips using several proprietary derivative compressed video formats, which cannot be edited or altered.



Remote accessibility will permit management, the Commission, and local law enforcement to view live footage and review security logs from the facility at any time. Direct feed and login capabilities will be provided to the Commission and local law enforcement to allow for real-time access and monitoring. This will allow the Commission and local law enforcement to verify at will that GJC is following all applicable security and procedural requirements.

ALARM MONITORING SYSTEM

Alarm Coverage

As required by 935 CMR 500.110(5)(a)(1) and 500.110(5)(a)(3), to record incidents where physical barriers have been breached, the facility will include a professionally installed and maintained audible interior and exterior alarm system, monitored 24/7 by a licensed alarm monitoring company or recognized security company, deemed acceptable by the Town. GJC will utilize commercial-grade alarm equipment to prevent and detect diversion, theft, or loss of marijuana. The alarm system will be equipped with an automatic voice dialer which, when activated, will send a prerecorded voice message requesting dispatch to the alarm company and law enforcement.

The facility will use security alarm systems that provide intrusion detection of all:

- Facility entrances and exits
- Rooms with exterior windows
- Rooms with exterior walls
- Storage rooms
- Perimeter of the facility

Any change in the security company will be subject to approval by the Town and will be followed by current contact information for that company.

Additionally, GJC will have a back-up alarm system, with all the capabilities of the primary system, provided by a company supplying commercial grade equipment, which will not be the same company supplying the primary security system, or will demonstrate to the Commission's

satisfaction alternate safeguards to ensure continuous operation of a security system, per 935 CMR 500.110(5)(c).

Alarm Hardware

The alarm control panel directs the flow of signal data between the sensors and the recipients, including the Metal Barn, the third-party security agency, and government agencies and departments. The alarm panel will provide the ability to send alarm signals via cellular transmission. The control panel will send a signal or polling to the alarm company every two hundred (200) seconds to ensure the system is in good working order and transmitting to the alarm company.



An alarm keypad such as the Honeywell 6160 enables users to arm and disarm an alarm detection system as well as immediately activate an alarm. The 6160 features a 32-character display with easy-to-read plain-English status messages and capability for functions performed by entering a security code plus a command. The alarm keypad will be equipped with a duress code. This code will allow the user to transmit a silent signal to the alarm company indicating that the user is being forced to turn off the alarm system.



GJC will be using a passive infrared (PIR) motion sensor such as the Honeywell DT8000 series as part of the alarm system. Motion detector sensors will alert authorities if there is an attempted break-in through the roof or walls.

Glass break detectors such as the Honeywell 5853 will be placed on any exterior glass. These detector sensors will alert authorities of an attempted break-in through glass windows. The glass detector can be mounted on any wall or ceiling within a 25-foot range of a window. The 5853's LEDs indicate test mode, alarms and trouble conditions, and it is compatible with all other wireless devices.

Emergency remote panic alarm buttons will be strategically and discreetly located around the facilities. Once activated by pressing the button on the unit, the panic alarm will signal an audible alarm that notifies the public safety answering point for the law enforcement agency having primary jurisdiction. This device is intended to be used to signal a life-threatening or emergency situation that would require an urgent law enforcement response.

GJC will also utilize a silent alarm, known as a holdup alarm button or duress alarm, generated by the manual activation of the device, which is intended to signal a robbery in progress to the alarm company and local law enforcement. Alarm buttons are activated by pressing the device button; and once activated, they cannot be deactivated. Devices such as the USP HUB Brand Holdup Buttons are commonly used in banks and retail establishments.



GJC plans to use door contact transmitters to monitor when doors are opened. Most door contact sensors utilize a circuit with magnetic contacts and a low current. When the door is closed, the contacts touch and create a “closed” circuit with a low current. When the door opens, the contacts no longer touch and create an “open” circuit through which a current cannot flow.

Alarm Responses

The alarm system will have an automatic voice dialer that, when activated, will send a prerecorded voice message requesting dispatch over a telephone line and radio to law enforcement and emergency services.

As required by 935 CMR 500.110(5)(a)(2), the alarm system will also have a failure notification system that provides an audible, text, and email notification within five (5) minutes of any system failure. In the event of a system failure, an immediate alert will be provided via email and text message to senior management. In the event of an extended mechanical malfunction of the alarm system, GJC will notify local law enforcement immediately and provide alternative security.

The alarm systems will be inspected, and all devices tested once every year by a qualified third-party security monitoring system vendor. GJC will conduct an internal maintenance inspection once a month and ensure that all necessary repairs, alterations, and upgrades are made for the proper operation of the systems.

ACCESS CONTROL SYSTEM

Access Authorization

Individuals seeking to enter the GJC premises will engage with an employee via cell phone or intercom. After providing proof of age and receiving permission to be on-site, they will be allowed inside and follow procedures specific to their purpose, i.e., employee, visitor, vendor, etc.

Movement of marijuana within the facility may leave marijuana open to theft or diversion if not managed correctly. Entrances to cultivating/growing areas and any storage areas will be locked at all times and under the control of GJC personnel. GJC will limit the use of combination numbers, passwords, and electronic security systems to registered, authorized employees.

The Town will have the right to enter all marijuana facilities from time to time unannounced for the purpose of making reasonable inspections to observe and enforce compliance.

As required by 935 CMR 500.110(4)(a), limited access areas will include signs posted that will be a minimum of 12" x 12" and which states in lettering no smaller than one inch in height:

DO NOT ENTER — LIMITED ACCESS AREA — ACCESS LIMITED TO AUTHORIZED
PERSONNEL ONLY

The security equipment diagram will identify all limited access areas on the licensed premises, in the form and manner determined by the Commission, reflecting entrances and exits, walls, partitions, counters, propagation, vegetation, flowering, processing, production, storage, and disposal areas in accordance with 935 CMR 500.110(4)(b).

Limited access areas will be established and only accessible to authorized personnel, limited to include only the minimum number of employees essential for efficient operation. Access to security measures, such as combination numbers, passwords, or electronic security systems, is prohibited except to specifically authorized personnel, such as the designated Security Manager. All areas within the licensed premises where marijuana is grown or cultivated or stored within will be considered an age restricted limited access area. Access to limited access areas will be restricted to employees, agents, or volunteers specifically permitted by GJC, agents of the Commission, state and local law enforcement and emergency personnel as per 935 CMR 500.110(1)(e, j) and 500.110(4)(c).

Pursuant to 935 CMR 500.110(4)(d), GJC employees will visibly display an employee identification badge issued by GJC at all times on the premises. All persons will be required to show a government-issued photo identification proving they are at least 21 years old to an employee of GJC before being allowed entry. GJC will not permit an individual less than 21 years of age onto the premises. All exterior entrances will be kept locked and monitored at all times by security cameras to ensure no unauthorized access. At no time will any such entrance not be under the control of GJC staff.

Key Card System

Each employee will be given a proximity access security card ("key card") that will be printed on the premises. Key cards will contain the employee's picture and a unique serial number associated with the employee. This card will grant access to specific areas the employee is authorized to enter

when used with a security PIN code specific to the employee. An electronic log of employees, PIN codes, and their associated key card serial numbers will be kept on file. GJC will maintain an electronic backup system for all access codes and electronic records. Employees will visibly wear their key card on their person at all times while on the facility premises. GJC will not allow keys to be left in locks and will not allow key cards or keys to be stored or left in a location accessible to persons other than registered, authorized employees. Any lost or stolen key card will be reported to management immediately.

Highly restrictive areas such as the Metal Barn will be equipped with a commercial grade combination proximity reader and PIN code reader. Authorized individuals will present their proximity access security key card at the proximity reader and also have to enter their security PIN code. If they are currently authorized to enter, then the locking device at the entry point will be released. Only those employees with a need to access particular areas of the facility will be given the necessary authorization. Since there is a potential for unauthorized personnel to discover the PIN code of the keypad the PIN code combination will be changed at irregular intervals. All employees will also be given a “panic” PIN code that they can enter into the keypad, which will signal to local law enforcement in an emergency situation.



The alarm system works with key cards to promote accountability and tracking. Every time an employee uses their key card and PIN code to enter an area, the facility’s security system will electronically record and maintain the employee’s information, the time and date the employee entered the room, and how long the employee was in the room. The alarm and access control systems will flag anytime a door is left open for longer than ten seconds. A log of all entries to restricted rooms will be maintained with the security records.

As required by CMR 500.110(1)(b), GJC will limit access of personnel within the premises to those areas necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties, including access by outside vendors, suppliers, contractors, or other individuals conducting business with the licensee that requires access to the premises. GJC will limit access to any room containing security and surveillance monitoring equipment to employees who are essential to maintaining security and surveillance operations, law enforcement, security

and surveillance system service employees, the Commission, and other persons with the prior written approval of the Commission. GJC will keep security areas locked at all times.

All employees will sign a confidentiality agreement, the breach of which will be cause for immediate termination, and the confidentiality agreement, among other things, will prohibit employees sharing their key cards and/or PIN codes. GJC will make available to the Commission or the Commission's authorized agents, upon request, a current list of employees and service employees of contractors who have access to any security areas.

Doors and Regulation of Entry

GJC will establish physical barriers to secure perimeter access and all entrances to prevent unauthorized access. All locks and security equipment will be kept in good working order. Keys are prohibited from being left in locks or stored or placed in a location accessible to persons other than specifically authorized personnel, as per 935 CMR 500.110(1)(d, h, i).

Exterior locks will be shielded with metal plates to prevent manipulation from the outside. Entrances/exits and doors to higher-security areas will be protected by security doors that are rated for 60-minutes forced entry resistance. These doors will be on a metal frame, locks will be shielded with metal plates to prevent manipulation from the outside, and hinges will be on the interior of the door to prevent forced entry.

All exterior doors and windows will be alarmed and secured against entrance or breakage. All entrances will have controlled access via proximity and PIN code lock technology. Entrances/exits will be protected by 16-gauge steel security doors that are rated for 60-minutes forced entry resistance. These doors will be on a metal frame, locks will be shielded with metal plates to prevent manipulation from the outside, and hinges will be on the interior of the door to prevent forced entry. Doors will remain closed and locked at all times when not immediately being used to enter or exit the area.

GJC will also use electric strike locks at the facility. Electric strike locks allow for easier access control modification and are less susceptible to damage than physical locks. Electric strike locks utilize electric pulses from a low-voltage source to signal that a door should open. Instead of a turning a key in a core to remove a lock, the pulse activates an actuator that removes the lock. Where permissible, locks will be fail-secure, meaning a power failure will not automatically release door locks during a power outage.

During non-working hours, entrances to and exits from the site and facilities will be securely locked. This will ensure the facilities and all access doors remain secure in the event of an interrupted power supply.

Keys and key codes for all doors will remain in the possession of the designated authorized individual. Each employee will be given an access key card that will be printed on the premises. Access key cards will contain the employee's picture and a unique serial number associated with the employee. This card will grant access to specific areas the employee is authorized to enter.

Electronic devices will be returned to their owner upon departure for the day. Personnel and visitors will be escorted or supervised to vehicles for departure. Individuals with key cards will scan their key card again to record egress. If an employee needs to return to the facilities for any reason, ingress procedures will be repeated.

GJC will ensure designated emergency exits are always locked from the outside, with a push bar on the interior of the door that will instantly unlock them and allow evacuation. To assure no product is diverted through these doors and that these doors are not used on a regular basis, an audible alarm will be connected to them, so that opening these doors using the push bar creates a loud alert that the door is being opened. Only senior management will be able to turn this alarm off.

Visitor Security

Per 935 CMR 500.110(4)(e), a person that is not a holder of a valid employee identification card of GJC is prohibited from accessing the facilities unless they receive authorization and obtain a visitor identification badge from GJC. Authorized visitors or vendors will explain the reason for their visit. No one under 21 years of age is permitted to enter the facility as a visitor. GJC will establish a procedure for authorized personnel, suppliers, and visitors to enter the facility. All visitors will be required to sign-in/sign-out a visitor log upon entering and leaving the facilities. In order to obtain a visitor identification badge, a visitor will provide a valid government-issued identification which will contain their name, photograph, and date of birth.

If the visitor's age and reason for entering are valid, then the visitor will be asked to sign in and briefly describe their reason on GJC's visitor/vendor log before they may enter the facilities. GJC's visitor/vendor log will contain the following information:

- Badge Number, if applicable
- First Name
- Last Name
- Company or Agency
- Purpose of Visit
- Areas of the Site and the facility Visited
- Escort Name
- Time of Arrival
- Time of Departure
- Signature

All visitors will be given a numbered visitor/vendor badge with the visitor's name and company. A visitor will visibly wear the badge at all times while in any area of the facilities. All visitors will store any personal belongings in a designated area for the duration of their visit. No visitors will be allowed to take pictures or record any video unless authorized by GJC management team. All visitors will be escorted by a GJC employee to ensure that they do not touch any plant or marijuana. An employee with authorized access to the area a visitor will enter will always escort visitors. Visitors will be asked to scan their visitor badge before entering any controlled access spaces. Scanning a visitor badge will not open any doors, but it will indicate if the visitor's badge is valid and will record the visitor's presence in the space on the electronic security logs. At the conclusion of the visit, visitors will return the visitor badge and sign out on the visitor log.

Visitors will wear disposable pocket-less coveralls with shoe covers to limit contamination. Visitors will maintain adequate personal hygiene at the facility and wash their hands thoroughly at hand washing stations before entering any area containing marijuana. Visitors observed to have or appear to have an illness, open lesion, including boils, sores or infected wounds, or any other abnormal source of microbial contamination will be excluded from all areas containing marijuana.

The visitor log will be available for inspection at all times. The visitor log will be maintained for four (4) years and will be available for inspection by Town, the Commission, local law enforcement, and other state or local government agencies at all times. Notwithstanding the requirements of unregistered visitor access, employees of the Commission, law enforcement, emergency medical personnel in the event of an emergency, other federal, State of Massachusetts, or local government officials may enter the facility if necessary, to perform their official duties.

STORAGE SECURITY

Secure Storage Overview

GJC's storage policies are designed to ensure that all storage areas of marijuana are kept in a secured manner during business and non-business hours. All finished marijuana products will be stored in a secure, locked safe or vault in such a manner as to prevent diversion, theft, and loss. All safes, vaults, or other equipment or areas used for the cultivation, handling, or storage of marijuana products will be securely locked and protected from entry, except for the actual time required to remove or replace marijuana as per 935 CMR 500.110(1)(f, g).

Quarantine and pending-disposal marijuana will be kept in at least a 30-minute Underwriters Laboratory Approved (UL) Tool and Lock-rated (TL) safe in the quarantine area. Quarantine safes will only be used to store possible contaminated or questionable marijuana, which need to be reviewed. Disposal safes will only be used to store marijuana which is expired, damaged, deteriorated, mislabeled, contaminated, recalled, or whose containers or packaging have been opened or breached and of which is waiting to be disposed.

Safes

All marijuana including quarantine and pending disposable marijuana will be secured and stored in a 30-minute or more UL TL-rated safe with an Underwriters Laboratory 5-minute time delay Group 1 outside lock. A TL-30 safe is the standard safe used in most high-risk industries such as the jewelry, firearms, and the pawn industries. A TL-30 safe offers much more security and protection than a standard gun safe model or non-rated safe because of its superior design and construction. Safes assigned a TL-30 rating have all passed standardized tests defined in Underwriters Laboratories Standard 687 using the same tools and group of testing engineers. Underwriters Laboratory requires that the safe is constructed of 1-inch solid steel or equivalent. The rating means that the safe has been tested for a networking time of 30-minutes against attack using "common hand tools, drills, punches hammers, and pressure applying devices." Networking time means simply "when the tool comes off the safe, the clock stops." There are over 50 different types of attacks that might be used to break into this safe during testing, such as using picking tools and hand tools, mechanical or electrical tools, grinding points, carbide drills, pressure applying devices, cutting wheels, power saws, and impact tools.

All storage safes for marijuana will also use UL Group 1 outside combination and PIN code locks to secure the safe door. A Group 1 combination lock is resistant to skilled manipulation attacks for up to 20 hours. A manipulation attack is any attempt to discern the combination on the lock using the features and weaknesses in the design of the lock. An example of a manipulation attack can be seen in a movie in which a safecracker attempts to listen to the safe lock (possibly with a stethoscope) to learn the combination. In addition, any attempt to explore the namespace of combinations randomly or systematically (the allowed range of possible combinations) is also a manipulation attack. The Group 1 lock is a very advanced mechanical lock that is precisely designed to prevent the workings of the lock from revealing the combination. All safe locks will also be installed with a 5-minute time delay before unlocking the safe to increase the length of time needed to open the safe. It has been shown in many high-risk businesses that this time delay is very effective in reducing losses should a break-in or armed robbery occur.

Waste Disposal

Waste will be securely stored and promptly registered in the inventory control system and the METRC (Marijuana Enforcement Tracking Reporting Compliance) Track-and-Trace system.

Marijuana may need to be disposed of for any number of reasons. Marijuana may have become outdated, damaged, deteriorated, contaminated, or its containers may have been opened or breached. GJC may acquire an excess of quantity required for normal, efficient operation. No matter the reason, when marijuana is no longer suitable for growth or cultivation, marijuana waste will be disposed of in accordance with local regulations and 935 CMR 500.105(12) and 500.110(1)(c). Waste will be destroyed and disposed of in a specific and secured dumpster. The trimming area, where cannabis is most attractive for theft and diversion, will have blanketed camera coverage to prevent employees from stealing waste in gloves or personal clothing and accessories.

All waste and unusable cannabis will be recorded and entered into the inventory system before rendering it unusable. All cannabis and cannabis products including quarantine and pending disposable cannabis and cannabis products, which will be stored in a separate storage area, will be secured at all times and under the control of management as per 935 CMR 500.105(12)(a). Cannabis that is considered unusable, undesired, excess, unauthorized, misbranded, or deteriorated waste will be promptly disposed of pursuant to 935 CMR 500.110(1)(c). This cannabis may still be subject to theft and diversion while it is scheduled for disposal; thus, waste will be ground and incorporated with at least 50% non-cannabis waste (e.g. wood ash) and stored in a waste receptacle, which is locked with a commercial grade lock, until disposal. Access to cannabis waste will be limited to employees whose tasks involve waste management. Dumpsters holding waste will be gated shut and locked by a commercial grade UL 437-rated padlock. The dumpster area will have camera coverage at entry as well as amplified lighting.

Disposal of the non-compostable mixed cannabis waste rendered unusable will be delivered to a landfill, incinerator, or other facility with approval of the jurisdictional health department in accordance with 935 CMR 500.105(12)(c)(3).

No fewer than two employees will witness and document how the solid waste or organic material containing marijuana is handled on-site including, but not limited to, the grinding up, mixing,

storage, and removal. When marijuana products or waste is disposed or handled, GJC will create and maintain an electronic record of the date, the type and quantity disposed or handled, the manner of disposal or other handling, the location of disposal or other handling, and the names of the two employees present during the disposal or other handling, with their signatures. Verification of this event will be performed by an employee-in-charge and conducted in an area with video surveillance. Electronic documentation of destruction and disposal will be maintained for a period of at least 3 years in accordance with 935 CMR 500.105(12)(d).

Cash Management

At this time, GJC does not anticipate storing cash on-site. Financial transactions will be handled by a financial institution. Any on-site cash owned by GJC will comply with 935 CMR 500.110(7)(a), including:

- An on-site secure locked safe or vault maintained in an area exclusively for the purpose of securing cash, such as a TL-30 safe connected to the alarm system;
- Video cameras directed to provide images of areas where cash is kept, handled and packaged for transport to financial institutions or Department of Revenue (DOR) facilities, provided that the cameras may be motion-sensor activated cameras and provided, further, that all cameras be able to produce a clear, still image whether live or recorded;
- A written process for securing cash and ensuring transfers of deposits to GJC's financial institutions and DOR facilities on an incremental basis consistent with the requirements for deposit by the financial institution or DOR facilities; and
- Use of an armored transport provider that is licensed pursuant to M.G.L. c. 147, § 25 (watch, guard, or patrol agency) and has been approved by the financial institution or DOR facility.

LOADING AND UNLOADING PRODUCT DELIVERIES

As required by 935 CMR 500.105(13)(a), GJC will comply with all provisions concerning the transport/loading/unloading of its marijuana plants/products. GJC management will supervise tasks or process with high potential for diversion, such as loading and unloading of marijuana plants/products to/from vehicles.

All delivery drivers will pull their vehicles up as close to the receiving door as possible. The inventory employee will ensure that the delivery matches the invoice and sign off on the delivery. Once the delivery is complete and the delivery personnel have left, the door will be closed, and the inventory employee will secure the delivery.

Prior to delivery, marijuana will be packaged in tamper-evident containers. Marijuana will be appropriately tracked in the inventory control system, which will update with METRC. GJC will require at least two (2) employees to be present whenever marijuana or valuable items are being loaded into or unloaded from a distribution vehicle.

A GJC employee with authorized access to the storage area will verify that the storage safes can be opened and closed without incident and that there are no obstructions in place between the receiving door and the marijuana storage area. A clear path will protect against possible accidents that could jeopardize the safe and exact transfer of the marijuana. The inventory employee will

ensure that the storage area or receiving area is neat, clean, and free of any other debris or material from prior deliveries.

The secure transporter vehicle will arrive under direct video surveillance that covers all approach routes to the receiving area. GJC management will remotely monitor the vehicle as it arrives. An employee will monitor the premises and all neighboring areas for individuals conducting unauthorized surveillance, suspicious vehicles, or any other irregularity inside or outside the premises. If such suspicious persons or activity are noticed before receiving begins, GJC will immediately contact the secure transporter and instruct them to abort the shipment.

Any individuals not associated with the secure transporter or GJC will be asked to leave the immediate area. GJC will also ensure that an authorized GJC employee is adjacent to a panic or hold-up alarm button(s) and is instructed to activate the alarm in case of emergency. All GJC managers and employees will be trained to detect threats and suspicious activities on or around the premises. If any employee perceives a threat and believes GJC to be in imminent danger, the GJC employee will initiate a lockdown and immediately notify the local law enforcement of the perceived threat. GJC management will also notify the secure transporter and instruct them to abort the delivery. If no threat is perceived, the scheduled loading/unloading will be allowed to proceed.

Secure transporter identification and the vehicle make and model will be verified on the manifest before a GJC employee engages in the loading/unloading process in full view of the video surveillance system. To safeguard against any loss or diversion of shipments, video surveillance will record all areas including the entrance and path from the receiving door to the marijuana storage area. GJC will create standard operating procedures for its inventory employees to address various issues that can arise during the receiving process. Among the issues that will be covered in the standard operating procedures will be attempted theft during the receiving process and packaging malfunction that leads to spillage of the marijuana product.

After the completion of loading/unloading, the inventory employee will ensure all product verification of packaging and labeling meet state regulations and will enter the time and date that delivery was completed into the inventory control system.

SECURITY LEADERSHIP

GJC will select a Security Manager to work with all employees and to provide the leadership and training to necessary ensure a secure business environment. The Security Manager will have excellent written and verbal communication skills, leadership and investigation skills, will be able to work with a team, and will demonstrate a history of prior military experience and/or professional experience in the field of law enforcement and/or commercial security operations.

The Security Manager will introduce himself or herself to local law enforcement and emergency providers to work in conjunction with them to ensure that safety and security concerns are constantly addressed and continually monitored. The Security Manager will conduct security and emergency preparedness staff training by developing, scheduling, and facilitating training for employees in order to ensure that all employees meet and exceed all building security requirements. The Security Manager will provide oversight, and continual evaluation of the

Security Plan of the GJC for the continuous improvement of proactive responsiveness to changing safety and security conditions.

A GJC employee will positively identify individuals seeking access to the premises including transportation personnel, limiting access only to individuals 21 years of age or older, per 935 CMR 500.110(1)(a).

GJC will not utilize a security guard to patrol the facilities, as the location is in a residential area and an employee representative will live on-site. GJC will comply if the presence of a security guard is mandated by local law enforcement or state or local regulation.

EMPLOYEE THEFT AND DIVERSION POLICIES

Overview

Each employee will wear a company-issued photo identification badge at all times while on the premises. All photo identification badges will be worn on breakaway style lanyards, at chest height. All photo identification badges will be placed inside a plastic transparent identification holder. Employees will be instructed that the identification holder will not have any items on or in the holder to cover any part of the issued badge. Employees will be expected to follow GJC Code of Conduct. GJC as well as any employed persons responsible for the operations of the facilities will not impede, obstruct, interfere with, or otherwise not to allow the Commission or law enforcement to conduct an inspection or to review or copy records or recordings or other documents. GJC or any employee will not conceal, destroy, deface, damage, falsify, or otherwise alter any records, recordings, or other documents. Employees will have an area to store and access personal items separately from cultivating/growing areas.

Background Checks and Requirements

Prior to commencing any work on behalf of GJC, or within GJC's licensed premises, all employees will have completed a sufficient and current background check that demonstrates compliance with all applicable GJC, municipal and state suitability requirements. GJC will keep each employee's current background check records on file at the licensed premises.

GJC will maintain a complete register of all employees that work at the licensed premises. The register and required records will be made available for inspection by any law enforcement officer or official for purposes of determining compliance with all legal requirements. This register will include:

- The individual's complete name, address, and last known telephone number
- The individual's hire date and, if applicable, date of termination
- A copy of each background check
- A copy of a government issued identification showing the individual's age

All management personnel who are responsible for the day-to-day operations will be required to submit to a "Fingerprint-Based Criminal History Records Check" conducted by the Whately Police Department. Only approved employees will be allowed to work at the facilities. GJC will not employ an individual less than 21 years of age at the licensed premises. All employee records will be maintained for at least four (4) years from the date of that employee's last workday and will be made available to the Town upon request.

Disciplinary Policies

The following policy describes causes for termination, which will be in the Employee Handbook:

GJC strives to create a “Culture of Honesty” and has an open communication policy. It is the responsibility of all employees to report theft or dishonest behavior to management. GJC understands the need to cultivate a safe work environment. GJC will not tolerate behavior that affects the safety of employees or other individuals. GJC will immediately dismiss any employee who has:

- Engaged in unsafe practices on-site.
- Violated any safety standard and/or any other rule, policy, or procedure.
- Engaged in misconduct toward a visitor, contractor, vendor, manager, or coworker including but not limited to:
 - Threatening
 - Intimidation
 - Coercing
 - Fighting
 - Using foul or abusive language
 - Engaging in any action that could result in injury or damage to persons or property
 - Speaking negatively about a coworker to a visitor, vendor, or contractor
- Violated the Alcohol and Drug Abuse Policy or a criminal statute.
- Destroyed, damaged, or misused GJC property or assets.
- Engaged in disorderly or illegal conduct on-site.
- Harassed another person, made racist or sexually offensive remarks, physically touched, or made inappropriate suggestions to any individual in the course of employment or while on company premises.
- Been insubordinate, refused to follow work-related directions from a manager or supervisor, or neglected or demonstrated incompetence in the performance of job responsibilities.
- Attempted misappropriation of marijuana plants or products, and, if so, GJC will report any such incident to the Commission and local law enforcement officials immediately. Any removal from the premises of concealed plants, products, merchandise, or property belonging to GJC, other employees or other persons will be grounds for termination.
- Failed to report the dishonesty of another when the employee has reasonable knowledge of such dishonesty, made a false statement to a manager, or engaged in a fraudulent act.
- Entered, or caused to be entered, information, which the employee knows to be false, or reasonably should have known to be false, on any company document, report, form, or record.
- Accepted gratuities from vendors, contractors, visitors, or other employees.
- Has been insubordinate, refused to follow work-related directions from a manager or supervisor.
- Used GJC property or assets for personal reasons without prior approval or transacted personal business during working hours.
- Acted contrary to GJC’s best interests or divulged proprietary or business information or violated any of the provisions of the Conflict of Interest Policy.

- Failed to follow GJC policy resulting in the loss of monies, merchandise, or other assets, or violated a company policy or procedure.

Internal Theft Hotline

GJC will also establish a toll-free internal employee theft tip hotline program. Most companies struggle to detect internal fraud and conduct employee theft investigations. An anonymous, or whistleblower, toll-free telephone number gives honest employees opportunities to provide information on theft and other criminal activities happening in the workplace without fear of retribution. This theft hotline is one of the most effective tools in investigating a theft in the workplace. The theft tip hotline will be operated by a third-party company that will communicate concerns to senior management.



Audits and Reporting Evidence of Theft, Diversion, or Discrepancy

It is the responsibility of all registered employees that witness or suspect criminal activity to report this information immediately to management. In the event of a discrepancy between the number and type of plants received, weight of marijuana plants and products stored, shipped, and/or accounted for, GJC will immediately perform an internal audit to determine the source of the discrepancy by viewing the video, reviewing manufacturing logs, and creating a missing inventory report.

If it is determined the discrepancy is due to theft or diversion, the designated inventory control manager will immediately notify senior management. A member of senior management will notify the Commission and the Whately Police Department, both verbally and in writing. Management will cooperate with any law enforcement investigations or directives, per 935 CMR 500.110(9). Management will cordon off any area of the premises that is critical to the investigation and preserve the area until investigators arrive.

GJC will report to the Whately Police Department and the Commission all criminal activity occurring on the premises within 24 hours after discovering any of the following, all as required by 935 CMR 500.110(9):

- Significant discrepancies identified during inventory.
- Diversion, theft, loss, or any criminal activity involving GJC or any agent or employee of GJC.

- The loss or unauthorized alteration of records related to the permitted activities, or employees or agents.
- Any suspicious act involving the sale or distribution of marijuana by any person on premises.
- Unauthorized destruction of marijuana by an employee.
- An alarm activation or other event that requires response by local law enforcement agencies or public safety personnel.
- The failure of the security alarm system due to a loss of electrical power or mechanical malfunction that is expected to last longer than eight hours.
- Any other breach of security.

As per 935 CMR 500.110(1)(m), GJC will establish procedures for the investigation of suspicious activities. In the event of any such incident, GJC will conduct an assessment to determine whether additional safeguards are necessary to prevent a recurrence. GJC will submit a written preliminary incident report detailing which details the circumstances of the event, any corrective action taken, and confirmation that the appropriate law enforcement authorities were notified. The incident report will be authorized by the Security Manager or equivalent management within ten calendar days. All documentation related to an incident that is reportable pursuant to 935 CMR 500.110(9)(c) will be maintained by GJC for no less than one year or the duration of an open investigation, whichever is longer, and made available to the Commission and law enforcement authorities upon request.

GJC will cooperate with any law enforcement investigations or directives and will cordon off any area of the premises that is critical to the investigation and preserve the area until investigators arrive. GJC may also bring in a licensed security consultant to assist with the investigation. If GJC is aware of a pending criminal, civil or administrative investigation or legal proceeding for which a video recording may contain relevant information, GJC will retain an unaltered copy of the recording until the investigation or proceeding is closed or the entity conducting the investigation or proceeding notifies GJC that it is not necessary to retain the video recording.

Recordkeeping and Cybersecurity

GJC will value records as a means to improve operations, manage finances, assist internal and external audits, and provide the Town, the Commission, or local law enforcement with information. GJC will maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. Records will be secured and backed up on an encrypted service to prevent tampering, theft, or destruction of records. Records will have safeguards against unauthorized erasures and changes in data after the information has been entered and verified by GJC. All physical documents, such as transaction records, inventory records, security records, audit records, business records, financial records, and any other required records will be stored securely and electronically to provide the maximum level of security and compliance with all state and federal document storage and confidentiality rules.

All records collected, with the exception of surveillance records, will be maintained for a minimum of four (4) years and will be made available by GJC to Town and Commission officials upon request. GJC will produce relevant data or documents no later than 24 hours within the time requested after receipt of the Town's request unless otherwise stipulated.

Since cannabis businesses may be targets of cyberattacks, GJC will take all necessary steps to protect the information of its employees, owners, board members, vendors, and other individuals who have shared sensitive information. Computer programs will be monitored, and a secure system installed by an authorized IT service. Only authorized personnel will have access to computers and no computer will be located near a window. GJC will limit the use of passwords to registered, authorized employees. Access to the security computer will be password protected. Management will be required to safeguard this password by keeping it confidential and not writing it down in an area that could be accessed by others.

TRAINING FOR EMPLOYEE SAFETY AND SECURITY

Overview

All personnel will be provided information and training that covers security procedures within 30-days of the start of employment, which is sooner than the minimum of 90-days required by 935 CMR 500.105(2)(b). Employee training records will be stored on-site as well as off-site in a remotely accessible location. Records will be maintained for a minimum of four (4) years. The training program will fully comply with state and local regulations and will include, at a minimum, the following scenarios in addition to standard operating procedures.

Emergency Procedures

Pursuant to 935 CMR 500.105(1)(j), GJC will establish emergency procedures including a disaster plan with procedures to be followed in case of fire or other emergencies. The facility will prepare for, protect against, and handle any crises that impact the security or operation of the facility in the event of fire, flood, or other natural disaster, or other situations of local, state, or national emergency. Emergency vehicles and personnel will have full access to the premises to provide adequate emergency service in compliance with fire safe standards and to give the best possible emergency response time. Fire exits will be constructed so that the path to egress is obvious and direct, and fire exit doors will swing open in the direction of egress. Notwithstanding the requirements of unregistered visitor access, employees of the Commission, law enforcement, emergency medical personnel in the event of an emergency, or other federal, State of Massachusetts, or local government officials may enter the facilities, if necessary, to perform their official duties. Emergency preparedness drills will be conducted yearly. In case of an emergency, it will be the responsibility of the management team to evaluate an emergency, see that appropriate action is taken, determine whether outside support is needed and summon support, if necessary.

GJC will ensure that any marijuana is securely relocated in the event of a disaster to protect against loss, theft, diversion, or damage to the products. Access to the relocated products will be limited to GJC and its employees. If relocation is required, GJC will notify the appropriate authorities in writing within 24 hours of the relocation, providing access to the governing authorities for inspection. Senior management will also ensure that they have current phone numbers for all employees.



GJC will have “emergency supplies” ready in case of an emergency, including:

- Battery-operated flashlight
- Battery-operated radio
- Batteries sized to fit the flashlight and radio
- First Aid Kit
- Evacuation diagram
- Working fire extinguisher
- Emergency whistle

Severe Weather Shelter Protocol

During severe weather events such as earthquakes, a shelter protocol will be initiated for group and self-protection. The shelter protocol may be necessary to protect employees and visitors during severe weather events where seeking hardened protection is prudent. Upon the initiation of shelter protocol, all employees will cease all work activity and assist visitors to pre-determined hardened shelter and await further instructions. All employees will remain at the pre-determined rallying site until all employees have been accounted for.

Emergency Evacuation Protocol

In case of fire, industrial accident, bomb threat, or other emergency, an evacuation protocol will be used to move employees from the facilities to an external rallying point. Each area of the facilities will have pre-determined evacuation routes clearly posted in all work areas, and employees will be briefed on these routes and periodically rehearse them. Upon the initiation of the evacuation protocol, all employees will immediately cease their work activity and assist visitors to the pre-determined evacuation rally site. Employees assigned a safety function should be the last to exit the building whenever possible. One employee will be assigned to take the First Aid Kit as they leave the building. A designated employee will notify the Police and Fire Department by calling 911. All employees will remain at the pre-determined rallying site until all employees have been accounted for.

Additional steps to be taken in the event of a chemical spill include:

- Move employees and others who are closest to the danger to a safe area near or at an emergency exit. A diagram of evacuation routes will be posted in all work areas.
- Direct all persons present to evacuate the building through the nearest safe exit.

- All available employees will assist in the evacuation to ensure that no one is left in the building. An employee will assist anyone with limited mobility.
- Employees assigned a safety function should be the last to exit the facilities, whenever possible.
- One employee will be assigned to take the First Aid Kit as they leave the facilities.
- Management will notify the Police and Fire Departments by dialing 911.
- Employees will be trained to deal with both a minor and major spill incident.

Additional steps to be taken in the event of a fire include:

- If a fire cannot be easily and safely extinguished by the employees discovering it, immediately notify all persons present of the fire.
- Direct all persons present to evacuate the building using the nearest safe exit.
- If possible, turn off electrical equipment and close doors against the fire.

Power Outage

If there is an unexpected loss of power, designated employees with flashlights will direct all employees and visitors to a designated area until power resumes. All employees will remain in the designated area until all employees are accounted for. This designated area will not be in close proximity to marijuana.

Workplace Violence

If another employee, visitor, vendor, or a guest becomes aggressive or violent, a manager will be notified immediately. Management will be trained by a security consultant on how to deal with workplace violence. Violence initiated by an employee may result in termination.

Armed Robbery Training

All employees will receive training concerning procedures that will be implemented in the event of an attempted robbery. Security training includes instruction on security devices and their uses, ways to maintain the access control system, what to do if persons try to access areas of the facility they are not permitted to enter, and who to contact during emergency events. The primary objectives of these procedures will be the protection of human life. Management will be primarily responsible for implementing these procedures and for taking charge of a situation requiring their implementation. GJC will be using an “Armed Robbery Training Program” which educates and trains employees in effectively dealing with an armed robbery if one should occur. GJC feels that educating employees on best practices during an armed robbery may minimize the risk of injury during a robbery. Employees will acquire the knowledge, procedures, and confidence to respond to a robbery safely and effectively.

Regardless of the training employees receive, when a robbery occurs it is traumatic and chaotic. Having an easy to follow post-robbery instruction kit at their fingertips after an incident will greatly reduce the stress. GJC will have a post-robbery instruction incident kit on-site. The kit will include all of the essential documents necessary to properly manage a robbery after it occurs:

- Detailed “After an Armed Robbery” instructional document
- Robbery Description/ Weapon Identification Forms
- “Reward for Information” signage

Additional employee security and safety training includes, but is not limited to: reviewing federal, state, and local marijuana laws and regulations; theft, loss, and diversion awareness; and standard response safety protocols.

Active Threat Nearby: Lockout Protocol

If an active threat is witnessed or reported within reasonable proximity of the facility, a lockout protocol will be initiated to safeguard everyone within the facility. The lockout protocol is designed to prevent entry into the facility by unknown, suspicious, or dangerous individuals, and to maintain accountability and security of all employees within the facility. All exterior doors, and windows will be locked and secured. No one will be allowed into or out of the facility until the situation that caused the lockout is resolved.

Active Threat Inside: Lockdown Protocol

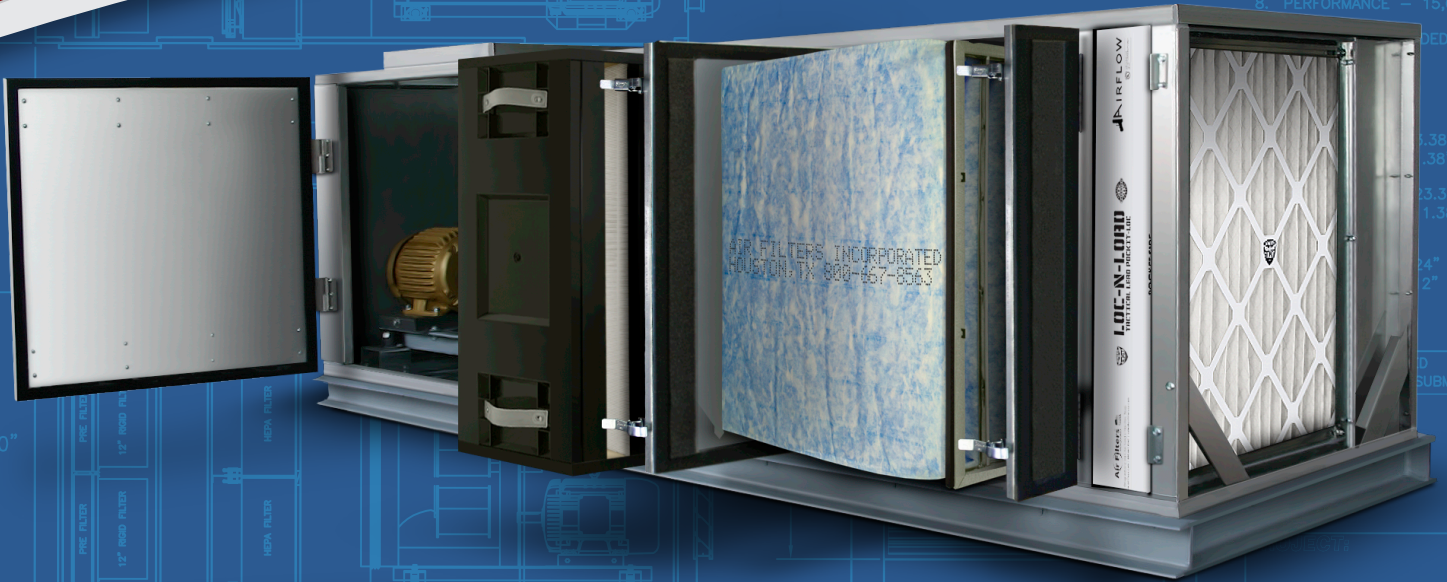
If an active threat is identified inside the facility, a lockdown protocol will be initiated to safeguard everyone. The lockdown protocol is used to secure individual rooms and to keep employees safely in place. Upon the initiation of a lockdown, all employees will assist visitors to rapidly move to pre-determined lockable and secured sites within the facilities. Only law enforcement is trained to react and confront an active shooter situation. All employees and visitors will remain secured within the locked sites until personally contacted by law enforcement or senior management, indicating all is clear and safe. At the conclusion of a lockdown protocol, a full accountability of employees and visitors will be determined.

ANNUAL REVIEW OF SECURITY

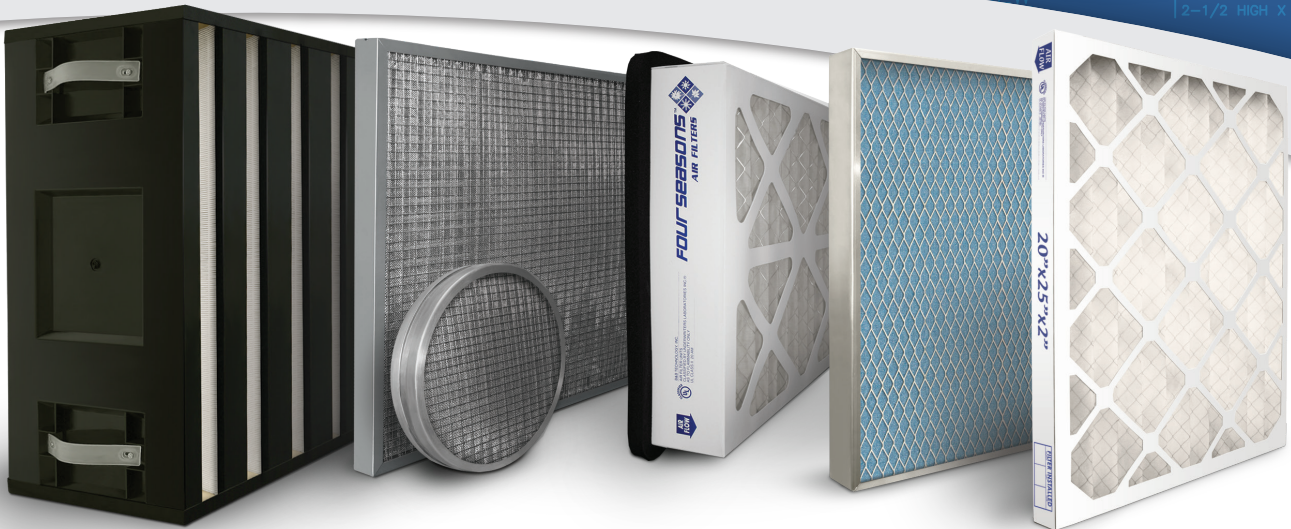
All security policies and procedures will be reviewed annually to ensure that they are in compliance with regulations and requirements for all applicable local and state agencies and adequately reflect GJC's business policies. Any recommended security policy revisions or updates will be presented to senior management for approval. Updated security policies will be filed in the Policy and Procedures Manual.

GJC will annually obtain at its own expense, a security system audit by a vendor approved by the Commission, as required by 935 CMR 500.110(10). A security recap will be submitted to senior management no later than 30 calendar days after the review has been conducted. If the assessment identifies concerns related to GJC's security procedures, the security contractor will submit to senior management a plan to mitigate those concerns. A report of such audit will be submitted, in a form and manner determined by the Commission, no later than 30 calendar days after the audit is conducted. If the audit identifies concerns related to the security system, GJC will also submit a plan to mitigate those concerns within ten business days of submitting the audit.

Air Filters TM Incorporated



5. DOORS, FITTED WITH KNURLED
UNI-HINGES.
6. METAL TO METAL COMPONENTS SHIP
COMPOUND.
7. FAN/MOTOR - PLENUM SIZE 00,
WITH 25 HP, TEFC, PREM. EFFICI
8. PERFORMANCE - 15,000 CFM @
DED ALUMINUM
FILTER_SCH
13.38" X 23.38"
13.38" X 23.38"
23.38" X 23.38"
1.38" X 23.38"
24" X 24" X 11
2" X 24" X 11
SUBMIT
SIZE: ENGINEER:
2-1/2 HIGH X 3 WIDE NICK



[product gallery]

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Let "Flo" Point You In The Right Direction



Family owned since 1952, Air Filters Incorporated's staff brings over 65 years of experience to the filtration industry. We are dedicated to individualized customer service and support for all your HVAC, industrial ventilation, filter housings, air purification systems and liquid filtration needs.

Based in Houston, Texas, our products are manufactured in the USA. Driven by a culture of innovation, we focus on continuous research and product enhancement and hold several design patents for new cutting-edge filtration products. With our experience, individualized customer service, competitive prices, and range of custom and standard filter products we can satisfy all your filtration needs.

our story

1998 Anthony Dimicelli purchased 10 acres on Warren Road campus where 6000 Sq. Ft. manufacturing facility was constructed supported by 15 employees.

2000 Facility expansion to 24,000 Sq. Ft. for manufacturing.

2004 Construction of 2nd building for 29,000 Sq. Ft. total expansion with 25 Employees.

2006 Continued growth resulted construction of 3rd Building for 45,000 Sq. Ft. in total.

2010 Manufacturing expansion was continued with 4th building totaling 66,000 Sq Ft

2014 Our 5th building was constructed for a total of 100,000 Sq Ft and 100 employees.

2017 Full expansion of the original 10 acres purchased in 1998 with the construction of 6th building for a campus total of 150,000 Sq Ft and 130 employees.

SURESORB[®] C
ACTIVATED CARBON



LAST UP TO **3** month



SureSorb™ Bonded Activated Carbon

SureSorb™ bonded activated carbon panels efficiently remove volatile organic compounds (voc's) and odors. These low dust panels are ideal for improving indoor air quality as well as saving time in change out time versus refillable cells. Lower pressure drop than typical packed trays offers energy savings.

These filters are an excellent pre-filter for use in commercial and industrial high efficiency systems.



Aluminum



Stainless Steel



Galvanized



V-Cell



Typical Applications

Panel Standard Sizes 1", 2" Depth

12 x 24 16 x 25 20 x 20 16 x 20
18 x 24 20 x 24 24 x 24

V-Cell Standard Sizes 12" Depth

12 x 24 18 x 24 20 x 24 24 x 24



SURESORB[®]
FLOCKED HONEYCOMB CARBON FILTERS



LAST UP TO **3** month



SureSorb™ Flocked Honeycomb Carbon

SureSorb™ activated carbon flocked honeycomb is the ideal filter for upgrading systems to add carbon filtration with the lowest cost unit.

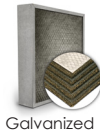
Designed for the control of intermittent odor problems in re-circulated air. Effectively removing odorous and irritating gaseous contaminants. SureSorb™ can also be used as a pre-filter for use in commercial and industrial high efficiency systems.



Die-Cut



Aluminum



Galvanized



Plastic



V-Cell



Typical Applications

Panel Standard Sizes 1", 2" Depth

12 x 24 16 x 25 20 x 20 16 x 20
18 x 24 20 x 24

V-Cell Standard Sizes 12" Depth

12 x 24 18 x 24 20 x 24 24 x 24



Refillable Carbon Trays

SURESORB[®]
CARBON REFILLABLE TRAYS

Refillable Carbon Trays

SureSorb™ refillable carbon trays use bulk carbon for removal of odors, gases and volatile organic compounds (voc's). These filters are produced using a stainless steel, galvanized or painted steel frame. A perforated face guard holds the pellets in.

LAST UP TO **5** year



Painted Steel



Stainless Steel



Galvanized

Standard Tray Sizes 1", 2" Depth

12 x 24 16 x 25 20 x 25
16 x 20 20 x 20 24 x 24



Carbon Sold Separately



Virgin Carbon Media Pellets

Ordering Instructions

MODEL

CARBON-BULK4X8-55

Virgin Carbon (Granular 4 x 8 mesh) in 55 pound bags

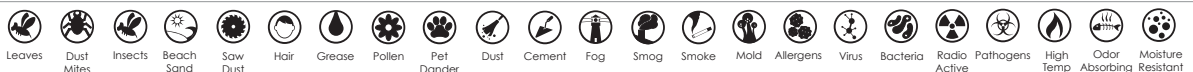
CARBON-BULK4X8-1100

Virgin Carbon (Granular 4 x 8 mesh) (Per Tote) in 1100 pound super sack

CARBON-PELLETIZED-30

Virgin Carbon (Pelletized 4 x 8 mesh) 30 Lb. Box

Virgin Carbon (Pelletized 4 x 8 mesh) 1100 Pound Super Sack



Town of Whately
Host Community Agreement
Dated: September 8, 2021

The parties to this agreement are **Greenjeans Farms, LLC**, a Massachusetts limited liability company having a principal place of business at 4 Old Sawmill Road, Holliston, MA (“Greenjeans Farms”); and the **Town of Whately, Massachusetts**, acting by and through its Selectboard, with a place of business at 4 Sandy Lane, Whately, MA (“Town”).

WHEREAS, in 2016 a majority of Massachusetts voters, including a majority of Whately voters, legalized the commercial cultivation, processing, product manufacture, distribution, and retail sales of marijuana and marijuana products to adults; and

WHEREAS, Greenjeans Farms proposes to make improvements to property in Whately and operate a commercial, licensed marijuana cultivation facility at 149 Christian Lane as a tenant under a lease from the owners, Scott Hutkoski and Wayne M. Hutkoski; and

WHEREAS, the proposed change to the site and use of the facility shall be the subject of public hearing by the Whately Planning Board and Zoning Board of Appeals, and shall be reviewed by residents and Town officials, with a special permit hearing to be administered by the Zoning Board of Appeals and a site plan review hearing administered by the Planning Board; and

WHEREAS, Greenjeans Farms’ proposal presents the prospect of other public benefits, both monetary and non-monetary, without the prospect of burdening public resources; and

WHEREAS, Greenjeans Farms attended the Whately Selectboard meeting held on July 21, 2021, during which the Whately Selectboard approved Greenjeans Farms’ request to hold a community outreach meeting; and

WHEREAS, on August 12, 2021, Greenjeans Farms held an in-person Community Outreach Meeting attended by local residents at the Town Offices; and

WHEREAS, no substantial opposition has been raised by local residents to the proposal; and

WHEREAS, Section 3(d) of G.L. Chapter 94G requires a licensed marijuana establishment to have a host community agreement with the municipality in which it is located; and

WHEREAS, the parties intend hereby to stipulate their respective rights, duties, responsibilities and expectations relating to Greenjeans Farms’ operation of the facility, and conditions thereof;

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein, the parties agree as follows:

1. Term. This agreement shall be effective upon commencement of operation and shall remain in effect for a period of five (5) years, unless terminated for cause by either party. For purposes of this agreement, Cause shall be defined as the breach of any term of this agreement by either party or the Company’s cessation of operations within the Town, voluntarily or by the Cannabis

Control Commission's ("CCC" or "Commission") issuance of an administrative order to cease operations or by non-renewal of licensure by the Cannabis Control Commission.

2. Community Impact.

- a) Negative impact. The Town reasonably expects to experience certain negative impacts arising from the operation of Greenjeans Farms' cultivation facility that will subject the Town to additional costs, including but not limited to, potential increase in objectionable odors, increase in demand for police services, increase in demand for educational services, increase in demand for fire services, increase in demand for land use permitting and administrative oversight services, and increase in the potential for incidents affecting public safety or security of persons and property.
- b) Positive impact. Greenjeans Farms reasonably expects the Town to experience certain positive impacts arising from the fixed capital improvement to its property and operation of Greenjeans Farms' cultivation operation, namely, an increase in local employment, property taxes, and local vendor priority.
- c) Community Impact fee. Greenjeans Farms shall pay the Town a community impact fee as provided in Section 5, below, and as limited by G.L. Chapter 94G, §(3)(d).

3. Charitable Contribution. Greenjeans Farms shall, annually, measured from the date of the commencement of operations, over five (5) years as provided below, make a charitable contribution to a public charity or cause of its choosing, providing benefits to residents of the Town of Whately. Greenjeans Farms shall include a list of said charitable contributions in its annual report submitted to the Town pursuant to Section 6.

Year	Charitable Contribution
1	\$5,000
2	\$5,000
3	\$10,000
4	\$10,000
5	\$10,000
<i>Total</i>	\$40,000

4. Educational Programming Contribution. Greenjeans Farms shall, annually, measured from the date of the commencement of operations, make payments over five years, as provided below, to cover the Town's cost of a science-based K-12 Drug Awareness & Education Program. Said education programming contribution shall be made when remitting payments pursuant to Section 5.

Year	Educational Programming Contribution
1	\$5,000
2	\$5,000
3	\$10,000
4	\$10,000
5	\$10,000
<i>Total</i>	\$40,000

5. Impact Fee. The Community Impact Fee shall be three percent (3%) of Greenjeans Farms' actual gross sales of marijuana from the cultivation facility. Said Impact Fee shall be payable annually, for each of the five years following receipt of a certificate of occupancy for the facility from the local building inspector. The first payment shall be due forty-five (45) days following each of said anniversaries (of C.O. issuance).

6. Reporting. Greenjeans Farms shall submit an annual report to the Town that includes an accounting of its sales over the previous year and a written report of its activities over the same time period that includes a summary of its operations, including any security related incidents. Said report shall be due when remitting payment to the Town pursuant to Section 5.

7. Lapse of Agreement. This agreement shall lapse and be considered null and void if Greenjeans Farms fails to obtain a final license from the Cannabis Control Commission ("CCC") within eighteen (18) months from the date hereof, and, in light of the current COVID-19 pandemic, the Town may grant an extension of time pursuant to a written request submitted by Greenjeans Farms within ninety (90) days before the expiration of the initial eighteen (18) month period, with said assent to an extension request not to be unreasonably withheld or delayed by the Town.

8. Stipulation of Responsibilities.
 - a) Greenjeans Farms' Responsibilities. Greenjeans Farms shall:
 1. Maintain its cultivation facility premises in a neat and tidy condition and conduct its operations in a businesslike and professional manner, with due regard for the interests of the Town and the community;
 2. If contacted by a representative of the Town, shall respond promptly and substantively;
 3. Maintain its marijuana establishment license in active status with the CCC and comply with all bylaws and regulations of the Town;
 4. Comply with any and all conditions imposed by local zoning authorities;


5. Make reasonable efforts to:
 - A. First hire, before others who would perform the task or service in question, local vendors and works; and
 - B. Otherwise to engage the establishment in the local economic mainstream;
6. Submit security plans for the cultivation facility to the Town's Police Chief and Fire Chief, for approval prior to the start of operations, and to submit updates whenever changes to the plans are made;
7. Upon reasonable notice, make the cultivation facility available for inspection by the Town's Police Chief and/or Fire Chief;
8. Pay, or see to it that payment is made for, all real property and personal property taxes owing with respect to the cultivation facility and its premises when the same are due, and in no event shall Greenjeans Farms apply for a reduction or elimination of such taxes on account of a change in Greenjeans Farms' organization status.

b) Town's Responsibilities. The Town shall:

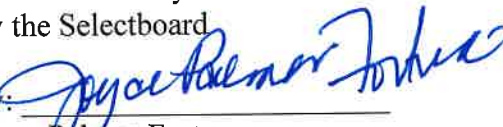
1. Provide an appropriate forum whereby the views of citizens about Greenjeans Farms' operations may be aired and Greenjeans Farms have the opportunity to address complaints or suggestions that arise concerning Greenjeans Farms' operations;
 2. Confer and reasonably cooperate with Greenjeans Farms in Greenjeans Farms' installation and use of state-of-the-art security and fire protection/alert systems at the cultivation facility, provided, however that if Greenjeans Farms requests any upgrades to the Town's facilities in connection therewith Greenjeans Farms shall pay the cost thereof;
 3. Recognize Greenjeans Farms as having all the rights, duties and responsibilities of, and deserving of equal treatment with, other business establishments in the Town;
 4. If reasonably requested by Greenjeans Farms, provide a letter in the nature of an estoppel certificate, stating that the Town is aware of no outstanding violations of local law or insufficiently addressed complaints.
9. Other. This agreement applies only to the cultivation facility described herein that may be comprised of a standalone adult-use cultivation license, the cumulative canopy of which shall not exceed 100,000 square feet regardless of which license type(s) are secured from the CCC. If Greenjeans Farms desires to expand its operations or establish another marijuana establishment in the Town, a new agreement or amendment to this agreement is required. This agreement may not be amended or assigned without the parties' written consent, which shall not be unreasonably withheld or delayed by either party. Nothing herein shall be construed to limit the lawful authority of the Town's municipal agencies to carry out their duties under state and local law. In the event of changes to G.L. Chapter 94G, Section 3, by statutory amendment or court ruling(s), this agreement shall be subject to review in accordance with said changes.

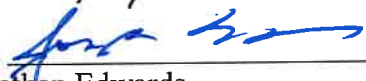
10. Effective Date and Governing Law. This agreement shall be effective upon its execution. This agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts, without regard to conflicts of laws principles; and Greenjeans Farms submits to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this agreement.
11. Severability. If any term or condition of this agreement, or any application thereof, shall to any extent be held invalid, illegal or unenforceable by a court of competent jurisdiction, the validity, legality and enforceability of the remaining terms and conditions of this agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.


Greenjeans Farms, LLC

By: 
Julie Beauchemin
Managing Member
Date: 9-15-21

Town of Whately
By the Selectboard

By: 
Joyce Palmer-Fortune
Selectboard Member
Date: 09/08/21

By: 
Jonathan Edwards
Selectboard Chairperson
Date: 9/9/21

By: 
Frederick Baron
Selectboard Member
Date: 9-9-21