



► SUGAR GROVE, LLC

Community Outreach Meeting
Templeton, Massachusetts

▶ Who We Are



Sugar Grove's founding partners bring unique skill sets and experiences to the team. Hunter is a current cannabis caregiver in another legalized jurisdiction with established cultivation methods and experience in running a large scale grow operation in a regulated market. Sam is a MBA candidate with a degree in chemical engineering and professional experience in engineering a blood device from prototype to production and as a financial analyst. Together they are developing a business plan with unique product offerings and diverse skills complimented by plans to round out their team with qualified individuals from various backgrounds.

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



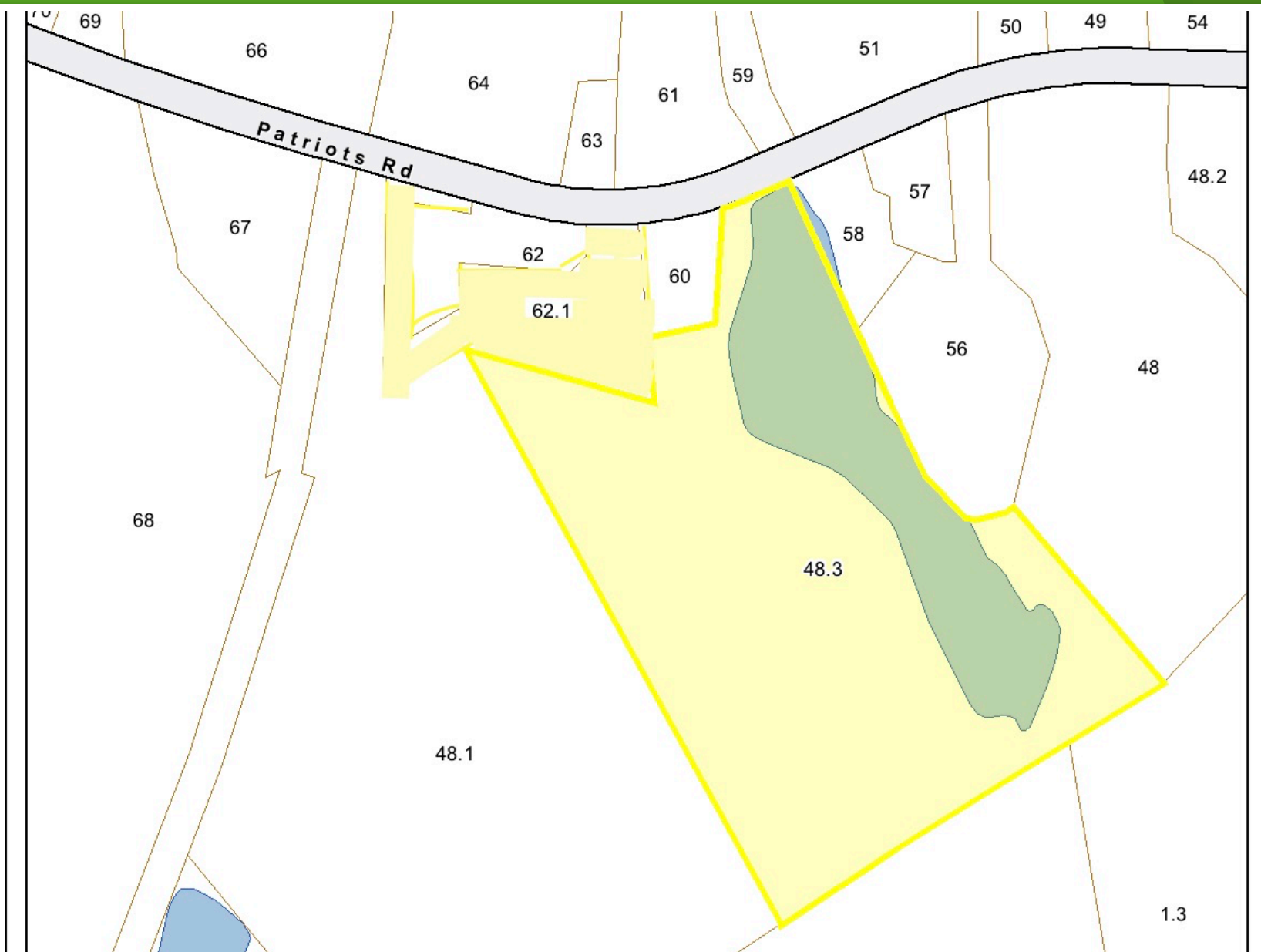
► Location

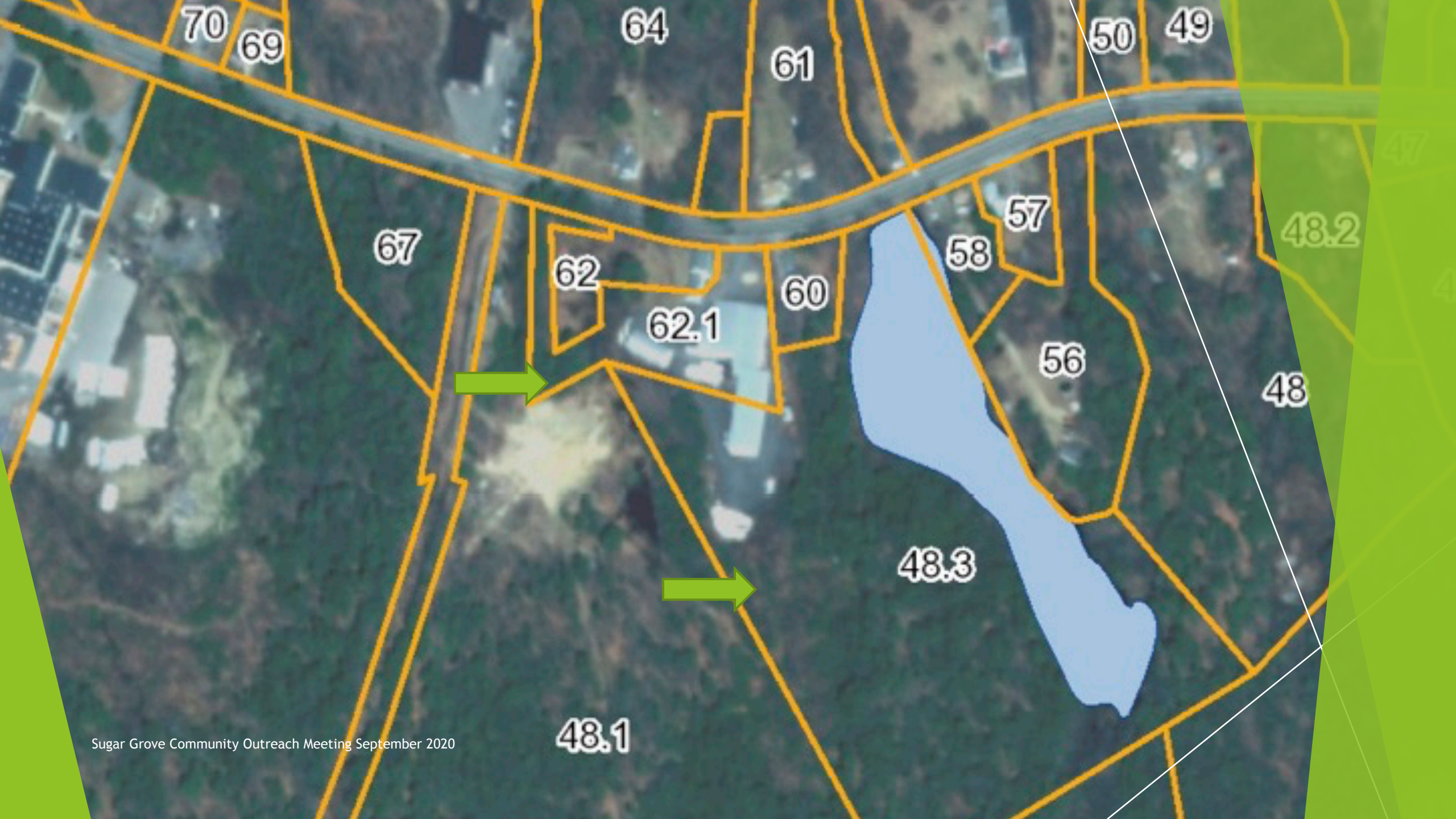
0 & 642 Patriots Road, Templeton

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

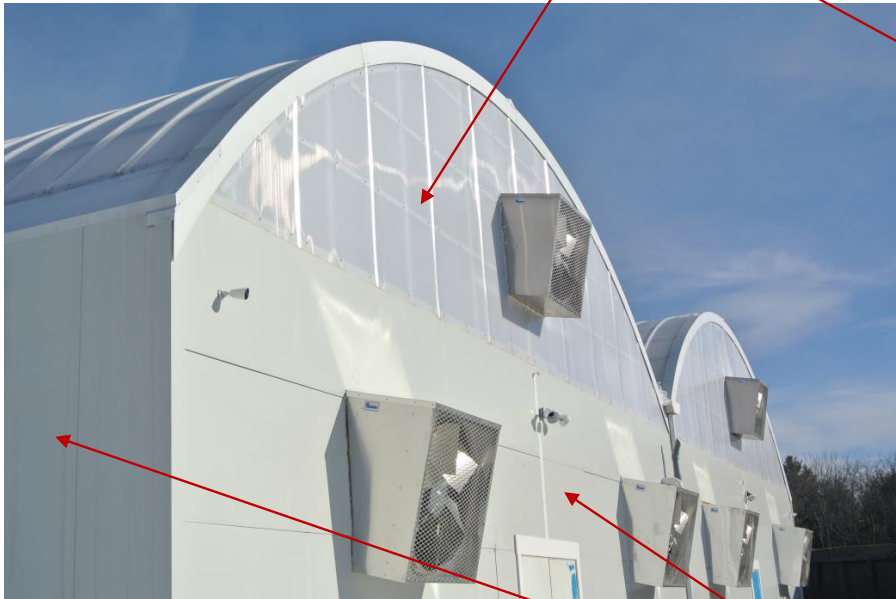
State-of-the-Art Cannabis Cultivation Greenhouse

- ▶ We are applying for two licenses from the Cannabis Control Commission:
 - ▶ Tier 2 Cannabis Cultivation License
 - ▶ Product Manufacturing License
- ▶ 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

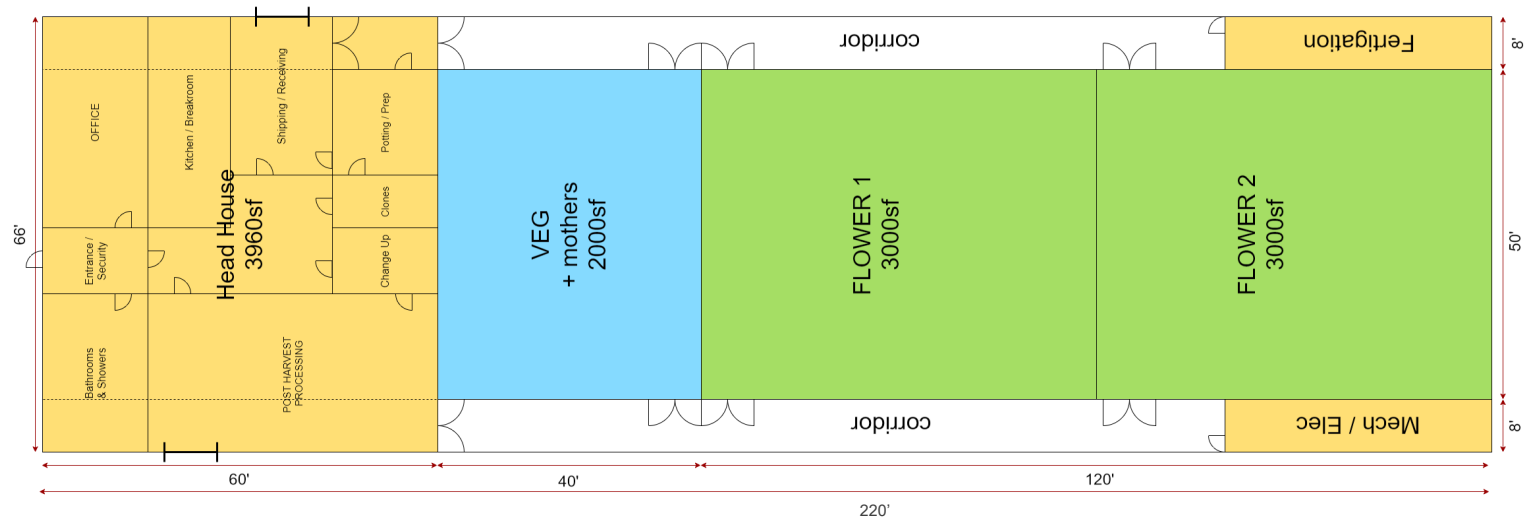
Light-Diffusing Standing Seam
Polycarbonate roof



wBox
py
iners for processing

(containers not applicable
to this site)

Metal-clad 3" insulated panel



Section	Total Footprint	Planted Footprint
Total Structure	15,520sf	--
Flower	6,000sf	4,950sf
Veg / Mothers	2000sf	1,575sf
Head House	3,960sf	--

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.
- ▶ All abutters within 300 feet have been notified.






► Security

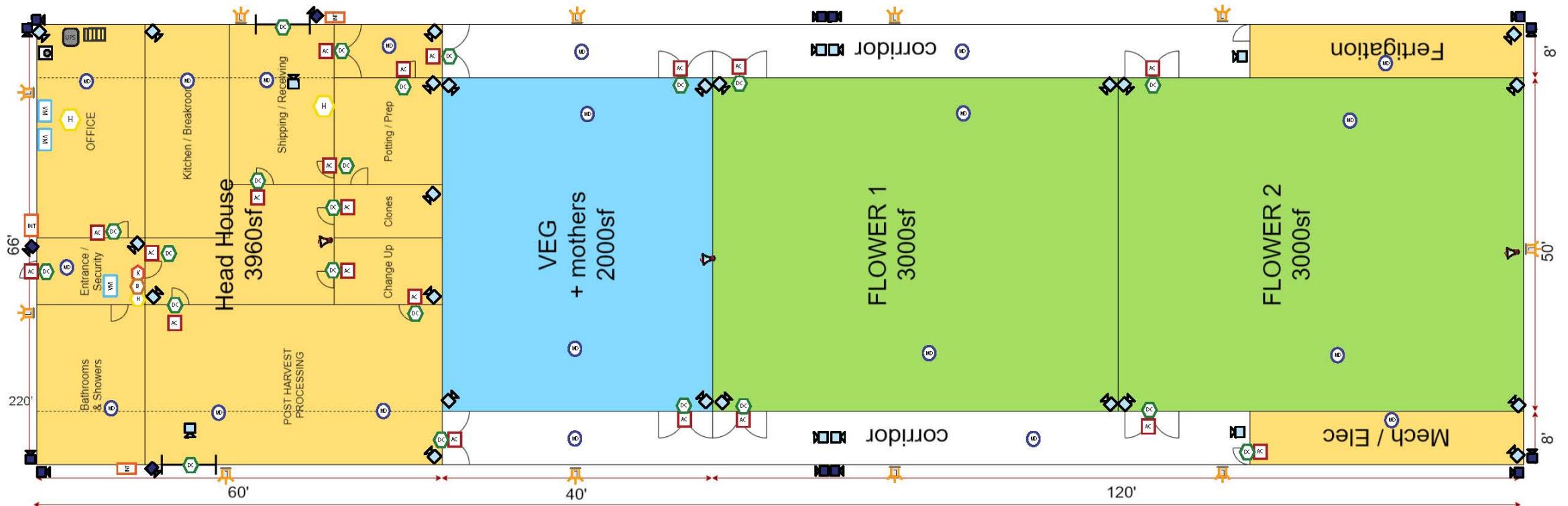
Security Plan Summary

- ▶ 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
 - ▶ Safes for finished products pending transport
 - ▶ Comprehensive emergency response procedures and training
 - ▶ Secure waste disposal

	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



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

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

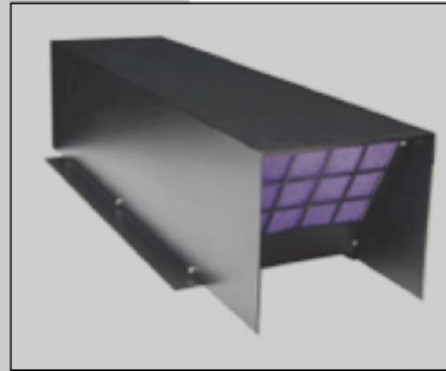
- ▶ **Traffic:** We do not anticipate significantly increased traffic as there is no retail sales at the premises. Traffic is limited to employees and infrequent deliveries.
- ▶ **Neighborhood:** Studies regarding recreational retail cannabis have shown that legalized recreational cannabis drives property 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 SG 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.

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- ▶ **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.

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

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

Sugar Grove has developed the following plan to effect positive change:

▶ GOALS:

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

▶ PROGRAMS:

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

▶ MEASUREMENTS:

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

Host Community

- ▶ Agreement

Anatomy of a Host Community Agreement

- ▶ The HCA is the main contract between the Cultivator and the 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 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