

EMPRESS & BANDIT ► GREENERY, LLC

Community Outreach Meeting

Templeton, Massachusetts

September 1, 2020

Who We Are

EBG Community Outreach Meeting September 2020

About Empress & Bandit Greenery



Meet the Empress, the Bandit, and the rest of the team behind E&B Greenery. We are a family of survivors, passionate growers, and first-generation Americans of Caribbean descent. Not only do we hope to diversify the innovators in the cannabis industry, but we also seek to do so in a sustainable manner. What we put into our bodies should always be sourced from natural processes to truly benefit from the medicinal processes.



Empress and Bandit Greenery is a family-owned premium cannabis company that embraces technology and sustainable cultivation practices for high-quality yields. Our 11 core strains flourish through our innovative cultivation methods. Natural resources and cutting edge technology allow Empress and Bandit Greenery to consistently produce a pure, high quality, product for both medicinal and recreational uses. At E&B, we believe nature knows best, especially when it comes to what we ingest or inhale. That's why harness the power of nature and technology to give you the safest, purest, cleanest cannabis products. E&B Greenery is based out of Worcester, Massachusetts.

Jennifer J. Gaskin, CCRP, CMQ-OE

Co-Founder & Managing Partner, EBG

Jennifer comes to the cannabis industry with more than 15 years experience in leadership roles across the pharmaceutical and biotechnology industries, including several roles leading compliance and operations. Jennifer began her cannabis journey after being diagnosed with MS in 2010 after the birth of her youngest child. She has spoken at many industry conferences, serves as the community outreach specialist for Elevate NE, and has been nominated by MASSCAN for a board seat. She is a staunch advocate for social justice and equity within the cannabis industry.

Louis N. Denis, III

Co-Founder & CEO, EBG

Louis has been cultivating cannabis for more than 5 years. He is a firm believer in natural and sustainable cultivation practices. He became interested in cultivating cannabis following the diagnoses of his mother, Jennifer, with MS. He researched the medicinal benefits and began to experiment with strains that would be most effective in treating the symptoms of MS. During the past, 5 years, Louis has been recognized as a innovative master grower and has committed to teaching various cultivation courses in cannabis and other sustainable agriculture processes.

James Mendes

Master Grower, EBG

James Mendes was born and raised in Boston, MA. James is a self-taught cannabis grower who has been growing close to 9 years. He started from humble beginnings growing 4 plants in a closet in his bedroom. After several years of maintaining his own grow, he decided to enter a cannabis business contest. He won the contest and received start up money to start a Cannabis growing education business. Jennifer and Louis were some of his first students and later asked him to join EBG as a grower.

Joshua Michael

COO, EBG

As a recent graduate of *Wheelock College*, Joshua Michael has a BA in Environmental Studies. With a passion for cannabis, sustainability and social justice, Joshua's goal is to bring meaningful advocacy to the cannabis industry utilizing social justice and equity reform along with sustainably grown cannabis! Outside of business, Joshua spends his time creating music, playing basketball and enjoying cannabis.

Carefully Vetted Team of Industry Professionals - Design

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



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

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



- ▶ Bohler, *engineering*, bohler.com



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



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



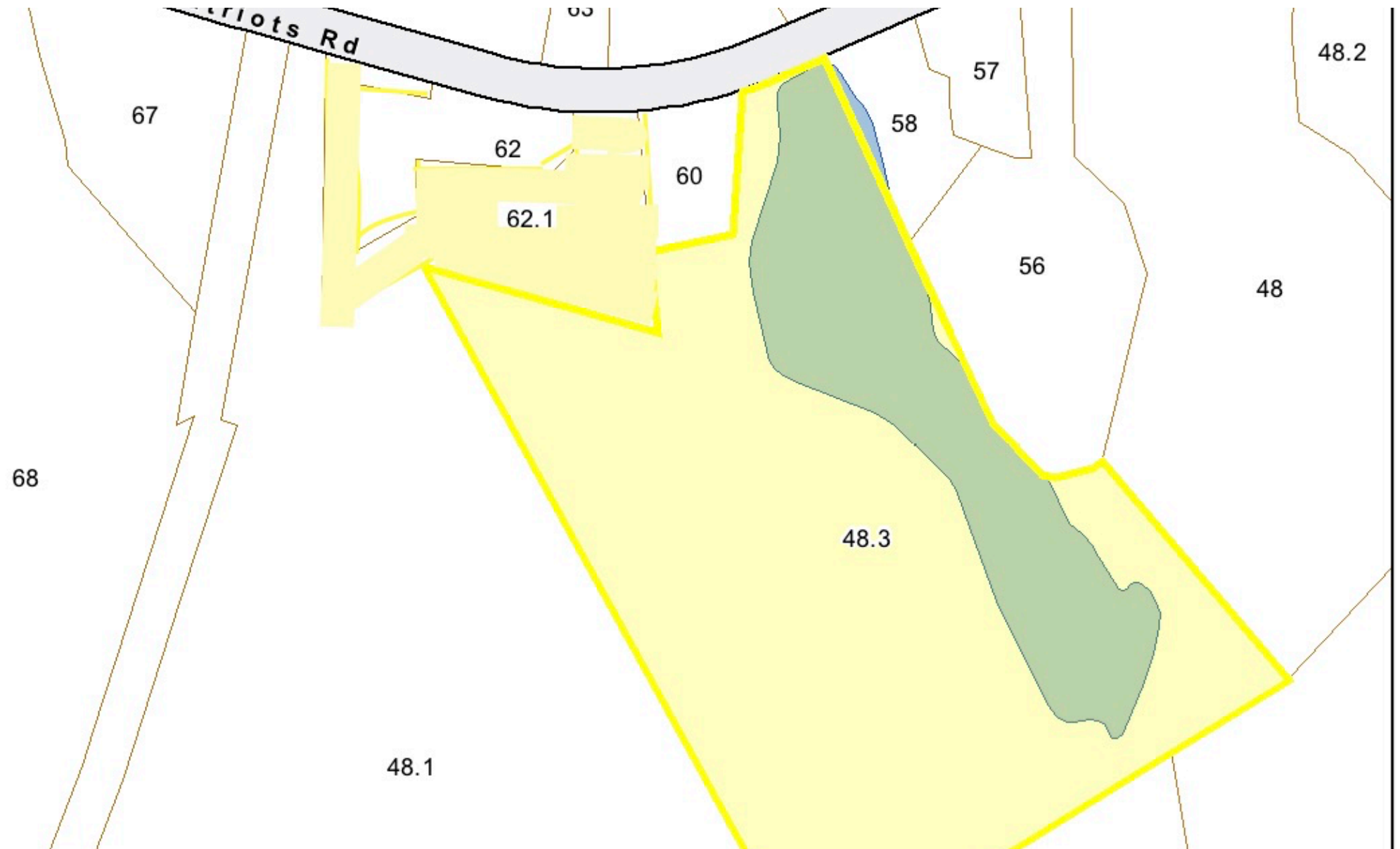
Location

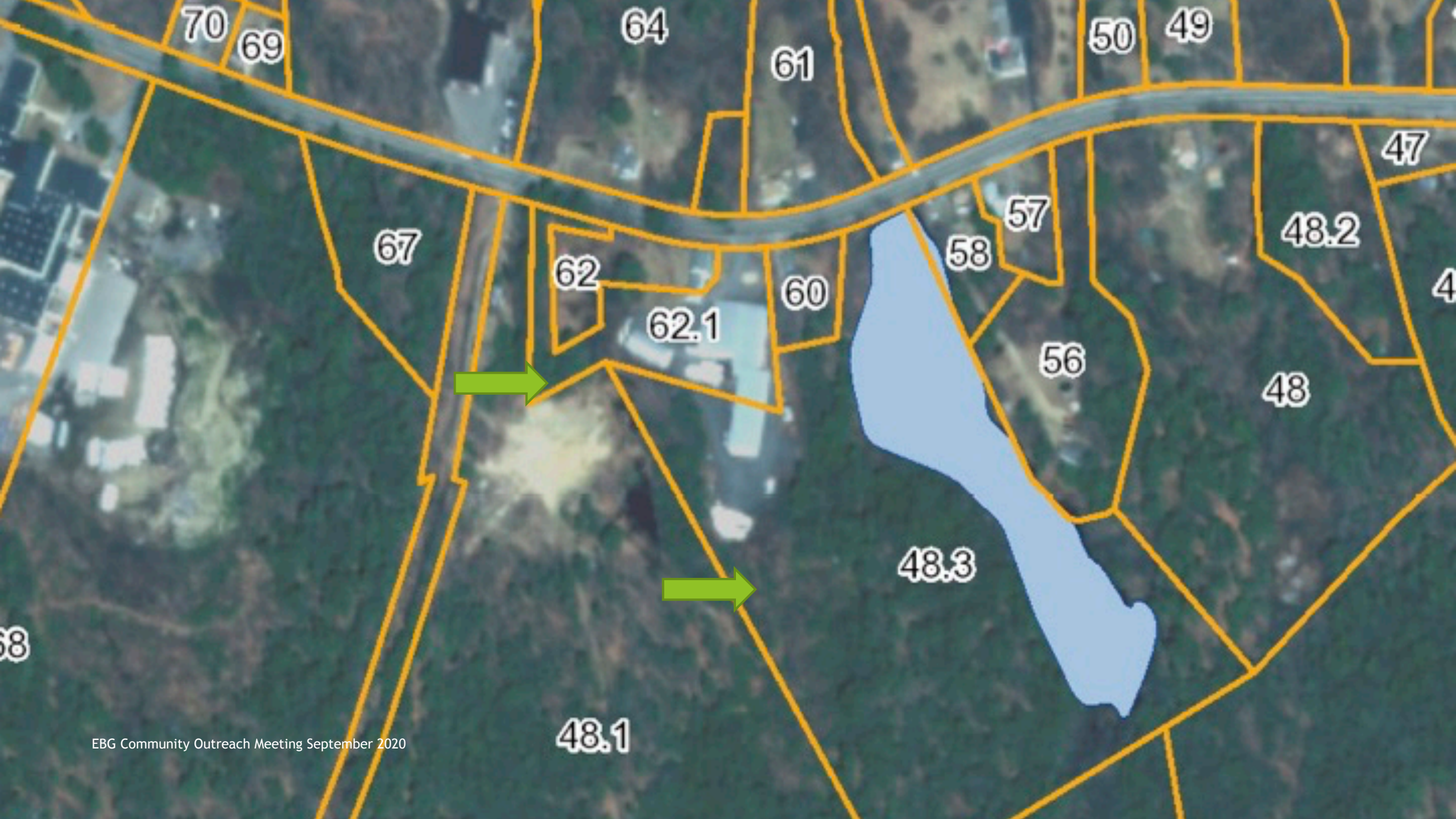
0 & 642 Patriots Road, Templeton, Massachusetts

Lots 3-09-62.1 & 3-09-48.3

Patriots Road, Templeton

- ▶ Our location is under contract by New England Agriculture Technologies, LLC, branded as Grow Space New England. Grow Space will be financing the development costs and overseeing the engineering and construction.
- ▶ Once we take possession, Grow Space as our landlord will be a backup contact source for the town.



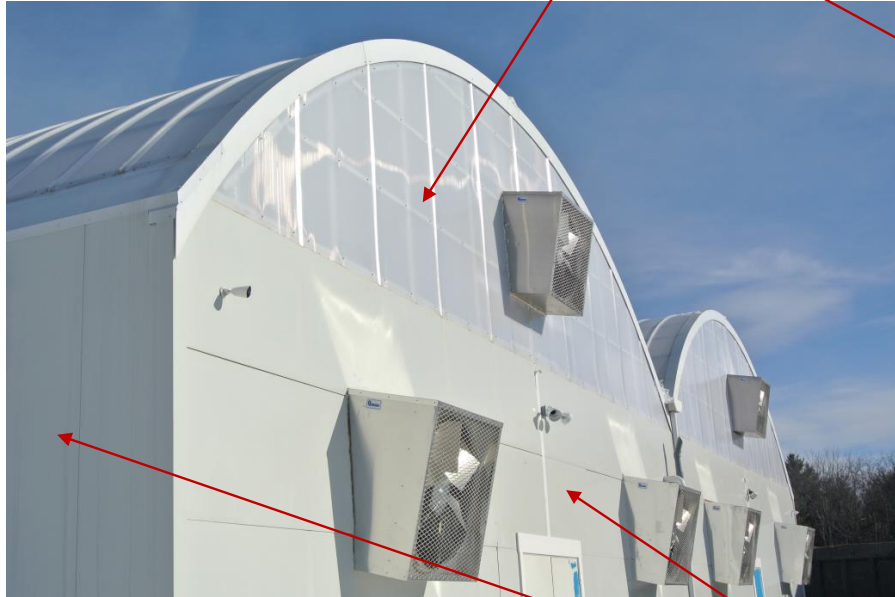


Type of Establishment

State-of-the-Art Cannabis Cultivation Greenhouse

- ▶ We are applying for a Tier 1 Cannabis Cultivation License from the Cannabis Control Commission.
- ▶ No retail, direct consumer sales or consumption will occur on site.
- ▶ Our greenhouse facility maximizes energy efficiency not only by harnessing the natural growing power of the sun but also by utilizing behind the grid solar energy, reverse osmosis water recapture and gasifier heating systems.
- ▶ We maintain the benefits of both controlled indoor growing and growing with natural light.

Exterior Finished Details



Diffusing Twin-wall
Polycarbonate upper wall



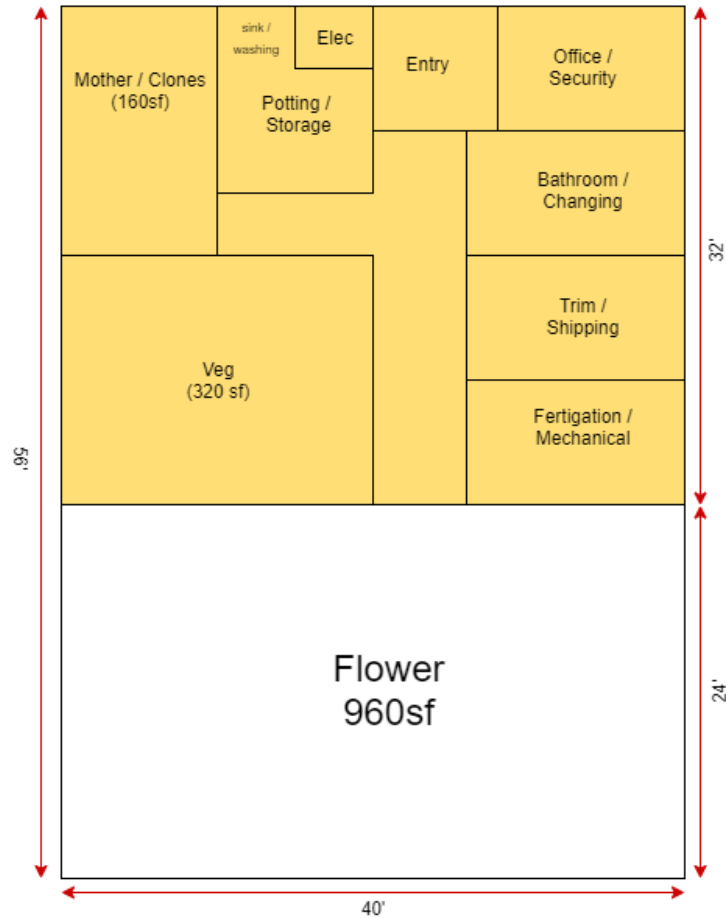
Light-Diffusing Standing Seam Polycarbonate roof

Box
py
liners for processing

(containers not applicable
to this site)

Metal-clad 3" insulated panel

Micro



Section	Total Footprint	Planted Footprint
Total Structure	2,240sf	--
Flower	960sf	700sf
Veg	320sf	--
Head House	960sf	--

Local Licensing, Zoning & Permitting







Templeton Zoning Bylaws, Buffers & Abutters







- ▶ Our greenhouse is located on a fourteen acre parcel of land zoned Commercial - Industrial A
- ▶ CIA allows for cannabis cultivation
- ▶ We will work with the Town to obtain:
 - ▶ Site Plan Review
 - ▶ Special Permit from the Planning Board
- ▶ Our facility is not located within 500 feet of a school or 300 feet of a park.
- ▶ Our abutters within 300 feet have been notified






Security

Security Plan Summary

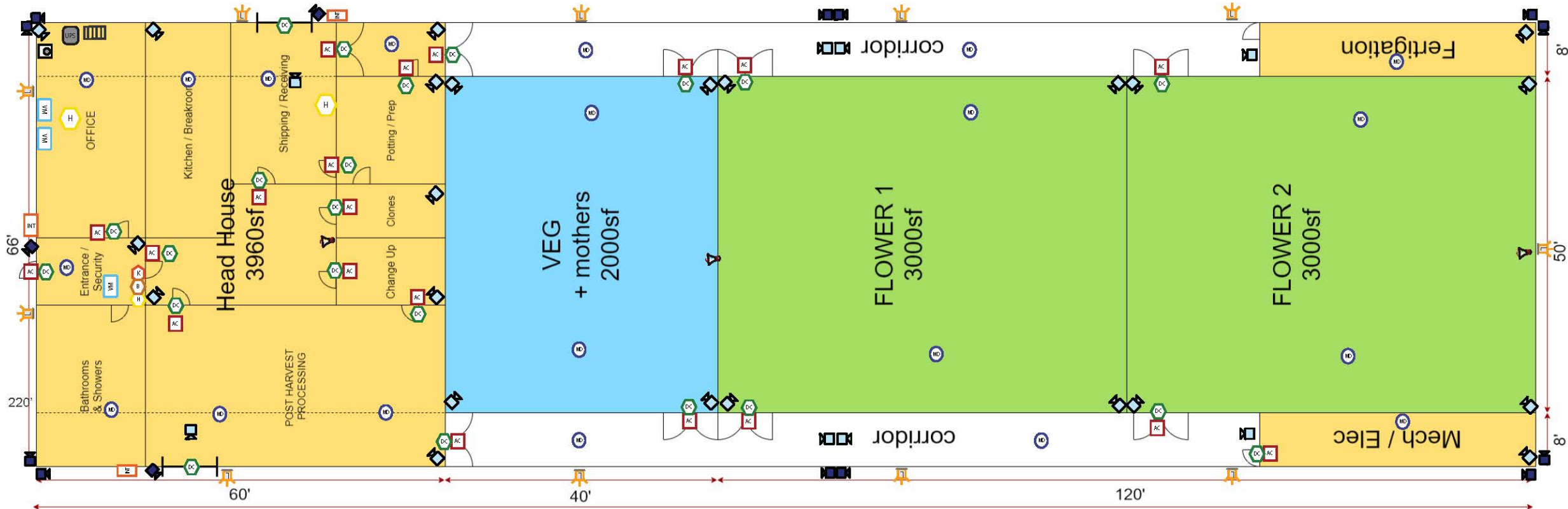
- ▶ Our security plan has been developed by Sapphire Risk Advisory Group who is an expert in the field and has designed security systems for cultivators and other industries across the country.
- ▶ Our architects, 2WR & Partners will incorporate the schematics into our new construction facility designs.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

	2MP Indoor Fixed IP Camera
	4MP Outdoor Weatherproof IP Camera
	Video Surveillance Display Monitor
	Security Rack including NVR and Recordings
	Uninterrupted Power Supply
	Exterior Lighting - 3000 lumens

	Alarm Arming Pad w/ Duress Alarm Code
	Alarm Magnetic Door Contacts
	360° Dual Tech Motion Sensor
	Door Buzzer for Remote Entry
	Hold Up Alarm Button
	Glass Break Detectors

	Access Control Reader for Keycard
	Emergency Exit Only
	Video/Intercom System
	TL-30 Burglary-Resistant Safe
	Audible Alarm System Siren

Sample security floorplan



Prevention of Diversion to Minors

Security & Diversion Prevention are a Top Priority

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

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

No Nuisance

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

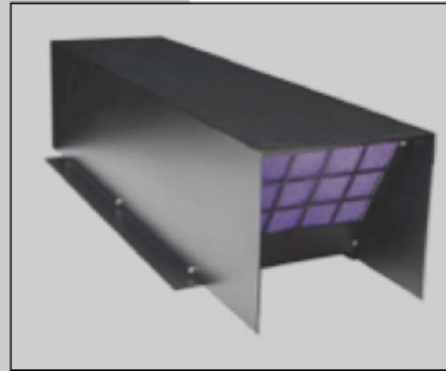
- ▶ **Odor:** ArchSolar's odor mitigation technology uses the Advanced Oxidation Process to breakdown and eliminate odors with a chemical, 'organic' process that is safe for occupied environments as water vapor is the only residual.
- ▶ **Noise:** In all events, we will comply with town and CCC regulations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

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

Odor Mitigation System

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



Innovative Solutions



CORE

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

Features & Specifications

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



Positive Impact Plan

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Purpose

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

Goals, Programs & Measurement

We all come from backgrounds that were directly impacted by the war on drugs, and we see EBG as a path to remediation of those ills for us now and others as we grow as an organization. Our community impact plan will be a hands-on effort which will harness our spirit for responsible agriculture, sustainability and social justice. EBG has developed the following plan to effect positive change:

► GOALS:

- Reduce barriers to entry in the commercial adult-use cannabis industry
- Provide agricultural education and mentoring
- Promote responsible agriculture, sustainability and social justice in Massachusetts

► PROGRAMS:

- Implement hiring goals that offer priority to applicants with a CORI who are otherwise eligible and qualified
- Offer sustainable agricultural courses to people from low-income families and children of inmates with drug convictions
- Fund an annual record sealing workshop teaching which records can be sealed and how to seal them

► MEASUREMENTS:

- Track participation and referral sources
- Collect surveys regarding how participants felt they benefitted and how the courses could improve

Host Community Agreement

Anatomy of a Host Community Agreement

- ▶ The HCA is the main contract between the Cultivator and the Town which lays out the respective obligations of and benefits to each party.
- ▶ The HCA is valid for five years and can be renewed, renegotiated or let to expire at the end of the term
- ▶ Common elements include:
 - ▶ Up to 3% of annual gross sales paid to the Town to mitigate direct impacts caused by the establishment. Impacts can include: increased traffic, consultants reports
 - ▶ No consumption on site

Questions?

We want to hear

► *from you!*

Please ask questions or send comments via the chat function, email the moderator at CTerenzini@templetonma.gov or submit written questions or comments to Carter Terenzini, P.O. Box 620, 160 Patriots Road, East Templeton, MA 01438